



PARCEL REPORT FOR 1 PARCELS SAN JACINTO COUNTY, TEXAS



PROPERTY REPORT

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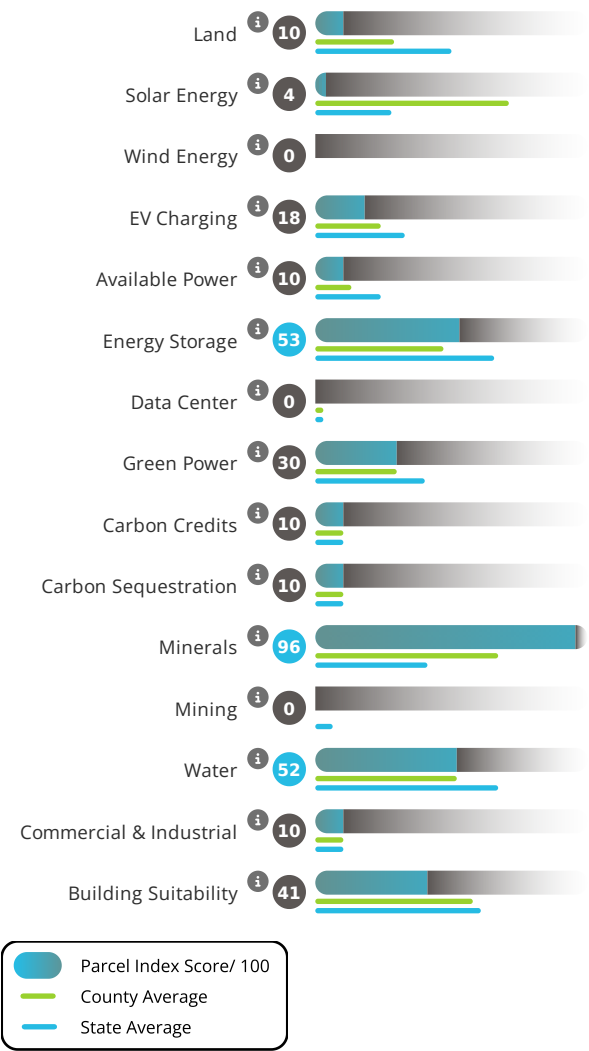
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

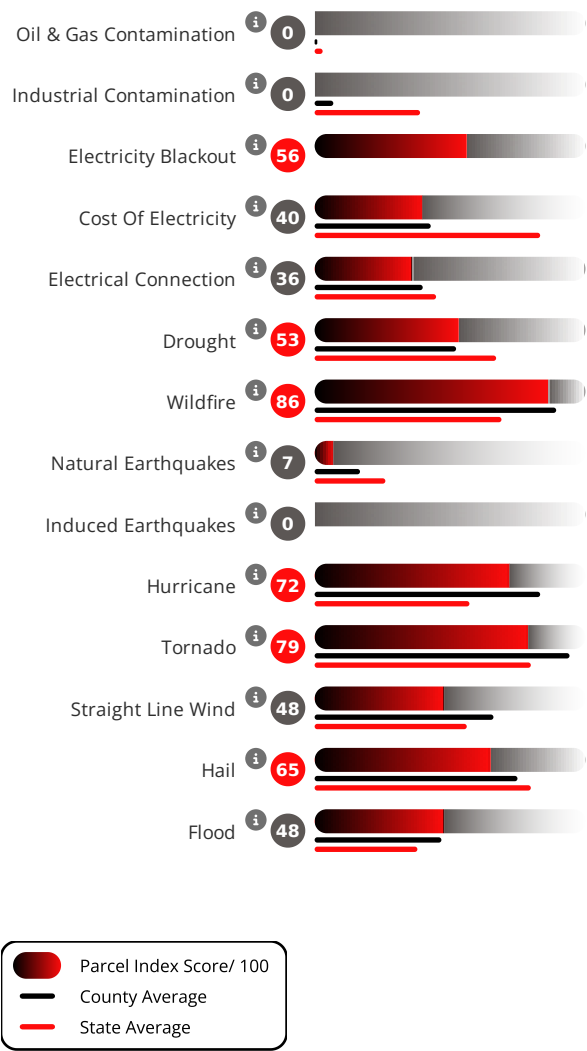
Summary



Value Index



Risk Index



Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	52 %
Annual Precipitation:	51.2 "
Average Annual Wind Speed:	14.2 mph
Average 3D Solar Irradiance:	220 W/m ²
Average High Temp:	79 °F
Average Low Temp:	57.5 °F
Average Slope:	3.9 °
Maximum Slope:	4.4 °

Total Land Value: \$799 (\$3,445/ac)

- Woodland \$798 (0.2 acres)
- Mixed Forest \$798 (0.2 acres)
- Developed \$0 (0 acres)
- Developed/Open Space \$0 (0 acres)

Property Features



Acreage Details:

		100-year Flood Zone:	0 ac
		Topography 5%:	0 ac
		Tree Canopy:	0 ac

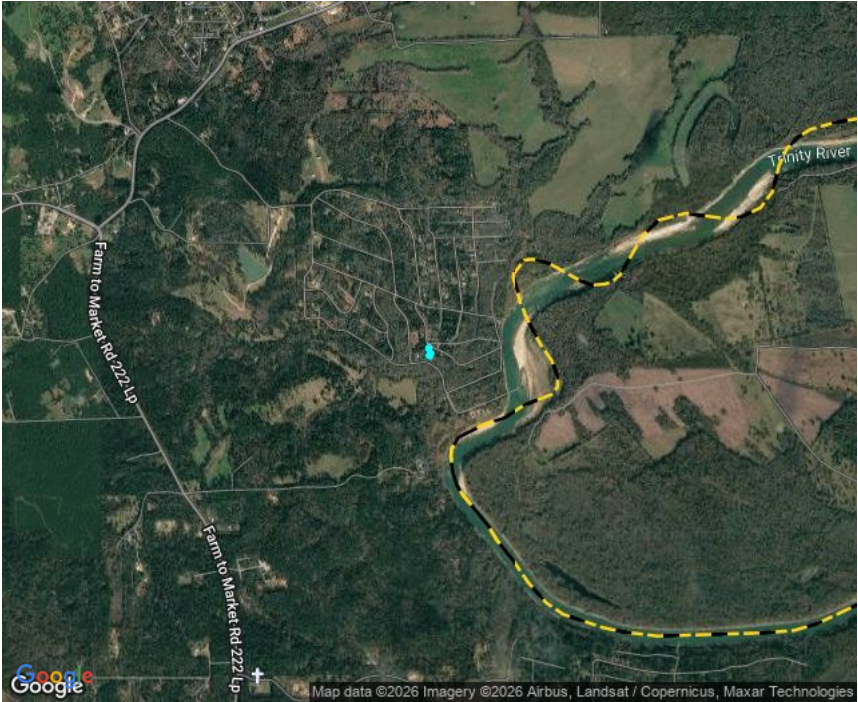
Elevation

Average Elevation:	100 feet
Minimum Elevation:	90 feet
Maximum Elevation:	110 feet

Slope

Average Slope:	4 °
Maximum Slope:	4 ° (May need grading)

Nearest Amenities



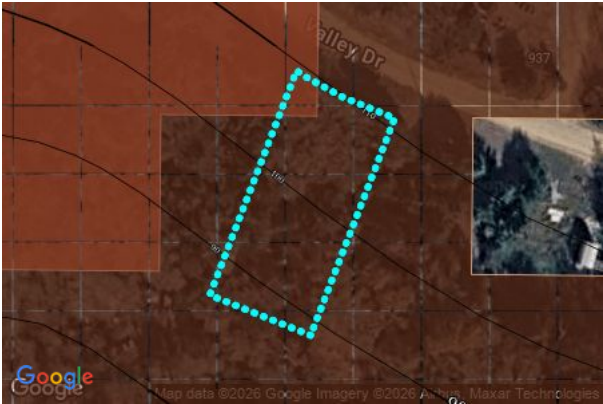
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

Number of Restaurants within 1.5 mi: 0
Number of Coffee shops within 1.5 mi: 0
Number of Shopping amenities within 1.5 mi: 0
Number of Hotels within 1.5 mi: 0
Number of Schools within 1.5 mi: 0
Number of Gas Stations within 1.5 mi: 0
Number of Churches within 1.5 mi: 1
Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: No hospital within 1.5 miles
Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles
Distance to nearest EV Charger: No EV charging station within 5 miles

Topo



Elevation

Average Elevation:	100 feet
Minimum Elevation:	90 feet
Maximum Elevation:	110 feet

Slope

Average Slope:	4 °
Maximum Slope:	4 ° (May need grading)

Trees



Current Trees	
Tree Acres (ac):	0.22
Tree Canopy Avg. Height (ft):	27
Tree Canopy Density (%) (ft):	49
Forest Age (yr):	31
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	49

Reforestation Potential	
From Non-Tree Cover Acres (ac):	0.01
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree Area only (ac):	0.22
Potential Area for Reforestation Acres (ac):	0.00
Water Precipitation (in/yr):	49.00
Suggested Tree Type for Reforestation:	-
Maximum Tree Canopy Density (%):	44.55

Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 Yr Avg (ton/tree/yr)	Carbon Offset Per Tree Type Est. 30 yr Avg (ton/ac/yr)
Ash Spp	14.20	3.593	5	0.002	0.035	0.024	0.335
Elm Spp	14.20	6.224	7	0.007	0.102	0.042	0.416
Oak spp	14.20	8.802	8	0.020	0.285	0.059	0.589
Red Oak spp	14.20	8.802	9	0.030	0.427	0.068	0.683
American Elm	14.20	6.224	8	0.007	0.106	0.036	0.369

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	0.955	0.221	\$1.43	\$0.34	2.392	0.554	\$8.32
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	0.000	\$0.00

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
BuD	6	D	0.2	Burkeville clay, 5 to 15 percent slopes	Not Prime Farmland

Building Suitability



Soil Suitability Table

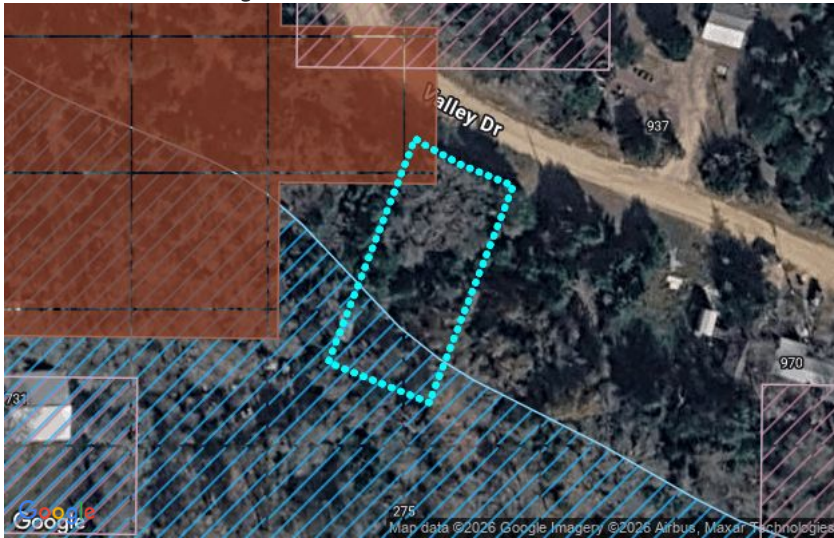
Soil Type	Soil Quality Class	Suitability Score	Hydric Group	Drainage Class	Water Table Depth (ft)	Slope Gradient	Depth to Bedrock (ft)
BuD	6	41	0	Well drained		10	> 6

Depth to Bedrock



Solar

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

100-year Flood Zone:	0 ac
Topography 5%:	0 ac
Tree Canopy:	0 ac

Est. Solar Rent: \$820 / ac / yr

Buildable Acreage For Solar

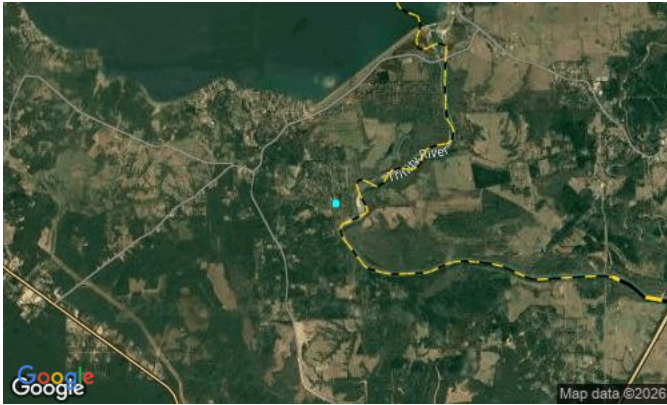
Gross Parcel Acreage:	0 ac
Total Buildable Acreage:	0 ac

* Solar rent is based off of buildable acreage.
Solar projects may not use the entire potential buildable acreage.
Average acreage for community solar projects is 15-30 acres.
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance (kW/m2):	198 W/m ²
Solar Irradiance (kW/m2) - Topography and Panel Tilt Corrected:	220 W/m ²
Possible Number of Solar Panels:	112
Parcel Max Capacity:	0 MW
Max Annual Output:	64 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	
Distance	6.262 miles
Operating Capacity	75.000 MW

Wind



Est. Wind Rent: \$0/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0
Parcel Max. Capacity: 0.007 MW
Parcel Max. Annual Output: -

Buildable Acreage For Wind

Gross Parcel Acreage: 0 ac
Total Buildable Acreage: 0 ac

Acreage Details

	100-year Flood Zone	0 ac
	Topography 5%	0 ac
	Tree Canopy	0 ac

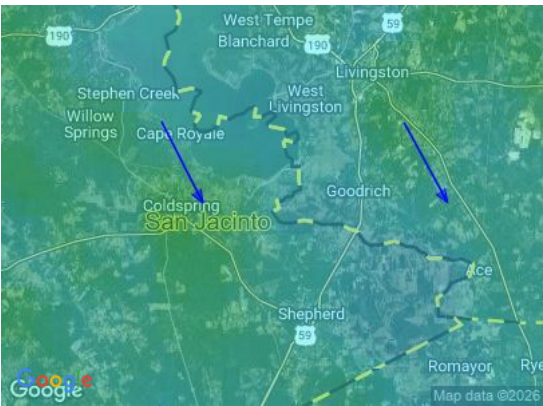
Wind Speed and Direction



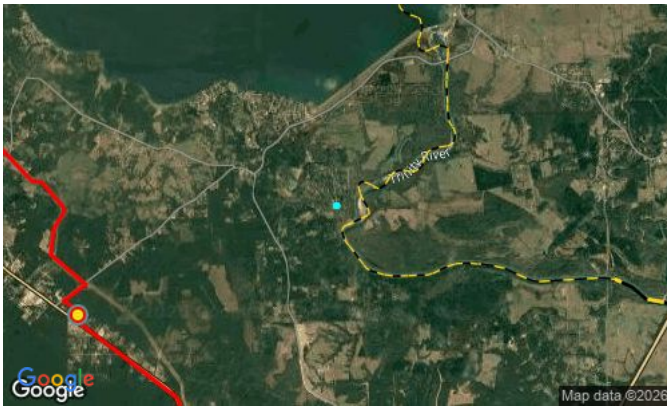
Wind Speed (meters/sec)

- ≥ 10
- 9.0 to 9.9
- 8.0 to 8.9
- 7.0 to 7.9
- 6.0 to 6.9
- 5.0 to 5.9
- 4.0 to 4.9
- 3.0 to 3.9
- < 3.0

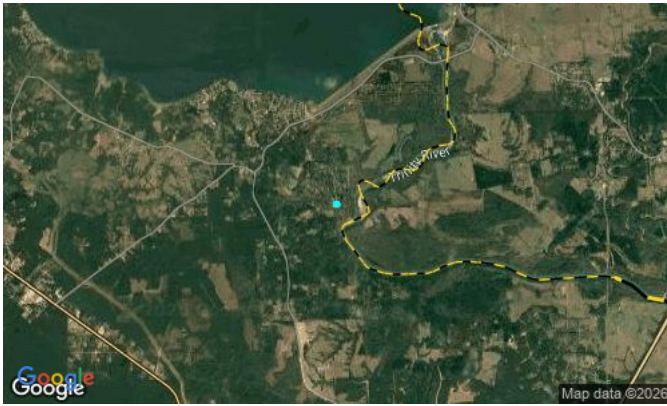
Average Annual Wind Speed: 6.4 m/s



Electrical Infrastructure



Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator	
Distance	6.262 miles
Operating Capacity	75.000 MW

Nearest Wind Farm

Name:	Goat Mountain Wind LP
Distance:	80.945 miles
Operating Capacity:	149.600 MW

Commodity Pricing

Wholesale Market:	ERCOT
Avg. Energy Price:	-
State/Local Incentives:	1.32 \$/MWh
Total Value of Solar	-
Energy:	

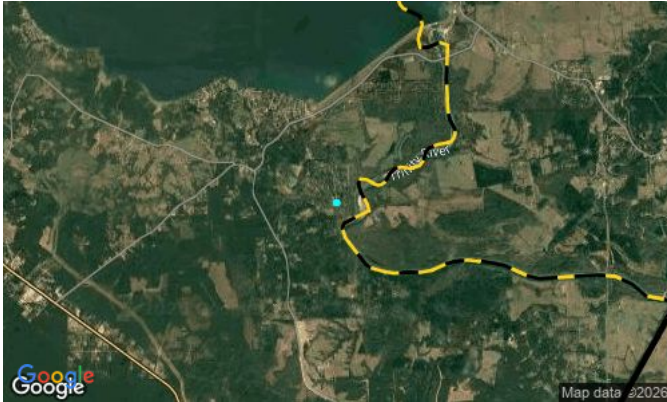
Commodity Pricing

Wholesale Market:	ERCOT
Avg. Energy Price:	-
State/Local Incentives:	1.32 \$/MWh
Total Value of Wind	-
Energy:	

Direct Solar Irradiance (kW/m2):	198 W/m ²
Solar Irradiance (kW/m2) -	220 W/m ²
Topography and Panel Tilt	
Corrected:	

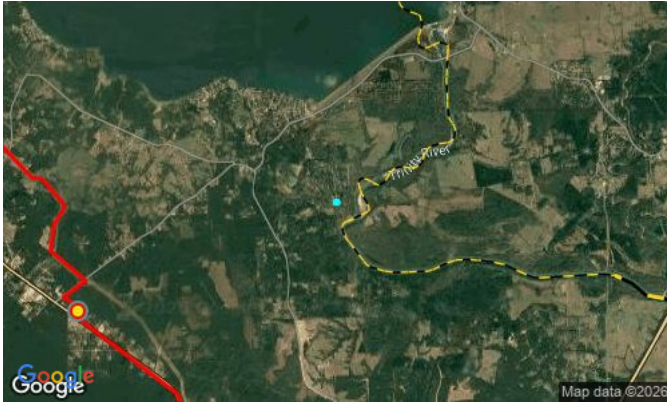
EV Charging

Nearest Major Road and Site Score

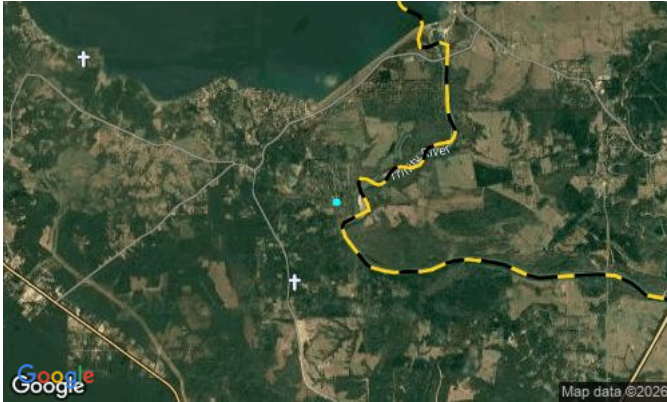


Nearest Major Road	
Name	
Distance	miles
EV Site Score:	17.5
EV Corridor Site Score:	0
EV Exit Ramp Score:	5
Substation Index Score:	22.5
Transmission Line Index Score:	0
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Amenity and Charging Station



Site Details

Nearest Amenity Name:	Spring Ridge Church
Nearest Amenity Type:	Church
Nearest Amenity Distance:	1.4 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	0.17224877 sq ft

Nearest EV Charging Station

No EV charging station within 5 miles

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	0.23
Tree Cover Acres (ac):	0.22
Non-Tree Cover Acres (ac):	0.01
Carbon Credits Offset Est.	0.962
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.221
Current Year (ton/yr):	
Carbon Credits Est. Current	\$2
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$0.34
Year (\$/yr):	

Tree Carbon Credits

Tree Acres (ac):	0.22
Tree Canopy Avg. Height (ft):	89
Tree Canopy Density (%):	49
Forest Age (yr):	31
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	49.00
Tree Carbon Offset Est.	0.955
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.221
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$1.43
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.34
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks	15.378
(ton/ac):	
Organic Carbon Density	136.000
(kg/m³):	
Soil Carbon Offset Est.	0.817
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	0.188
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.23
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$0.28
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	0.01
(ac):	
From Tree Cover Acres (ac):	0.00
Exclusion Zone for Non-Tree	0.22
Area only (ac):	
Potential Area for	0.00
Reforestation Acres (ac):	
Water Precipitation (in/yr):	49.00
Maximum Tree Canopy	44.55
Density (%)	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/ac/yr):	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/yr):	
Reforestation Carbon Credits	\$0.000
Est. Current Year (\$/ac/yr):	
Reforestation Carbon Credits	\$0.00
Est. Current Year (\$/yr):	

Oil And Gas



- Producing
- Drilled
- Permitted
- Service
- Abandoned
- Upside
- ▲ Surface Hole
- Hydrocarbon Gas Liquid
- Natural Gas Pipelines
- Natural Gas Compressor
- Natural Gas Processing Plants
- CO2 Emitting Facilities

Estimated Oil Gas Value (Sale) \$550/acre
Nearby Wells Valuation of 1% Royalty (\$62/bbl; \$3.7/mcf)

NET VALUE		
\$3		
FROM OIL PRODUCTION	FROM GAS PRODUCTION	FROM NGL PRODUCTION
\$2	\$0	\$1

Production (Nearby Wells)	Purchase PowerVal	Download
First Production Date		
Last Production Date		
Oil (cumulative)	0 bbl	
Gas (cumulative)	0 boe (0 Mcf)	
Water (cumulative)	0 bbl	

Geology (Nearby Wells)

● Gulf Coast South Basin

Horizontal (0) Vertical Non Commingled (2) Vertical Commingled (0)



Reset Zoom

Graph Type: ☒ Rate ☐ Cumulative
Graph Scale: ☒ Linear ☐ Log

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (0.444 mi)	PRATT H J 7	MERRITT OPERATING INCORPORATED	4237300287	Vertical	Other	1936-01-31						
● Abandoned	No (0.344 mi)	COLLINS 2	Collins Oil (COLLINS & PLUMMER PRODUCTION)	4237300144	Vertical	Other	1932-07-31						

Mining



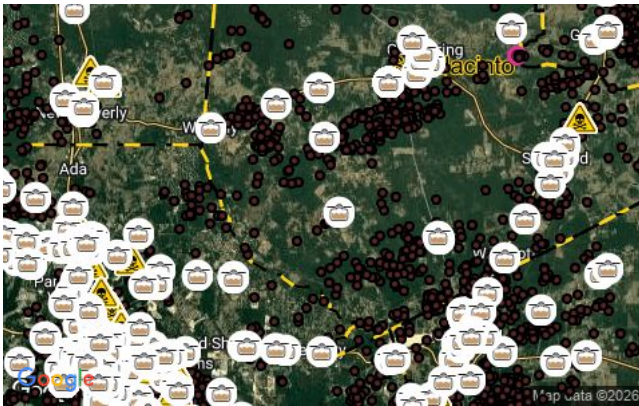
Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Construction Materials
Distance from Parcel	3.499 mi
Location Name	Goodrich Pit & Plant
Discovery Year	
Commodity Type	Non-Metal
Resource Size	
Main Commodity	Construction,Sand and Gravel
Additional Commodity	
Operation Type	Surface
County	Polk
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

Igneous Intrusive		Sedimentary	Metamorphic	Evaporite	Mines
 Pegmatite	 Sandstone	 Greenstone	 Gypsum	 Rare Earth Elements	
 Granitic/Granite	 Shale	 Amphibolite	 Salt	 Precious Metals	
 Diorite	 Banded Iron	 Granofels	 Anhydrite	 Construction Materials	
 Mafic	 Carbonate	 Gneiss	 Undifferentiated	 Energy	
 Alkalic	 Clastic	 Schist	Unconsolidated	 Industrial	
Igneous Extrusive	 Chert	 Conglomerate	 Alluvium	 Critical Minerals	
 Mafic Volcanic	 Conglomerate	 Undifferentiated	Water/Ice	 Unknown	
 Felsic Volcanic	 Undifferentiated		 Water		
 Alkalic			 Ice		
 Andesite					
 Rhyolite					
 Tuff					
 Undifferentiated					

	Rock Description	Rock Classification	Acres	Percent of Parcels
	Alluvium	Unconsolidated Alluvium	0	

Industrial Contamination



Nearby EPA Superfund Site

Details

Site Dates

Site Name:	Conroe Creosoting Company	Date Proposed: Date Listed: Date Remediated: Link:
Distance:	30.34 miles	
Contaminant:	PENTACHLOROPHENOL (PCP),DIOXINS,POLYCYCLIC AROMATIC HYDROCARBONS (PAHS),,METALS,CREOSOTE COMPOUNDS,INCLUDING ARSENIC,CHROMIUM,,COPPER	
Category:	Soils, , Surface Water	
Status:	NPL Site	
LG Risk Score:	39.5 / 100 <i>(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)</i>	
EPA Region:	6	
City:	Conroe	
County:	Montgomery	
State:	Texas	
Latitude:	30.318744	
Longitude:	-95.435428	

Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Abandoned	0.34	COLLINS 2	COLLINS & PLUMMER PRODUCTION	4237300144	V	Other	1932-07-31					0	0

Nearest Underground Storage Tank Facility 🚰

Details

Facility Name: BROWDERS 3278 MARINA
Address: 1333 FM 3278 RD
City: COLDSRING
County: SAN JACINTO
State: Texas
Zip Code: 77331
Lat / Long: 30.61272177 / -95.04213123
Open: 2
Closed: 0
Out of Service: 0
Distance: 1.375 mi

Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
TX113311		Open	4,000	Single	1984-01-01	
TX113312		Open	6,000	Single	1984-01-01	