



**ENVIRONMENTAL SITE ASSESSMENT  
PHASE I**

***Site Name:*** Vacant Lot  
***Site Address:*** 0 Hanna Road  
Spring, Montgomery County, Texas 77389

***Prepared For:***

**Lgl Energy Incorporated**  
100 East Patrick Street  
Ennis, Texas 75119

**40 Lyerly Street, Houston, TX 77022**

# ENVIRONMENTAL SITE ASSESSMENT PHASE I

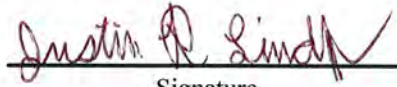
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Ennis, Texas 75119

November 25, 2019

**Justin Lindlof**

Project Manager



Signature

**Huda Khalid**

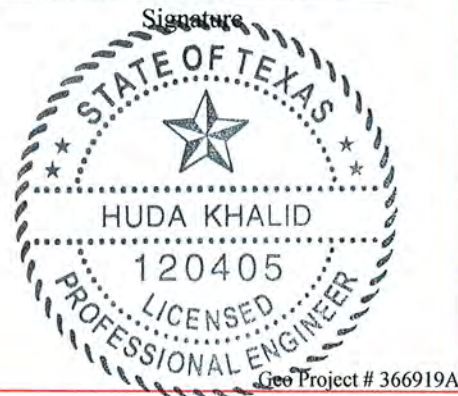
Project Supervisor (P.E.#120405)



Signature

**Prepared by:**

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# ENVIRONMENTAL SITE ASSESSMENT PHASE I

**Clients:** Lgl Energy Incorporated  
**Site Name:** Vacant Lot  
**Location:** 0 Hanna Road  
Spring, Montgomery County, Texas 77386

## 1.0 Executive Summary

Geo Environmental Consultants, Inc. performed a Phase I Environmental Site Assessment (Phase I ESA) in accordance with the scope and limitations of SOP 50-10-5(D) (SBA Standard), American Society of Testing and Materials (ASTM) Practice E1527-13, and 40 CFR Part 312 (All Appropriate Inquiries). The Phase I ESA was performed for vacant land located at 0 Hanna Road, Spring, Montgomery County, Texas 77386.

### Property Description and History:

The subject site is approximately 0.27 acres of vacant land improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon aboveground storage tank (AST). The site was level and was not impounded or flooded at the time of the site inspection. Several traverses were conducted through the site area and no unusual odors, staining, stressed vegetation, hazardous material dumping or spillage, storage of hazardous material, or flooding was observed on the site. No signs of spillage, stressed vegetation, or staining were observed near the well and AST. No indication of hazardous material dumping or spillage was observed on the site or the abutting properties, and no oil/gas wells were observed on the abutting properties.

The site's historical review indicated that the site has historically been vacant land and used for oil exploration and production activities. A review of documents provided by the client indicated that the oil exploration and production well observed on the site was installed in October 1990 and was plugged in June 2011. A conversation with Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that he was not aware of any past recognized environmental conditions (RECs) associated with the site. Ms. Terri Dashiell of the Montgomery County Environmental Health Services stated that County records show that no environmental concerns,

regulatory violations, or hazardous material releases have ever been reported about the subject property.

A review of federal and state agency records indicated that no abutting or adjacent property is reported on the Underground Storage Tank (UST) or Resources Conservation Recovery Act (RCRA) Notifiers lists (within a 600-foot radius); the Voluntary Cleanup Program (VCP), Leaking Underground Storage Tank (LUST), Treatment, Storage, or Disposal (TSD), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Brownfields, or Landfill lists (within a ½-mile radius); or the Resources Conservation and Recovery Act Corrective Actions (RCRA CORRACTS), State Superfund, or National Priority List (NPL) lists (within a 1-mile radius).

### **Findings:**

A *recognized environmental condition (REC)* is defined, per ASTM standard E1527-13, as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose material threat of a future release to the environment.

A *De minimis* condition is defined as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies”. Conditions determined to be *de minimis* conditions neither are recognized environmental conditions nor controlled recognized environmental conditions.

A *Controlled Recognized Environmental Condition (CREC)* is defined as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls”.

A *Historical Recognized Environmental Condition (HREC)* is defined as “a past release of any hazardous or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any kind of

controls”.

Based upon the results of the Phase I ESA, Geo Environmental Consultants, Inc. (Geo) has concluded that the following RECs are associated with the subject site.

- A refined liquid product transmission pipeline easement (operated by Magellan Pipeline Company, L.P.) was observed running northwest to southeast through the western portion of the subject site. The presence of the pipeline poses a “Material Threat” to the subject site; however, the land in the vicinity of the pipeline appeared to be in good condition and no stressed vegetation, stained areas, or spillage was observed at the time of the investigation. The Railroad Commission of Texas (RRC) has stated that the pipeline easement has no reported spills, violations, or environmental incidents.
- The site has previously been used for oil/gas exploration and production purposes. An oil exploration and production well with an accompanying 130-gallon AST was observed near the northeastern corner of the site in an enclosed area surrounded by chain-link fencing. Documentation provided by the client indicated that the well was installed on October 6, 1990 and was plugged in June 9, 2011. However, observations made on November 12<sup>th</sup> indicated that the well appeared to be abandoned and not plugged. No signs of stressed vegetation, staining, or spillage were observed near the plugged well or AST.

## **2.0 Introduction**

This Phase I ESA was performed for Lgl Energy Incorporated to evaluate potential environmental liabilities associated with the site located at 0 Hanna Road, Spring, Montgomery County, Texas 77386.

### **2.1 Purpose**

The purpose of performing a Phase I ESA, as defined by ASTM E1527-13, is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner on CERCLA liability: that is, the practice that constitutes all

appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practices.

## **2.2 Detailed Scope of Service**

- The property was visually inspected by traversing the site and along the periphery of the property, and the abutting and adjacent properties were observed from the property boundaries; their uses and conditions were noted.
- Facilities on the federal and state regulatory agency lists were checked to determine if the site, its abutting, and adjacent properties had been reported with potential environmental concerns.
- The site history was reviewed by interpreting historical aerial photographs, by analyzing an 80-year title search, historical city documents, agency lists, appraisal documents, and by conversing with local officials and the site owner.
- This Phase I ESA report was completed in accordance with the ASTM E1527-13 standards.

## **2.3 Significant Assumptions**

No significant assumptions were made during the completion of this assessment. There is a possibility that even with the proper application of these methodologies, there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Please note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

## **2.4 Limitations, Exceptions, and Data Gap**

This report has been prepared for the exclusive use of the client, and should not be reproduced or disseminated without the written permission of Geo Environmental Consultants, Inc. Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available

concerning the subject property that was not included in this report, it should be made available to Geo Environmental Consultants, Inc. so that the conclusions and/or recommendations can be re-examined and modified, if applicable.

The Site Plan is a sketch of the subject property which identifies significant observations of characteristics of the subject property at the time of its inspection. This Site Plan is not drawn to scale and should not be relied upon as an engineering plan. The extent of historical research performed by Geo Environmental Consultants, Inc. is limited to availability, cost, and timeliness of utilizing various resources such as historical aerial photographs, historical Sanborn Maps, Land Evidence Records (deeds pertaining to historical site ownership), and local directories, all of which may indicate the historical utilization of the subject property. It should be noted that while the chain-of-ownership research and information provided should be accurate, it should in no way be construed as an actual title search and should not be utilized or relied upon for any legal purposes. There were no significant exceptions made during the preparation of this assessment.

## **2.5 Special Terms and Conditions**

We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The Phase I ESA is performed in accordance with the scope and limitations of ASTM standard E1527-13.

## **2.6 User Reliance**

This Phase I ESA was prepared solely for Lgl Energy Incorporated. The use of or reliance upon the information contained in this assessment without the written permission of Geo Environmental Consultants, Inc. is expressly forbidden.

## **3.0 Site Description**

### **3.1 Location and Legal Description**

The subject site was located at 0 Hanna Road, Spring, Montgomery County, Texas 77386. The property is legally described as parcel: R398403, S764092 Oak Ridge North B, RES A-1, 0 Hanna Road, Montgomery County, Texas 77386.

### **3.2 Site and Vicinity General Characteristics**

The site visit was conducted on November 12, 2019 by Justin Lindlof of Geo Environmental Consultants, Inc. The subject site is approximately 0.27 acres of vacant land improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon aboveground storage tank (AST). Three pole-mounted electrical transformers were observed near the eastern boundary of the subject site. All pole-mounted transformers appeared to be in good condition. A stormwater drainage ditch and a stormwater inlet were located along the eastern boundary of the site. The abutting property to the north of the site was a tributary of Spring Creek, to the east was Hanna Road, and to the west and south was with a single-family residential area. The site is accessible from the east by Hanna Road. The site appeared to be in good condition at the time of the site visit. The oil well and accompanying AST had no observable signs of spillage, stressed vegetation, or staining underneath. No high voltage power lines, hazardous material dumping, or spillage was observed on the site or on the abutting properties, and no additional oil/gas wells were observed on the abutting properties.

The locations of the site and its adjacent properties are presented in the Site Plan, Figure 1. Photographs of the site and the adjacent properties are presented in Appendix A.

### **3.3 Current Use of the Property**











The subject site is currently unused vacant land.

### **3.4 Descriptions of Structures, Roads, Other Improvements on the Site**

The subject site is approximately 0.27 acres of vacant land improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon AST. The on-site well and AST were observed near the northeastern corner of the site in an enclosed area surrounded by chain-link fencing. The on-site well was attached to a pressure control valve and associated fixtures. The AST contained waste oil and, except for some minor rusting of the well mechanisms, no indication of spillage, staining, or stressed vegetation was observed near the well and AST. Some wooden debris and household garbage were observed throughout the site. The concrete pavement had no evidence of staining. No stressed vegetation, evidence of flooding, or signs of staining were observed at the time of the inspection. The site was enclosed in the west by wooden fencing. No indication of hazardous

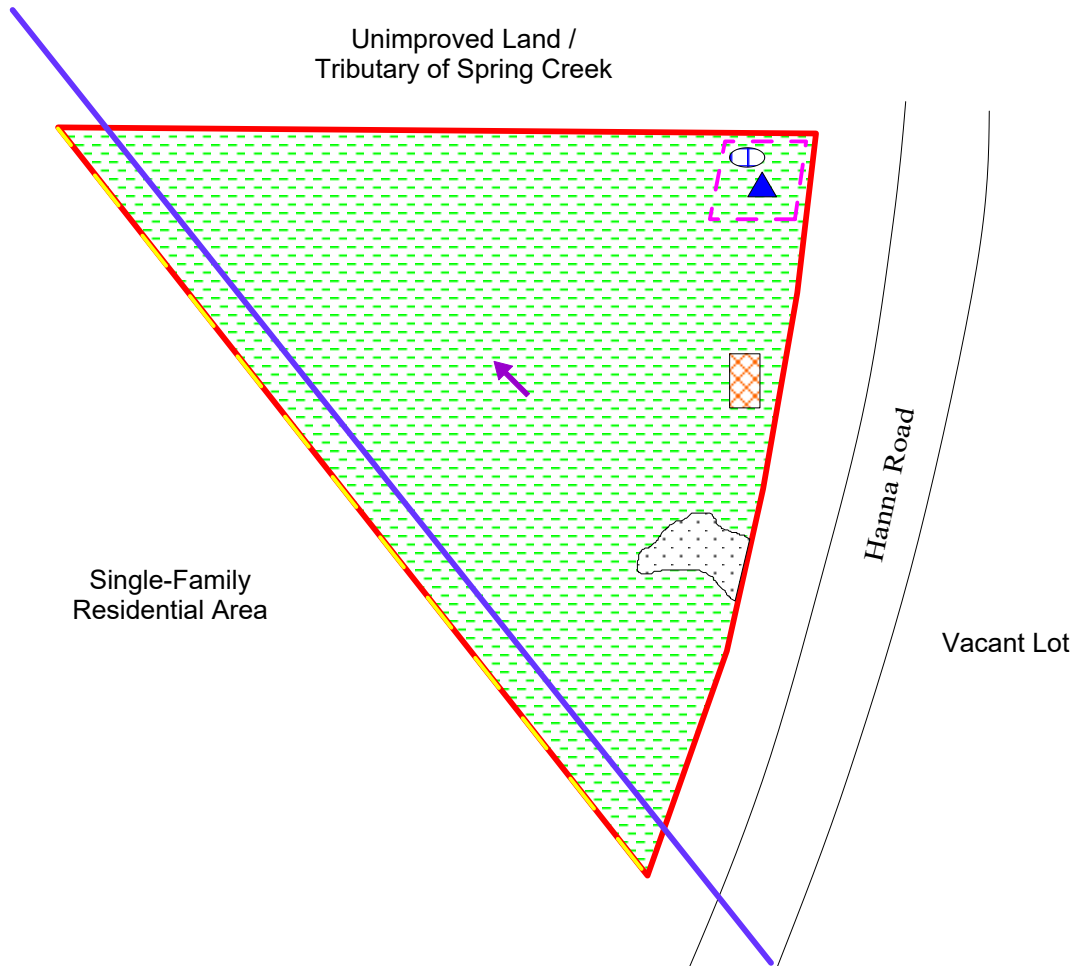


**LEGEND**

	Dip or Storm Water Direction
	Property Boundary
	Concrete Paving
	Grassy/Dirt-covered Area
	130-Gal. Aboveground Storage Tank (AST)
	Plugged Oil Exploration Well
	Electrical Fuseboxes
	Chain-Link Fencing
	Wooden Fencing
	Refined Liquid Product Transmission Pipeline Easement



**Map Not To Scale**



**Site Plan**

**0 Hanna Road, Spring, Montgomery County, Texas 77386**

**Figure # 1**

**Geo #366919A**

material dumping or spillage was observed on the site or the abutting properties, and no oil/gas wells were observed on the abutting properties.

### **3.5 Current Uses of Adjoining Property**

The general site area appeared to be well maintained. Observations of the abutting and adjacent properties were made during the site inspection and their uses and conditions are described as follows:

**Property Usage – West:** The abutting and adjacent properties to the west of the site were a single-family residential area. The general site area to the west appeared to be well maintained.

**Property Usage - East:** The abutting property to the east of the subject site was Hanna Road. The adjacent properties to the east of the site were vacant land. The general site area to the east appeared to be well maintained.

**Property Usage - South:** The abutting property to the south of the subject site was a single-family residential building. The adjacent properties to the south of the site were Oakridge Forest Lane and a single-family residential area. The general site area to the south appeared to be well maintained.

**Property Usage - North:** The abutting property to the north was a tributary of Spring Creek. The adjacent properties to the north were a single-family residential area. The general site area to the north appeared to be well maintained.

## **4.0 User Provided Information**

### **4.1 Title Records**

A review of the title search performed by Texas Environmental Research indicated that the subject property is owned by Lgl Energy Incorporated, who acquired the property on December 27, 2011.

A review of the recorded chain-of-title did not reveal any previously registered owners whose name might have posed potential environmental concerns to the site except for Oakridge

Drillsite L.L.C. who owned the site from October 1, 2008 to December 27, 2011. The site was owned by various individuals and corporations until acquisition by Lgl Energy Incorporated. The oldest deed encountered was dated 1936. A copy of the 80-year title search is presented in Appendix B.

#### **4.2 Environmental Liens or Activity and Use Limitations**

A review of the title search performed by Texas Environmental Research and a conversation with Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that there are no Environmental Liens recorded against the property.

#### **4.3 Specialized Knowledge**

Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that he has been associated with the site for approximately eight years and to the best of his knowledge, no incidents of hazardous material spillage, dumping, or regulatory violations have occurred on the site.

#### **4.4 Valuation Reduction for Environmental Issues**

Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that the purchase price for the property reasonably reflects the fair market value of the property.

#### **4.5 Owner, Property Manager, and Occupant Information**

A review of the 80-year title search indicated that the property is currently owned by Lgl Energy Incorporated. At the time of this assessment the site was vacant land improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon aboveground storage tank (AST).

### **5.0 Records Review**

Facilities on the federal and state regulatory agencies lists were checked on November 8, 2019 to determine if the site, its abutting, or adjacent properties have been reported with potential environmental concerns. The following paragraphs discuss the regulatory agencies lists consulted and the properties reported on these lists:

## 5.1 Federal Regulatory Agencies

**NPL List:** Sites which receive the highest ranking under the Hazardous Ranking System (HRS) are placed on the National Priority List (NPL) and become eligible to have cleanup activities financed by the Superfund. Neither the site, its abutting or adjacent properties, nor the properties located within a 1-mile radius of the site are reported on the NPL List.

**Delisted NPL List:** The Delisted National Priority List contains sites which have been removed from the NPL list. A site is removed from the NPL list when the EPA determines that no further response is needed to protect human health or the environment. Neither the site nor the properties located within a ½-mile radius of the subject site are reported on the Delisted NPL List.

**CERCLIS List:** The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List is compiled by the federal government and includes the sites which could possibly be contaminated and may require cleanup. Many of the properties which appear on the CERCLIS List have not been thoroughly investigated. This act imposes strict and severe liability on the owners and operators of a property for remediation clean-up costs of contamination where hazardous substances are present or were disposed. Neither the site nor the properties located within a ½-mile radius of the site are reported on the CERCLIS List.

**RCRA Notifiers List:** The Resource Conservation and Recovery Act (RCRA) Notifiers List contains sites which have been registered as generators of hazardous waste. This act controls the generation, transportation, treatment, storage, and disposal of hazardous waste. Neither the site, nor any abutting or adjacent properties, nor any property located within a 600-foot radius of the site is reported on the RCRA Notifiers List.

**TSD List:** Facilities which have been registered with the EPA to Treat, Store, or Dispose (TSD) of hazardous wastes are found on this list. Each facility has been assigned a corresponding EPA-TSD number. No properties located within a ½-mile radius of the site are reported on the TSD List.

**ERNS List:** The Emergency Response Notification System (ERNS) List is compiled by the federal government and consists of reported CERCLIS hazardous substance releases or spills in quantities greater than the reported quantity. The site is not reported on the ERNS List.

**TRIS List:** Toxic Chemical Release Inventory System (TRIS) identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III Section 313. The site is not reported on the TRIS List.

**RCRA CORRACTS List:** Resources Conservation and Recovery Act (RCRA) tightly regulates all hazardous waste from "cradle to grave." In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. Accidents or other activities at facilities that treat, store or dispose of hazardous wastes have sometimes led to the release of hazardous waste or hazardous constituents into soil, ground water, surface water, or air. EPA refers to cleanup of Treatment, Storage and Distribution (TSD) facilities under RCRA and the Hazardous and Solid Waste Amendments (HWSA) statutory authorities as RCRA Corrective Action. Neither the site, its abutting or adjacent properties, nor the properties within a 1-mile radius of the site appeared on this list.

## **5.2 State Regulatory Agencies**

**UST List:** The Texas Commission on Environmental Quality (TCEQ) requires that USTs, along with construction information of the USTs and product delivery system, be registered. No properties located within a 600-foot radius of the site are reported on the UST List.

**LUST List:** The Leaking Underground Storage Tank (LUST) List consists of underground storage tank systems which have reported releases greater than 25 gallons of hazardous materials. This list is maintained by the Texas Commission on Environmental Quality (TCEQ) under delegation from the EPA. No properties located within a ½-mile radius of the site are reported on the LUST List.

**SARA Title III List:** The Superfund Amendments and Re-authorization Act (SARA) Title III requires that emergency response plans be developed in the event of the release of hazardous chemicals from local industries. Under this act the State Emergency Response Commission (SERC) coordinates and supervises plans with the help of local officials (including the fire department, civil defense, law enforcement, the owners/operators of the facility, and health personnel) for responding to hazardous chemical discharge. The list of such facilities is maintained by the Hazardous Communication Branch of the Department of Health and the area

fire marshal's office. The site, its abutting, and adjacent properties did not appear on this list.

**Landfill List:** The Texas Department of Health and the Texas Commission on Environmental Quality (TCEQ) compiled and maintain a Landfill List. It consists of sites identified as landfills, waste processing facilities, or sludge disposal facilities. Neither the site, its abutting or adjacent properties, nor any property located within a ½-mile radius of the site appeared on this list.

**VCP List:** The Voluntary Cleanup Program (VCP) List is maintained by the Texas Commission on Environmental Quality (TCEQ) and contains sites which are not subject to response actions under the Railroad Commission of Texas Authority or an order permit from the TCEQ or where the TCEQ enforcement action is pending. The Program removes liability from future landowners and lenders who are not responsible parties, and provides a streamline process which many unused or underused properties may be restored to economically productive or community beneficial use. Neither the site, its abutting or adjacent properties, nor the properties within a ½-mile radius of the site appeared on this list.

**State Superfund List:** The State Superfund List, established by the 69<sup>th</sup> Texas Legislature in 1985 and administered by the TCEQ, lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal laws in administering the State Superfund program, but EPA's approval of state Superfund action is not required. Neither the site, its abutting or adjacent properties, nor the properties within a 1-mile radius appeared on this list.

**State and Tribal Brownfield Sites:** A property that is abandoned, idle, or underutilized because its redevelopment and/or expansion are complicated because of a real or perceived environmental contamination. Brownfield sites are not a serious threat to human health or the environment; rather they represent an economic or social threat. Neither the subject site, its abutting or adjacent properties, nor any properties located within a ½-mile radius of the site are listed as a Brownfield Site.

### **5.3 Physical Setting Sources**

The USGS Quadrangle Map, the Flood Insurance Rate Map (FIRM), and the Geological Atlas of Texas were utilized to determine the environmental characteristics of the site and its general



area. Literature from the Texas Water Development Board, US Soil Conservation Surveys, and interviews with local officials were also utilized to determine the site characteristics.

### **5.3.1 Topography:**

The elevation of the site is approximately 120 feet above mean sea level as shown on the Tamina, TX, USGS Quadrangle Map. A site location map is presented as Figure 2. The property is geographically located at Latitude 30° 8' 12" and Longitude 95° 25' 58". The moderately spaced contour configuration (20 ft interval) in the site area depicts flat topography smoothly dipping towards the northwest.

The site is not located within the 100-year flood plain, as indicated in FIRM Map No. 48339C0545G, dated August 18, 2014.

### **5.3.2 Geology:**

The upper-most formation in the site area is known as the Beaumont Formation, a Pleistocene age formation consisting of mostly clay, silt, and sand. The sediments of this formation were deposited during the last of the interglacial episodes. It includes mainly stream channel, point-bar, natural levee, and mud-flat deposits, and to a lesser extent, coastal marsh deposits. These deposits have low to moderate permeability and drainage, low to moderate compressibility and high shrinkage/swell potential as well as level relief with local mounds and ridges and high shear strength. A review of the Geological Atlas of Texas indicated that no fault zone or any structural feature exists at the site or its adjacent properties (see Geological Atlas of Texas in Appendix D). A site geological map and stratigraphic section are presented as Figure 3.

### **5.3.3 Surface and Groundwater Hydrogeology:**

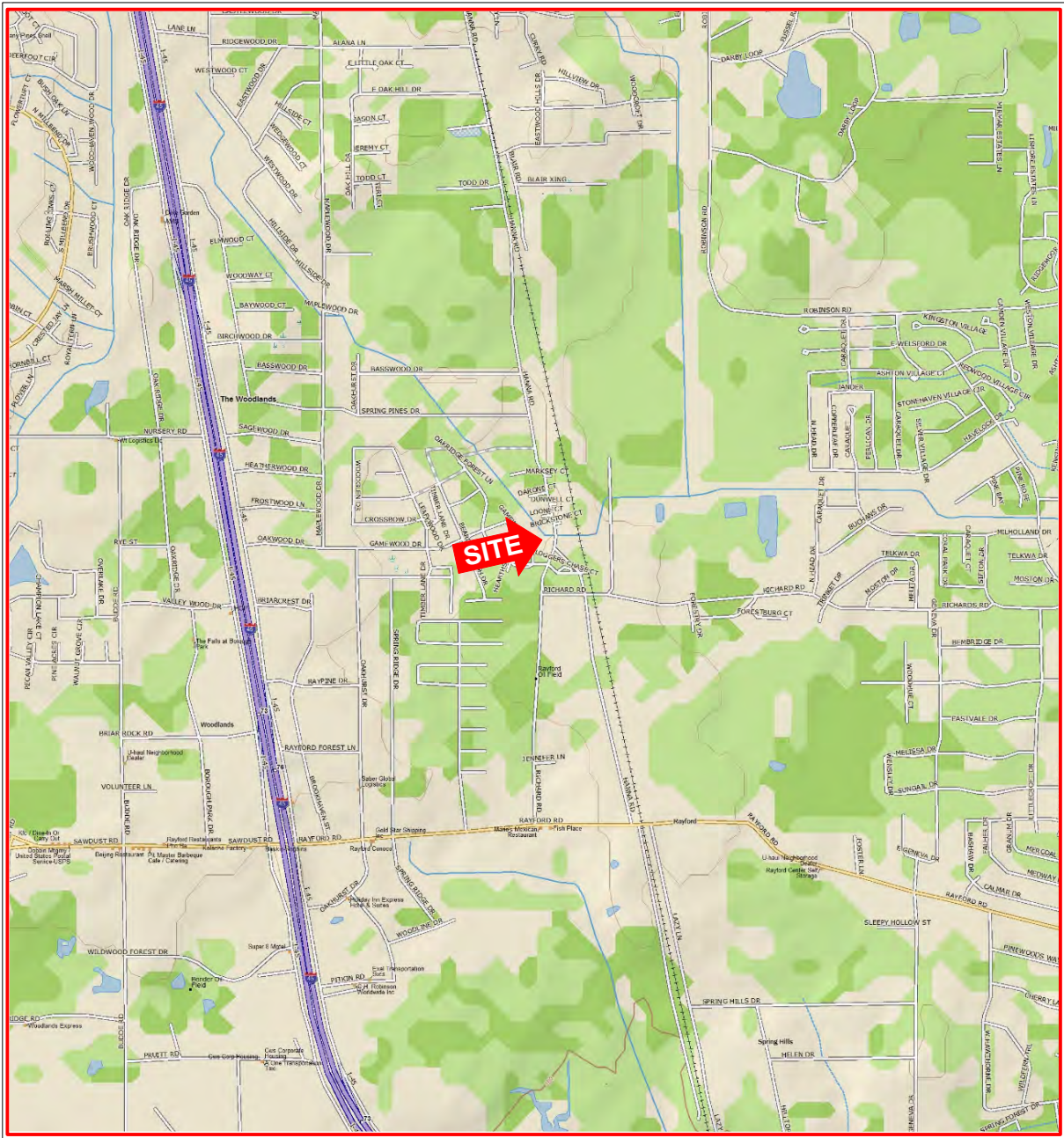
The major surface water features in the site vicinity are a tributary of Spring Creek located 70 feet to the north, West Fork San Jacinto River located 3.9 miles to the east, Spring Creek located 1.6 miles to the south, and Panther Branch located 2.65 miles to the west.

Most groundwater in the Gulf Coastal area is produced from the Chicot and Evangeline aquifers. These aquifers are very productive and are made with a Gulf-ward thickening wedge of unconsolidated sedimentary rocks of the Cenozoic and Quaternary ages. The

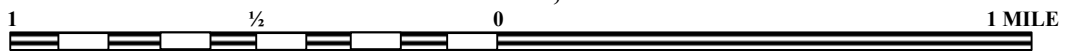
Tamina, Texas  
7.5 Minute Series



Lat = 30° 8' 12"  
Long = 95° 25' 58"



Scale 1 : 24,000



1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

CONTOUR INTERVAL 20 FEET

### Site Location Map

0 Hanna Road, Spring, Montgomery County, Texas 77386

Figure # 2

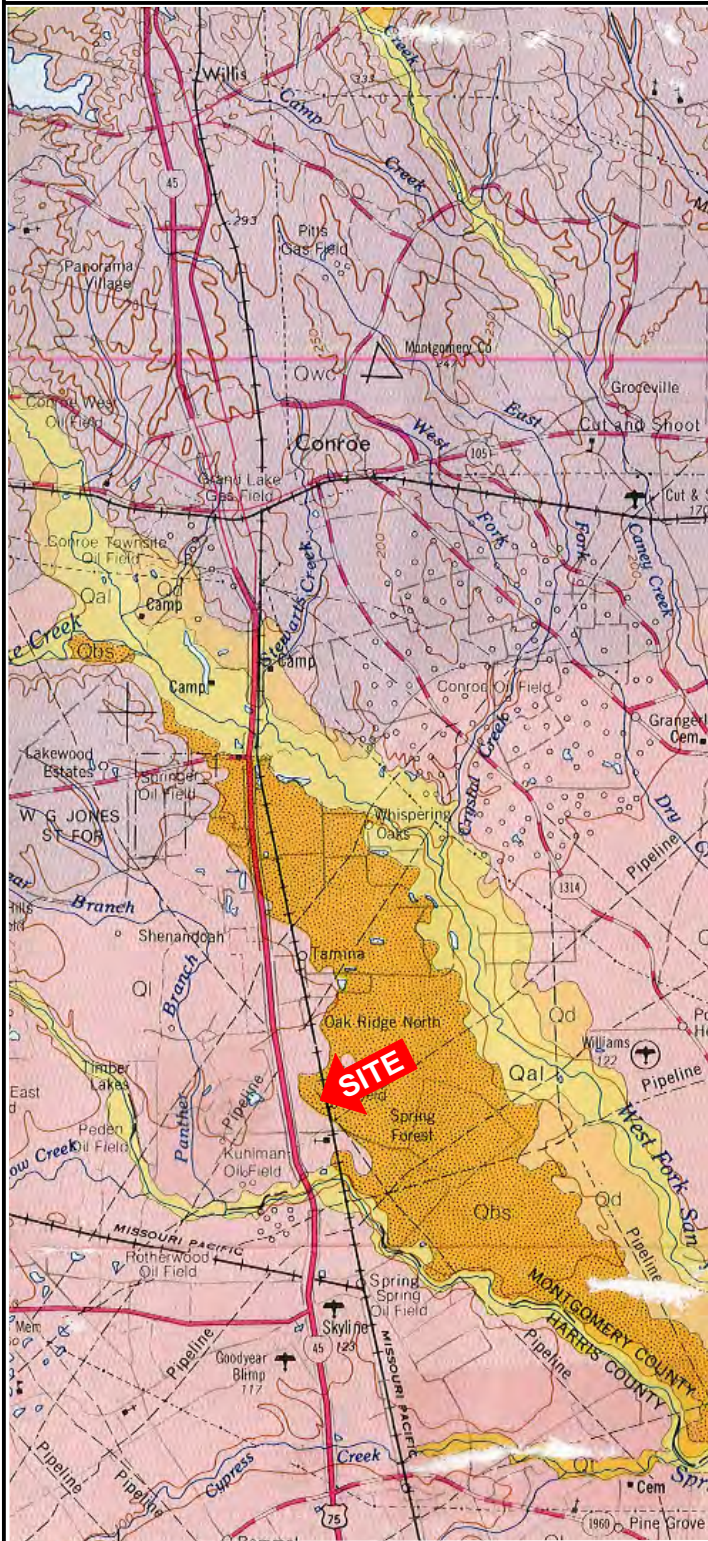
GEO#366919A



**Geological Atlas of Texas  
Beaumont Sheet**



Lat = 30° 8' 12"  
Long = 95° 25' 58"



**Legend**

- Beaumont Formation
- Lissie Formation
- Fill and spoil
- Alluvium
- Deweyville Formation

AGE	STRATIGRAPHIC UNITS	HYDROGEOLOGIC UNITS
Pleistocene	Beaumont Clay	<b>Chicot Aquifer</b>
	Montgomery Formation	
	Bently Formation	
	Lissie Formation	
	Willis Sand	
Pliocene	Goliad Sand	<b>Evangeline Aquifer</b>
Miocene	Fleming Formation	<b>Burkeville Confining System</b>

Scale 1 : 250,000



**Site Geological Map**

**0 Hanna Road, Spring, Montgomery County, Texas 77386**

**Figure # 3**

**GEO#366919A**

Chicot Aquifer is composed of interbedded clay, silt, sand, gravel, and marl stratas whereas the Evangeline Aquifer is Goliad sands. No water well was found on the site. Existing water wells in the site vicinity suggest that the Chicot and Evangeline Aquifers contain good quality water at a depth of approximately 45 to 370 feet (see record of wells in Appendix D).

#### **5.3.4 Soils:**

The US Soil Conservation Services has classified site area soils (as described in Montgomery County Soil Survey, 1976) as Sorter Silty Loam, which consists of nearly level, deep, poorly drained, loamy soils with a high silt content. The surface layer of this soil is gray silty loam about three inches thick and the subsurface layer is light brownish-gray silt loam about 16 inches thick. The next layer is light brownish-gray silty loam about 49 inches thick, and the layer after that is light gray silty loam. The Sorter soils have moderately high available water capacity, 0.06 to 0.2 permeability, and low shrink-swell potential. A description of site soils are presented in Appendix D.

### **5.4 Historical Use Information on the Property and Adjoining Properties**

The site history was reviewed by interpreting historical aerial photographs, by researching an 80-year title search, regulatory agency lists, appraisal documents, and by conversing with local officials.

#### **5.4.1 Aerial Photograph Review**

Aerial photographs of the site taken between 1952 and 2016 were reviewed. They indicated that the site was historically been unimproved land until it was improved with a dirt road, as seen in the 1958 Aerial Photograph. The site was then improved with an on-site oil well, as seen in the 1995 Aerial Photograph. The aerial photographs, obtained from Environmental Risk Information Services (ERIS), are presented in Appendix B.

**1952, 1958, and 1968 Photographs:** The 1952 aerial photograph shows that the site and its surrounding properties were unimproved land, and a tributary of Spring Creek is abutting to the northeast. The 1958 photograph shows that the site was improved with a dirt road running through the eastern portion of the site, and the adjacent eastern property was cleared of vegetation. The 1968 photograph shows no significant changes to the

subject site.

**1979, 1984, 1989, and 1995 Photographs:** The 1979, 1984, and 1989 aerial photographs show no significant changes to the subject site and its abutting and adjacent properties. The 1995 photograph shows that an oil well has been drilled on the subject site and the abutting and adjacent properties to the west were undergoing construction.

**2004, 2005, 2006, 2010, 2012, 2014, 2015, and 2016 Photographs:** The 2004 aerial photograph shows that the site was cleared of most vegetation and is now vacant. In addition, the abutting property to the east was improved with Hanna Road, and the abutting and adjacent properties to the south, west, and the adjacent properties to the northeast were improved with single-family residential buildings. The 2005 photograph shows that an abutting western property and a few adjacent northeastern properties were improved with single-family residential buildings. The 2006 and 2010 photographs show no significant changes to the subject site and its abutting and adjacent properties. The 2012 photograph shows that the eastern adjacent properties were cleared of vegetation. The 2014 and 2016 photographs show no significant changes to the subject site and its abutting and adjacent properties.

#### **5.4.2 Site's Usage History**

Houston City Directories were utilized to investigate the historical usage of the site; however, the property's listing address was not able to be located in the directories. An interview with Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that the subject site has historically been vacant land. Documents provided by the site owner indicated that in October 1990, the site was improved with one oil well. From October 1990 to January 2011, the site was used for oil and gas exploration. The provided documents also indicate that the on-site well was plugged in January 2011. At the time of the site visit, the site was vacant land covered in grasses and dirt and improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon AST.

## **6.0 Site Reconnaissance**

### **6.1 Methodology and Limiting Conditions**

The site visit was conducted on November 12, 2019 by Justin Lindlof of Geo Environmental Consultants, Inc. The property was visually and physically inspected by walking through the site and along the periphery of the property. Several walk-through traverses were made through the site to determine the property condition, possible areas of illegal dumping, stained or spillage areas, and storage of regulated/unregulated materials. Equipment and materials used for the site inspection included a camera, a field notebook, a utility knife, and aerial photographs.

### **6.2 Exterior Observations**

#### **6.2.1 Hazardous Substances, Unidentified Substances and Petroleum Products**

No chemicals or raw materials were observed on the subject site. No staining or stressed vegetation was observed.

#### **6.2.2 AST/UST System On-Site/Off-Site**

One 130-gallon plastic Aboveground Storage Tank (AST) containing waste oil was observed near the northeastern corner of the subject site. The AST was located inside an area surrounded by chain-link fencing, and no staining or spillage was observed around or underneath the AST.

#### **6.2.3 Odors**

None were observed.

#### **6.2.4 Pools of Liquids**

No pools of liquids were observed.



### **6.2.5 Drums and/or Other Containers**

One 130-gallon plastic AST containing waste oil was observed within a chain-link fencing enclosure near the northeastern corner of the subject site. No spillage, staining, or stressed vegetation were observed near the AST.

### **6.2.6 Polychlorinated Biphenyls (PCBs)**

With the exception of three pole-mounted electric transformers that were located along the eastern property boundary of the subject site, no source of suspected polychlorinated biphenyls (PCB's) was observed on the site. No evidence of leakage or staining was noted below the transformers. The presence of the transformers should be of no concern to the subject site.

### **6.2.7 Wells, Pits, Ponds, and Lagoons**

No wells, pits, ponds, or lagoons were observed.

### **6.2.8 Oil and Gas Exploration**

An oil exploration well with an accompanying 130-gallon AST was observed in an enclosed area near the northeastern corner of the subject site. Documentation obtained by the client indicated that the well was installed on October 6, 1990 and was subsequently plugged on June 8, 2011. However, observations made on November 12, 2019 indicated that the well appeared to be abandoned and not plugged, as the well was still attached to a pressure control valve and associated fixtures. No spillage, stressed vegetation, or staining were observed in the vicinity of the well and AST. Additionally, a refined liquid product transmission pipeline easement was observed running northwest to southeast through the western portion of the subject site. According to the Railroad Commission of Texas (RRC), no spills or environmental incidents were on record for the pipeline.

### **6.2.9 Stained Soil or Pavement/Stressed Vegetation**

None was observed.

#### **6.2.10 Solid Waste**

A few wooden boards, wooden planks, and some general household garbage were observed throughout the site. No staining or stressed vegetation was observed around the wooden debris or household garbage.

#### **6.2.11 Storm Water Drainage, Septic System, and Grease Interceptor**

A stormwater drainage system, including a drainage ditch and a stormwater inlet, was observed running along the eastern boundary of the subject site. No evidence of spillage or stressed vegetation were observed nearby.

### **6.3 Interior Observations**

There were no structures observed at the site at the time of the site visit.

### **6.4 Non-scope Considerations**

Non-scope considerations include environmental conditions or issues that may be assessed during a site assessment that are not included within the scope of work.

#### **6.4.1 Asbestos-Containing Materials**

An asbestos survey was not conducted at the time of the site inspection.

#### **6.4.2 Lead-Based Paint**

Lead-based paint (LBP) is typically of concern for structures constructed prior to 1978. An analysis of LBP is not within the scope of this Phase I ESA.

#### **6.4.3 Lead in Drinking Water**

An analysis of lead in drinking water was not within the scope of this Phase I ESA.

#### **6.4.4 Wetlands**

Wetland delineation is not within the scope of this Phase I ESA.

#### **6.4.5 Regulatory Compliance**

A regulatory compliance audit is not within the scope of this Phase I ESA.

#### **6.4.6 Cultural and Historic Resources**

None reported.

#### **6.4.7 Industrial Hygiene**

An industrial hygiene audit is not within the scope of this Phase I ESA.

#### **6.4.8 Health and Safety**

A health and safety audit is not within the scope of this Phase I ESA.

#### **6.4.9 Ecological Resources**

None were observed.

#### **6.4.10 Endangered Species**

Currently the site area does not support a habitat for endangered or threatened species.

#### **6.4.11 Indoor Air Quality**

There are no known vapor intrusion pathways for hazardous gases/petroleum products inside any of the building at the time of this site inspection.

#### **6.4.12 Biological Agents**

A biological agent assessment was not within the scope of this Phase I ESA.

#### **6.4.13 Mold**

An analysis for the presence of mold was not within the scope of this Phase I ESA.

## **7.0 Interviews**

### **7.1 Interview with the Owner**

Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that he has owned the site for the past eight years. Mr. Hoffman indicated that he was not aware of any past recognized environmental conditions (RECs) or incidents of hazardous material spillage, dumping, or regulatory violations occurring on the site. Mr. Hoffman also provided a well plugging report for the on-site oil well. Copies of the Phase I ESA User Questionnaire and well records provided by Mr. Hoffman are included in Appendix B (ROC 1).

### **7.2 Interview with Key On-site Managers**

During the site visit, no site contacts were available for interview.

### **7.3 Interview with Local Government Officials**

An inquiry was conducted with Ms. Terri Dashiell of the Montgomery County Environmental Health Services, who indicated that County records show that no environmental concerns, regulatory violations, or hazardous material releases have ever been reported about the subject property (ROC 2).

An open records request about a pipeline easement that was observed running underneath the subject site was submitted to Ms. Karen Sanchez of the Texas Railroad Commission (RRC). The Texas Railroad Commission's state records showed that the pipeline belongs to Magellan Pipeline Company, L.P. and contains refined liquid product. The RRC's records further indicated that no spills or environmental incidents for the pipeline have been reported near the subject site (ROC 3).

These records are presented in Appendix B of this report.

## **8.0 Findings**

The subject site is approximately 0.27 acres of vacant land improved with a small area of concrete pavement, a few electrical controller boxes, a chain-link fence, a former oil well, and a 130-gallon aboveground storage tank (AST). The site was level and was not impounded or flooded at the time

of the site inspection. Several traverses were conducted through the site area and no unusual odors, staining, stressed vegetation, hazardous material dumping or spillage, storage of hazardous material, or flooding was observed on the site. No signs of spillage, stressed vegetation, or staining were observed near the well and AST. No indication of hazardous material dumping or spillage was observed on the site or the abutting properties, and no oil/gas wells were observed on the abutting properties.

The site's historical review indicated that the site has historically been vacant land and used for oil exploration and production activities. A review of documents provided by the client indicated that the oil exploration and production well observed on the site was installed in October 1990 and was plugged in June 2011. A conversation with Frank Hoffman, a representative of the site owner Lgl Energy Incorporated, indicated that he was not aware of any past recognized environmental conditions (RECs) associated with the site. Ms. Terri Dashiell of the Montgomery County Environmental Health Services stated that County records show that no environmental concerns, regulatory violations, or hazardous material releases have ever been reported about the subject property.

A review of federal and state agency records indicated that no abutting or adjacent property is reported on the Underground Storage Tank (UST) or Resources Conservation Recovery Act (RCRA) Notifiers lists (within a 600-foot radius); the Voluntary Cleanup Program (VCP), Leaking Underground Storage Tank (LUST), Treatment, Storage, or Disposal (TSD), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Brownfields, or Landfill lists (within a ½-mile radius); or the Resources Conservation and Recovery Act Corrective Actions (RCRA CORRACTS), State Superfund, or National Priority List (NPL) lists (within a 1-mile radius).

### **8.1 Known Recognized Environmental Conditions (RECs)**

The following known RECs are associated with the subject site.

- A refined liquid product transmission pipeline easement (operated by Magellan Pipeline Company, L.P.) was observed running northwest to southeast through the western portion of the subject site. The presence of the pipeline poses a "Material Threat" to the subject site; however, the land in the vicinity of the pipeline appeared to be in good condition and no stressed vegetation, stained areas, or spillage was observed at the time of the investigation. The RRC has stated that the pipeline easement has no reported spills, violations, or

environmental incidents.

- The site has previously been used for oil/gas exploration and production. An oil exploration and production well with an accompanying 130-gallon AST was observed near the northeastern corner of the site. Documentation provided by the client indicated that the well was installed on October 6, 1990 and was plugged in June 9, 2011. However, observations made on November 12, 2019 indicated that the well appeared abandoned and not plugged. No signs of stressed vegetation, staining, or spillage were observed near the oil well or AST.

## **8.2 Suspected Recognized Environmental Conditions**

There are no suspected RECs associated with the subject site.

## **8.3 Historical Recognized Environmental Conditions**

There are no historical RECs associated with the subject site.

## **8.4 De Minimis Conditions**

There are no *de minimis* conditions associated with the subject site.

## **9.0 Conclusions and Recommendations**

Geo Environmental Consultants, Inc. performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527. The site is approximately 0.27 acres of vacant land located at 0 Hanna Road, Spring, Montgomery County, Texas 77386. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed the following recognized environmental condition (RECs) in connection with the property.

- An active refined liquid product transmission pipeline easement was observed running northwest to southeast through the western portion of the subject site. The presence of the pipeline poses a “Material Threat” to the subject site; however, the land appeared to be in good condition, and the RRC has stated that the pipeline easement has no reported spills, violations, or environmental incidents.



- An oil exploration and production well with an accompanying 130-gallon AST was observed near the northeastern corner of the site in an enclosed area surrounded by chain-link fencing. Documentation provided by the client indicated that the well was installed on October 6, 1990 and was plugged in June 9, 2011. However, observations made on November 12, 2019 indicated that the well appeared abandoned and not plugged. No signs of stressed vegetation, staining, or spillage were observed near the well or AST.

**Recommendations:** Based upon the information obtained during this investigation and the intended current and future usage of the site, the site appears to have medium risk with respect to human health and environments. Based on these investigations, certain RCRA Metals, Total Petroleum Hydrocarbons, or Volatile Organic Compounds may be present on the site. Geo Environmental Consultants, Inc. recommends the following additional investigations:

- The oil/gas well, if abandoned and still not plugged, should be reported to the RRC.
- The well's pressure control valve and associated fixtures should be removed, and if the well is not plugged then it should be plugged.
- A Phase II Environmental Site Assessment should be conducted to determine if the release of RCRA Metals, Total Petroleum Hydrocarbons, or Volatile Organic Compounds have affected the site's subsurface resources. If a release has occurred, the study should determine the major constituents of the contaminants, the concentration of each, and the approximate extent of contamination in the subsurface soil and groundwater.

If any additional information is known or encountered concerning the site, it should be forwarded to Geo's office for possible re-evaluation of our conclusions.

## 10.0 Deviations

This report was prepared in accordance with the ASTM E1527-13 standard, no deletions or deviations were made.

## 11.0 References

Houston City Directories, 1983-2019. Collections and Resources. Houston Metropolitan Research Center, Houston Public Library, Texas. Accessed November, 2019.

Texas Environmental Research, Rockwall, Texas, 80-Year Title Search, November, 2019.

Texas Commission on Environmental Quality Website, <http://tceq.com/>, Accessed November, 2019.

Texas Water Development Board Website, <https://www.twdb.texas.gov>, Accessed November 2019.

Environmental Risk Information Services (ERIS) Aerial photograph search, November, 2019.

The University of Texas at Austin Bureau of Economic Geology, “Geologic Atlas of Texas, Beaumont” [map]. 1:250,000, Austin, 1987.

U.S. Geological Survey. Tamina, Texas [map]. 1:24,000. 7.5 Minute Series, Washington, D. C., 2016.

McClintock, W. R., Galloway, T. L., Stringer, B. R., Soil Survey of Montgomery County, Texas., 1976.

## **12.0 Environmental Professional**

Geo Environmental Consultants, Inc. is a State of Texas Registered Corrective Action Specialist (RCAS# 00329), a Professional Engineer (P.E. #120405) firm, and a Professional Geologist firm. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

## REGULATORY AND TECHNICAL ACRONYMS

<b>ACM</b>	Asbestos-Containing Material
<b>AHERA</b>	Asbestos Hazard Emergency Response Act
<b>AST</b>	Aboveground Storage Tank
<b>CERCLIS</b>	Comprehensive Environmental Response, Compensation, and Liability Information System
<b>DOT</b>	Department of Transportation
<b>EPA</b>	Environmental Protection Agency
<b>ERNS</b>	Emergency Response Notification System
<b>ERIIS</b>	Environmental Risk Information and Imaging Services
<b>ESA</b>	Environmental Site Assessment
<b>FRP</b>	Fiberglass Reinforced Plastic
<b>HWS</b>	Hazardous Waste Sites/Texas Superfund Site
<b>LPST/LRST</b>	Leaking Petroleum Storage Tank
<b>LUST</b>	Leaking Underground Storage Tank
<b>NCTCOG</b>	North Central Texas Council of Governments
<b>NFRAP</b>	No Further Remedial Action Planned Sites
<b>NPDES</b>	National Pollutant Discharge Elimination System
<b>NPL</b>	National Priorities List
<b>PCB</b>	Polychlorinated Biphenyl
<b>PST/RST</b>	Petroleum Storage Tank
<b>RAATS</b>	Resource Conservation and Recovery Act Administrative Actions Tracking System
<b>RCRA</b>	Resource Conservation and Recovery Act
<b>RCRIS</b>	Resource Conservation and Recovery Information System
<b>SWF</b>	Solid Waste Landfill Facilities
<b>TDH</b>	Texas Department of Health
<b>TCEQ</b>	Texas Commission on Environmental Quality
<b>TNRCC</b>	Texas Natural Resource Conservation Commission
<b>TNRIS</b>	Texas Natural Resources Information System
<b>TWC</b>	Texas Water Commission
<b>USDA</b>	United States Department of Agriculture
<b>USGS</b>	United States Geological Survey
<b>UST</b>	Underground Storage Tank

## **APPENDIX A**

Digital Photographs





1. A northwestward view of the subject site from the southeastern corner of the site, and a view of the refined liquid product pipeline marker.



2. A southeastward view of the subject site from the northwestern corner of the site.





3. A southwestward view of the subject site from the northeastern corner of the site.



4. A northeastward view of the northern abutting properties (unimproved land and tributary of Spring Creek) and adjacent properties (single-family residential area) from the northwestern corner of the site.





5. A southeastward view of the eastern abutting property (Hanna Road) and adjacent property (vacant land) from the northeastern corner of the site.



6. A southwestward view of the western/southern abutting properties (single-family residential area) from the northwestern corner of the site.





7. A view of some of the solid waste (wooden debris) that was observed throughout the subject site.



8. A view of the three pole-mounted electrical transformers observed near the eastern boundary of the subject site. No visible staining or leakage was observed.





9. A view of AST and plugged oil well located on the subject site. Rusting is visible, but no leakage, stressed vegetation, or staining were observed underneath.

## **APPENDIX B**

### **RECORDS OF COMMUNICATIONS (ROCs)**

1. Site Owner
2. Montgomery County Environmental Health Services Department
3. Texas Railroad Commission (RRC)

## RECORD OF COMMUNICATIONS

**Geo No.:** 366919A  
**To:** Frank Hoffman  
Site Owner  
**From:** Justin Lindlof  
**Date:** 11/08/2019  
**Phone#:** (972) 935-6084

**ROC NO: 1**

### Record of Inquiry

**Subject:** User Questionnaire

**Summary of Communication:** An inquiry was conducted with Mr. Frank Hoffman, a representative of the site owner Lgl Energy Incorporated. Mr. Hoffman stated that to the best of his knowledge he was not aware of any past recognized environmental conditions (RECs) or incidents of hazardous material spillage, dumping, or regulatory violations associated with the subject site.

---

## RECORD OF COMMUNICATIONS

**Geo No.:** 366919A  
**To:** Ms. Terri Dashiell  
Montgomery County Environmental Health Services  
**From:** Justin Lindlof  
**Date:** 11/07/2019  
**Phone#:** (936) 539-63097839

**ROC NO: 2**

### Record of Inquiry

**Subject:** Environmental Inquiry

**Summary of Communication:** An inquiry was submitted to Ms. Terri Dashiell with Montgomery County Environmental Health Services. Ms. Dashiell stated that County records did not contain any record of investigation reports, letters of correspondence, or any other documents regarding hazardous material or environmental concerns pertaining to the subject site.

## RECORD OF COMMUNICATIONS

**Geo No.:** 366919A  
**To:** Karen Sanchez  
Texas Railroad Commission  
**From:** Justin Lindlof  
**Date:** 11/12/2019  
**Phone#:** (888) 806-8152

**ROC NO: 3**

### Record of Inquiry

**Subject:** Open Records Request

**Summary of Communication:** An inquiry was submitted to Ms. Karen Sanchez of the Texas Railroad Commission (RRC) in regards to a pipeline easement that was observed running underneath the subject site was submitted to Ms. Karen Sanchez of the Texas Railroad Commission (RRC). The Texas Railroad Commission's state records showed that the pipeline belongs to Magellan Pipeline Company, L.P. and contains refined liquid product. The RRC's records further indicated that no spills or environmental incidents for the pipeline have been reported near the subject site

Geo Environmental Consultants, Inc.  
40 Lyerly Street, Houston, TX 77022  
Phone (713) 695-4708 Fax: (713) 695-5736

### Phase I ESA User Questionnaire

Site Name: Vacant Lot

Site Address: 0 Hanna Road, Spring, Texas 77386

1. What is your relation to the subject property?

*Owner*

2. If you are the current owner of the subject property, how long have you owned/been associated with the subject property?

*December 2011*

3. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local laws? If yes, please explain.

*NO*

4. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

A. Do you know the past uses of the site? Please explain.

*Raw Land*

B. Do you know of specific chemicals that are present or were once present at the site? If yes, please explain.

*NO*

C. Do you know of spills or other chemical releases that have taken place at the site? If yes, please explain.

*NO*

D. Do you know of any environmental cleanups that have taken place at the site? If yes, please explain.

*NO*



E. Do you know if the property or any adjoining property is currently being used for an industrial use? If yes, please explain. *NO*

F. Do you know if the property or any adjoining property been used for an industrial use in the past? If yes, please explain. *NO*

5. Are you aware of any activity and use limitations (AUL's), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? If yes, please explain. *NO*

6. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? If yes, please explain. *NO*

7. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? *N/A*

8. If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property? *N/A*

9. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property? If yes, please explain. *NO*

**As part of this study, which of the following are you providing?**

1. Previous environmental site assessment reports  Yes  No
2. Environmental compliance audit reports  Yes  No
3. Environmental permits (including but not limited to solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)  Yes  No
4. Registrations for underground and aboveground storage tanks  Yes  No
5. Registrations for underground injection systems  Yes  No
6. Material safety data sheets  Yes  No
7. Community Right-to-Know plan  Yes  No
8. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.  Yes  No
9. Reports regarding hydrogeologic conditions on the property or surrounding area  
 Yes  No
10. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property  Yes  No
11. Hazardous waste generator notices or reports  Yes  No
12. Geotechnical studies  Yes  No
13. Risk assessments  Yes  No
14. Recorded Activity and Use Limitations (AULs).  Yes  No



Please contact us if you have any questions regarding these ASTM requirements.

**Please return the completed document to Geo Environmental Consultants, Inc. via email to [env@geoenvconsultants.com](mailto:env@geoenvconsultants.com)**

Individual Questioned: \_\_\_\_\_

Signature: Frank Hoffman Date: 11-8-2019

Phone #: 972-935-6084 Fax #: \_\_\_\_\_

<b>PHMSA Hazardous Materials Safety Southwest Region Office</b>	<b>PHMSA Pipeline Safety Southwest Region Office</b>
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8701 S. Gessner Road, Suite 900 Houston, TX 77074 713-272-2820 713-272-2821 (Fax)	8701 S. Gessner Road, Suite 630 Houston, TX 77074 713-272-2859 713-272-2831 (Fax)
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## Management

### Southwest Region Management

**PHMSA Hazardous Materials Safety  
Southwest Region Enforcement Office**

**PHMSA Pipeline Safety  
Southwest Region Office**

→ Deal: 811 for  
Call Center - this Address  
Locations of Property  
Will Check for Expenses

<ul style="list-style-type: none"> <li>• Director: <u>Matt Ripley</u></li> <li>• Chief Investigator: <u>Walter "Tay" Rucker</u></li> <li>• Senior Investigator: <u>Shawn Daniels</u></li> <li>• Investigators: <u>Thomas Lynch, Alan Carson, David Smith, Dollie DeWalt, Walter Rucker, Chevella Smith, Felix Gonzalez, Juan Benavidez, Scott Yoder, Ryan Rigdon</u></li> <li>• Sr. Administrative Assistant: <u>Antwela Cato</u></li> <li>• Hazmat Safety Assistance Team (HMSAT) Transportation Specialist: <u>Michael Roberts, 713-272-2822</u></li> <li>• For a listing of all other personnel, please see the <u>OHM Organizational Chart (PDF)</u></li> </ul>	<ul style="list-style-type: none"> <li>• Director: <u>Mary McDaniel</u></li> <li>• State Liaison: <u>Pat Gaume, 713-272-2833</u></li> <li>• For a listing of all other personnel, please see the <u>OPS Organizational Chart (PDF)</u></li> <li>• Outreach: Community Liaison Services (CLS): <u>Bill Lowry, 713-272-2845; James Prothro, 713-272-2832</u></li> </ul>
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Updated: Friday, October 11, 2019

## Contact Us

### Office of Governmental, International, and Public Affairs

U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration  
1200 New Jersey Avenue, SE  
Washington, DC 20590

POLITICAL SUBDIVISION OF THE STATE  
OF TEXAS  
C.C. FILE NO. 2006-036061

POINT OF  
BEGINNING

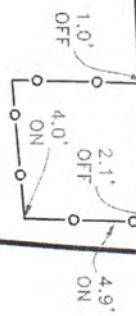
N 87°45'25" E 149.65'

VACANT LOT  
11,756 SQ. FT.  
0.27 ACRES

50' PIPELINE (TEXAS CO.)  
NOW ESMIT  
VOL. 542, PG. 252

LOT 60, BLOCK 6  
OAKRIDGE FOREST,  
CAB. I, SH. 66

LOT 61, BLOCK 6  
OAKRIDGE FOREST,  
CAB. I, SH. 66



A=154.81'  
R=721.58'  
D=12°17'32"  
B=S 09°16'56" W  
C=154.51'

HANNA ROAD  
70' R.O.W.

15" RCP  
(CULVERT)



BEGINNING at a 1/2 inch from rod set 1  
Surveying for corner, said corner being  
conveyed to Montgomery County Drainage  
improvement district and political subd-  
in County Clerk File No. 2006-036061, in  
Texas and lying along the West line of  
the beginning of a non-tangent curve 17  
feet, a delta angle of 12 degrees 17 min-  
utes 16 minutes 56 seconds West, and

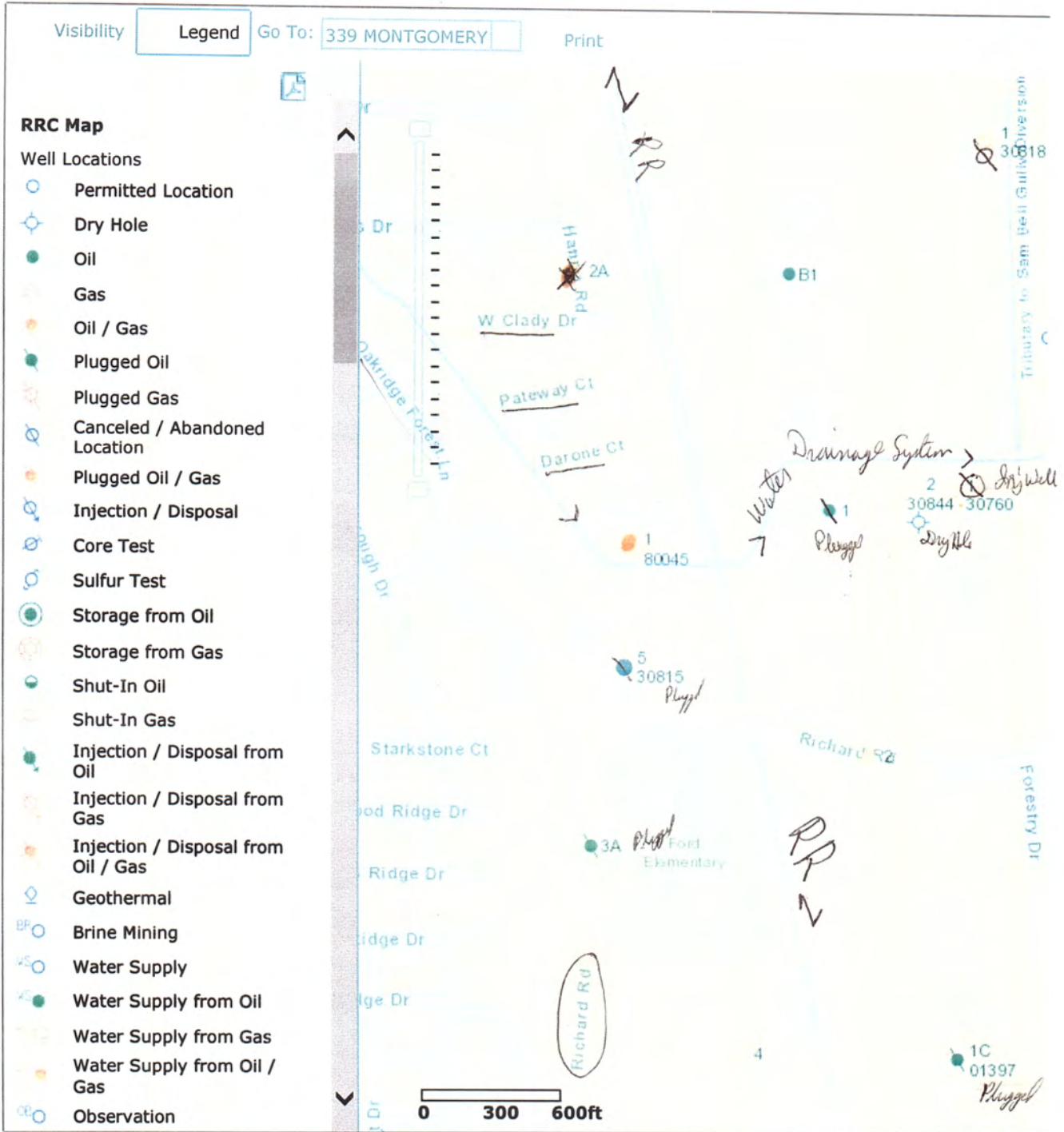
THENCE along said curve to the right, a  
Road, an arc length of 154.81 feet to a  
being the East corner of Lot 60, Block 6  
Montgomery County, Texas, according to  
Sheet 66, of the Map or Plat Records of  
inch from rod found online bears in a  
feet for reference:

This survey is made in conjunction with the information provided by The Client. Use  
of this survey by any other parties and/or for other purposes shall be at user's  
own risk and any loss resulting from other use shall not be the responsibility of

Drawn By: MARIA









RECEIVED  
RRC OF TEXAS  
AUG 17 2011  
O&G DIVISION  
HOUSTON TX

11-515677W  
RAILROAD COMMISSION OF TEXAS  
OIL AND GAS DIVISION

FORM W-3  
Rev. 12/92

Plugging Report

API NO (If Available) 42-339-30815

1. RRC District 03

4. RRC Lease or ID. Number 20809

5. Well Number 5

10. County Montgomery

11. Date Drilling Permit Issued 4-9-1990

12. Permit Number 371270

13. Date Drilling Commenced

14. Date Drilling Completed 10-10-1990

15. Date Well Plugged 06/09/11

FILE IN DUPLICATE WITH DISTRICT OFFICE OF DISTRICT IN WHICH WELL IS LOCATED WITHIN THIRTY DAYS AFTER PLUGGING

2. FIELD NAME (as per RRC Records) Bender (Yegua Y-5 Sand)

3. Lease Name Bender Estate "A"

6. OPERATOR LGL Energy, Inc.

6a. Original Form W-1 Filed in Name of: K P Exploration, Inc.

6b. Any Subsequent W-1's Filed in Name of:

7. ADDRESS P. O. Box 1673 Corsicana, TX 75151

8. Location of Well, Relative to Nearest Lease Boundaries of Lease on which this Well is Located 392 Feet From East Line and 302 Feet From South Line of the Bender Estate "A" Lease

9a. SECTION, BLOCK, AND SURVEY MONTGOMERY CSL/A-350

9b. Distance and Direction From Nearest Town in this County 3.60 NW From Spring 6.0 miles South of Conroe

16. Type Well (Oil, Gas, Dry) Oil	Total Depth 6216	17. If Multiple Completion List All Field Names and Oil Lease or Gas ID No.'s			14. Date Drilling Completed 10-10-1990		
18. If Gas, Amt. Of Cond on Hand at time of Plugging		GAS ID or OIL LEASE #	Oil-O Gas-G	Well #	15. Date Well Plugged 06/09/11		

**CEMENTING TO PLUG AND ABANDON DATA:**

	PLUG #1	PLUG #2	PLUG #3	PLUG #4	PLUG #5	PLUG #6	PLUG #7	PLUG #8
*19. Cementing Date	06/08/11	06/08/11	06/08/11	06/08/11	06/08/11	06/09/11		
20. Size of Hole or Pipe in which Plug Placed (inches)	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2, 8 5/8		
21. Depth to Bottom of Tubing or Drill Pipe (ft.)	6050	2458	2160	1050	782	24		
*22. Sacks of Cement Used (each plug)	25	15	15	15	15	5		
*23. Slurry Volume Pumped (cu. Ft.)	26.5	15.9	15.9	15.9	15.9	5.3		
*24. Calculated Top of Plug (ft.)	5850	2328	2030	920	652	4		
25. Measured Top of Plug (if tagged) (ft.)			2025					
*26. Slurry Wt. #/Gal.	16.4	16.4	16.4	16.4	16.4	16.4		
27. Type Cement	H	H	H	H	H	H		

28. CASING AND TUBING RECORD AFTER PLUGGING

SIZE	WT.#/FT.	PUT IN WELL (ft.)	LEFT IN WELL (ft.)	HOLE SIZE (in.)
8 5/8	24	732	728	11
5 1/2	17	6185	5181	7 7/8
2 7/8		5868	0	

29. Was any Non-Drillable Material (Other Than Casing) Left in This Well  Yes  No

29a. If answer to above is "Yes" state depth to top of "junk" left in hole and briefly describe non-drillable material. (Use Reverse Side of Form if more space is needed.)

30. LIST ALL OPEN HOLE AND/OR PERFORATED INTERVALS

FROM	TO	FROM	TO
6078	6082		
5902	5908		

RECEIVED  
CENTRAL RECORDS

JAN 20 2011  
AUSTIN, TEXAS

I have knowledge that the cementing operations, as reflected by the information found on this form, were performed as indicated by such information. Designates items to be completed by Cementing Company. Items not so designated shall be completed by Operator.

*Tommy Taylor*  
Signature of Cementor or Authorized Representative

Smith Pipe of Abilene  
Name of Cementing Company  
06/23/11

CERTIFICATE:  
I declare under penalties prescribed in Sec 91.143, Texas Natural Resources Code, that I am authorized to make this report, that this report was prepared by me or under my supervision and direction, and that data and facts stated therein are true, correct, and complete, to the best of my knowledge.

*F.H.H.* REPRESENTATIVE OF COMPANY  
*Operator* TITLE  
2-10-2011 DATE  
Phone (972) 820-3417 A/C NUMBER  
*R. P. [Signature]* 8-19-11 SIGNATURE, REPRESENTATIVE OF RAILROAD COMMISSION  
NOT WITNESSED  
MAPPING 200



31. Was Well filled with Mud-Laden Fluid, According to the regulations of the Railroad Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	32. How was Mud Applied? Pumped thru tbg.	33. Mud Weight 9.5 LBS/GAL
34. Total Depth 6216  Depth of Deepest Fresh Water 2100	Other Fresh Water Zones by T.D.W.R. TOP BOTTOM Surface 1000 _____ _____ _____	35. Have all Abandoned Wells on this Lease been Plugged according to RRC Rules? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  36. If NO, Explain
37. Name and Address of Cementing or Service company who mixed and pumped cement in this well Smith Pipe of Abilene, P. O. Box 2286, Victoria, TX 77902		Date RRC District Office notified of plugging 06/07/11
38. Name(s) and Address(es) of Surface Owners of Well Site _____ _____ _____ _____		
39. Was Notice Given Before Plugging to the Above?		
<b>FILL IN BELOW FOR DRY HOLES ONLY</b>		
40. For Dry Holes, this Form must be accompanied by either a Driller's, Electric, Radioactivity or Acoustical/Sonic Log or such Log must be released to a Commercial Log Service.  <input type="checkbox"/> Log Attached <input type="checkbox"/> Log released to _____ Date _____ Type Logs: <input type="checkbox"/> Driller's <input type="checkbox"/> Electric <input type="checkbox"/> Radioactivity <input type="checkbox"/> Acoustical/Sonic		
41. Date FORM P-8 (Special Clearance) Filed?		
42. Amount of Oil produced prior to Plugging _____ bbls* * File FORM P-1 (Oil Production Report) for month this oil was produced		
<b>RRC USE ONLY</b>		
Nearest Field _____		

**REMARKS** DV tool set @ 2408'.  
 Cut & capped well 4' below ground level.

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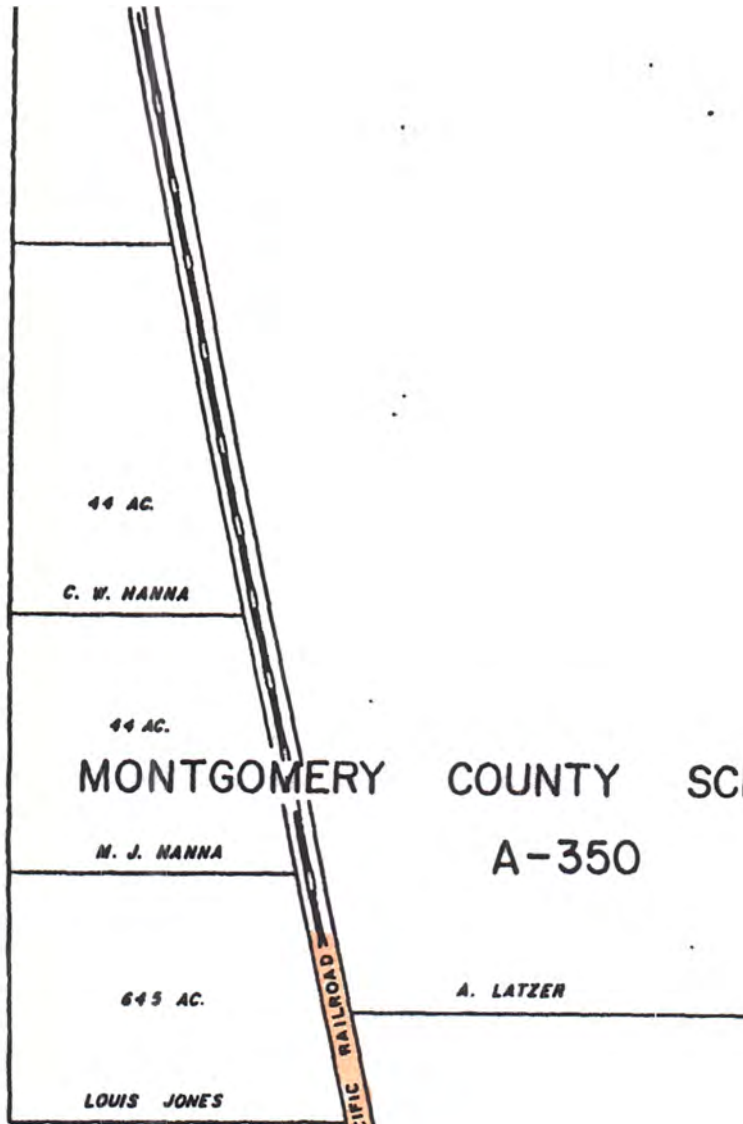
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A-191

ESTERWALD

C.

LOUISE FITCH SOULE, ET VIR



MONTGOMERY COUNTY SCHOOL LAND  
A-350

A. LATZER

LOUIS JONES

RECEIVED  
R.R.C. - O&G

MAR 28 1990

AUSTIN, TEXAS

E L BENDER

K P EXPLORATION, INC.  
No A-5 Bender Estate Location  
Nat Gr Elev = 117.48'

4000 ACRE UNIT

TOM JONES EST

4000 ACRE UNIT

43.00 AC.

BENDER ESTATE

A-1

236'

2860'

473'

749'

3100'

1973'

1973'

1973'

1973'

1973'

1973'

1973'

1973'

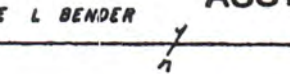
1973'

1973'

1973'

1973'

1973'



THE ABOVE PLAT SHOWS THE K P EXPLORATION, INC NO A-5 LOCATION ON THE BENDER ESTATE 34300 ACRE LEASE TRACT HAS BEEN SURVEYED AND STAKED ON THE GROUND APRIL 11, 1988. THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 15TH DAY OF APRIL, 1988.

THOMAS J TUCKER, INC.  
REGISTERED PUBLIC SURVEYOR  
By *Thomas J. Tucker*  
THOMAS J TUCKER  
REG PUBLIC SURVEYOR OF TEXAS NO 2049

K P EXPLORATION, INC

## Ajaya Giri

---

**From:** Dashiell, Terri [Terri.Dashiell@mctx.org]  
**Sent:** Thursday, November 7, 2019 11:11 AM  
**To:** env@geoenvconsultants.com  
**Subject:** FW: Open Request for Environmental Incidences at 0 Hanna Road  
**Attachments:** image001.gif; ATT00001.htm; Open Request Form - 0 Hanna Road.pdf; ATT00002.htm; Montgomery Appraisal District - 0 Hanna Rd.pdf; ATT00003.htm; Parcel Map.png; ATT00004.htm

There are no environmental findings within our records for the subject property.

Terri Dashiell  
Montgomery County  
Environmental Health Services  
501 N. Thompson Ste. 101  
Conroe, Texas 77301  
O (936) 539-7839  
F (936) 539-7961

---

**From:** Nichols, Scott  
**Sent:** Thursday, November 07, 2019 9:24 AM  
**To:** Dashiell, Terri; Huerta, Miriam  
**Subject:** Fwd: Open Request for Environmental Incidences at 0 Hanna Road

Sent from my iPhone

Begin forwarded message:

**From:** "[env@geoenvconsultants.com](mailto:env@geoenvconsultants.com)" <[env@geoenvconsultants.com](mailto:env@geoenvconsultants.com)>  
**Date:** November 7, 2019 at 9:22:48 AM CST  
**To:** "Nichols, Scott" <[Scott.Nichols@mctx.org](mailto:Scott.Nichols@mctx.org)>  
**Cc:** "Lindsey, Michael D." <[michael.lindsey@mctx.org](mailto:michael.lindsey@mctx.org)>  
**Subject:** Open Request for Environmental Incidences at 0 Hanna Road

Good morning,

Geo Environmental Consultants was recently hired to do a Phase I Environmental Site Assessment at the property located at 0 Hanna Road, Spring, Montgomery County, Texas 77386. The property is located near the intersection of Hanna Road and Oakridge Forest Lane, and the Montgomery Appraisal District information and a map of the site location is attached to this email for your convenience. Could you please inform us of any hazardous material spills, illegal dumping, or any other environmental incidences that may have occurred at this site?

A records request form detailing this information is attached to this email as a formality. If you require any more information, please let me know. Thank you.



**From:** Open Records <Open.Records@rrc.texas.gov>  
**Sent:** Tuesday, November 12, 2019 11:28 AM  
**To:** env@geoenvconsultants.com  
**Subject:** RE: Inquiry for Pipeline near 0 Hanna Road, Spring

Mr. Lindlof,

This is to inform you that we have no records of an environmental incidents or reportable spills for T-4 permit 05754 in Montgomery County.

Sincerely,

*Karen Sanchez*  
Legal Assistant  
Office of General Counsel  
Railroad Commission of Texas

---

**From:** env@geoenvconsultants.com <env@geoenvconsultants.com>  
**Sent:** Wednesday, November 6, 2019 4:50 PM  
**To:** Open Records <Open.Records@rrc.texas.gov>  
**Subject:** Inquiry for Pipeline near 0 Hanna Road, Spring



Good afternoon,

We are conducting an environmental site assessment for the properties located at 0 Hanna Road, Spring, Montgomery County, Texas 77386 (Located near the intersection of Hanna Road and Oakridge Forest Lane). There is a pipeline easement that seemingly runs underneath the property, and we would like to know if you have any records of hazardous material spills or any other environmental incidences that may have occurred from these pipelines.

The pipelines are identified on the RRC GIS map with the following:

COUNTY_FIPS	339
OPERATOR	MAGELLAN PIPELINE COMPANY, L.P.
COMMODITY DESCRIPTION	REFINED LIQUID PRODUCT, TRANSMISSION
SYSTEM NAME	MAGELLAN PIPE LINE
SUBSYSTEM NAME	ORION SOUTH
DIAMETER	16
P5 NUMBER	521318

T4PERMIT	05754
T4PERMIT MILES	14.9
STATUS	In Service
INTERSTATE	Yes
CONTACT PHONE NUMBER	(918) 574-7386

Thank you for your time and effort. If there is any additional information that you may need from us, feel free to let us know.

Sincerely,



**Justin Lindlof**

**Environmental Services**

40 Lyerly Street Houston, TX 77022

Email: [env@geoenvconsultants.com](mailto:env@geoenvconsultants.com)

Phone: (713) 695-4708 ext. #2112

Fax: (713) 695-5736

**APPENDIX B**

80-Year Title Search

DATE: 11-18-2019

JUSTIN LINDLOF

GEO ENVIRONMENTAL CONSULTANTS, INC.

40 LYERLY STREET

HOUSTON, TEXAS 77022

P.O. 8028

TEXAS ENVIRONMENTAL RESEARCH

126 SCEPTRE DRIVE                      TEL: (972) 772-4283  
ROCKWALL, TEXAS 75032                FAX: (972) 772-4283

80 YEAR ENVIRONMENTAL SEARCH

THE ATTACHED REPORT IS BEING PROVIDED TO APPLICANT SOLELY FOR THE PURPOSE OF FACILITATING LANDOWNER OR PURCHASE DEFENSES WHICH MAY BE AVAILABLE UNDER THE LIABILITY ACT OF 1980, AS AMENDED. IT IS PROVIDED FOR THE SOLE USE AND BENEFIT OF APPLICANT AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY FOR ANY REASON.

NOTE: THIS SEARCH REPRESENTS SURFACE CONVEYANCES ONLY.  
TOTAL LIABILITY OF TEXAS ENVIRONMENTAL RESEARCH COMPANY  
IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

THIS REPORT WAS PREPARED FOR THE PURPOSE OF ASSISTING IN AN ENVIRONMENTAL HAZARD INSPECTION OF THE FOLLOWING DESCRIBED PROPERTY.

LEGAL DESCRIPTION: PARCEL: R398403, S764092 OAK RIDGE NORTH B, RES A-1,  
HANNA ROAD, MONTGOMERY COUNTY, TEXAS.

CURRENT OWNER: LGL ENERGY INCORPORATED.

DATE : DECEMBER 27, 2011

INSTRUMENT: WARRANTY DEED

GRANTOR : OAKRIDGE DRILLSITE L.L.C.

GRANTEE : LGL ENERGY INCORPORATED

FILE NO. : 2011114244

DATE : OCTOBER 1, 2008

INSTRUMENT: WARRANTY DEED

GRANTOR : COLE FOSTER SHENANDOAH L.L.C.

GRANTEE : OAKRIDGE DRILLSITE L.L.C.

FILE NO. : 2008099513

DATE : MARCH 19, 2006

INSTRUMENT: WARRANTY DEED

GRANTOR : FOSTER COLE AND SPOUSE, LYNN COLE

GRANTEE : COLE FOSTER SHENANDOAH L.L.C.

FILE NO. : 2006281437

DATE : JUNE 27, 1997  
INSTRUMENT: WARRANTY DEED  
GRANTOR : JOHN M. WARD ESTATE  
GRANTEE : FOSTER COLE AND SPOUSE, LYNN COLE  
FILE NO. : 397365

DATE : MAY 20, 1974  
INSTRUMENT: WARRANTY DEED  
GRANTOR : WILLIAM J. HARTMAN  
GRANTEE : JOHN M. WARD AND SPOUSE, EARLINE WARD  
FILE NO. : 281532

DATE : MARCH 16, 1968  
INSTRUMENT: WARRANTY DEED  
GRANTOR : PATRICK FISHER AND SPOUSE, RUTH FISHER  
GRANTEE : WILLIAM J. HARTMAN  
FILE NO. : 743615

DATE : SEPTEMBER 27, 1954  
INSTRUMENT: WARRANTY DEED  
GRANTOR : SAMUEL HERRICK AND SPOUSE, JOAN HERRICK  
GRANTEE : PATRICK FISHER AND SPOUSE, RUTH FISHER  
FILE NO. : 382794

DATE : OCTOBER 19, 1947  
INSTRUMENT: WARRANTY DEED  
GRANTOR : ANTONIO PAYSON AND SPOUSE, CYNTHIA PAYSON  
GRANTEE : SAMUEL HERRICK AND SPOUSE, JOAN HERRICK  
FILE NO. : 935183

DATE : JULY 12, 1941  
INSTRUMENT: WARRANTY DEED  
GRANTOR : BENJAMIN GRANT AND SPOUSE, JAMIE GRANT  
GRANTEE : ANTONIO PAYSON AND SPOUSE, CYNTHIA PAYSON  
FILE NO. : 643917

DATE : SEPTEMBER 5, 1936  
INSTRUMENT: WARRANTY DEED  
GRANTOR : EVERETT DONNELLY  
GRANTEE : BENJAMIN GRANT AND SPOUSE, JAMIE GRANT  
FILE NO. : 952648

EASEMENTS : UTILITY EASEMENT.



## ENVIRONMENTAL LIEN RESEARCH

AFTER COMPLETING AN ENVIRONMENTAL LIEN SEARCH A  
FINDING THAT NO ENVIRONMENTAL LIENS HAVE BEEN FILED  
OF PUBLIC RECORD AND THAT IT HAS BEEN DETERMINED THAT  
THE PROPERTY RESEARCHED IN THIS REPORT COMPLIES WITH  
ASTM E 1527-13-SEC. 8.3.4.4 AND SECTION 6.2

THIS REPORT MEETS OR EXCEEDS A.S.T.M. E 1527-13.

**MONTGOMERY CENTRAL APPRAISAL DISTRICT**

Property	Owner	Property Address	2019 Assessed Value
R398403	LGL ENERGY INC	-	\$140

**2019 GENERAL INFORMATION**

Property Status **Active**  
 Property Type **Real**  
 Legal Description **S764092 - Oak Ridge North B, RES A-1, ACRES 0.27**  
 Neighborhood **Abstract Area 25 (IH 45 South of FM 1488(East Side))**  
 Account **7640-92-14101**  
 Map Number **-**

**2019 VALUE INFORMATION**

Improvement Homesite Value **\$0**  
 Improvement Non-Homesite Value **\$0**  
 Total Improvement Market Value **\$0**  
 Land Homesite Value **\$0**  
 Land Non-Homesite Value **\$140**  
 Land Agricultural Market Value **\$0**  
 Total Land Market Value **\$140**  
 Total Market Value **\$140**  
 Agricultural Use **\$0**  
 Total Appraised Value **\$140**  
 Homestead Cap Loss **-\$0**  
 Total Assessed Value **\$140**

**2019 OWNER INFORMATION**

Owner Name **LGL ENERGY INC**  
 Owner ID **O0431294**  
 Exemptions  
 Percent Ownership **100%**  
 Mailing Address **100 E PATRICK ENNIS, TX 75119**  
 Agent **-**

**2019 ENTITIES & EXEMPTIONS**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$140	0	0
DD6- Mont Cnty Dd 6		\$0	\$140	0.14	0
F08- Emergency Ser Dist #8		\$0	\$140	0.1	0
GMO- Montgomery Cnty		\$0	\$140	0.4475	0
HM1- Mont Co Hospital		\$0	\$140	0.0599	0
JNH- Lone Star College		\$0	\$140	0.1078	0
MSM- So Mont Co Mud		\$0	\$140	0.16	0
SCO- Conroe ISD		\$0	\$140	1.23	0
<b>TOTALS</b>				<b>2.2452</b>	

**2019 LAND SEGMENTS**

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	LAND SIZE
1 - Restricted Use	C1 - All Vac Res Lts & Vac Res Tr < 5 Ac	No	\$140	\$0	0.270000 acres
<b>TOTALS</b>					<b>11,761 Sq. ft / 0.270000 acres</b>

**VALUE HISTORY**

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2018	\$0	\$140	\$140	\$0	\$0	\$140	\$0	\$140
2017	\$0	\$140	\$140	\$0	\$0	\$140	\$0	\$140
2016	\$0	\$140	\$140	\$0	\$0	\$140	\$0	\$140
2015	\$0	\$140	\$140	\$0	\$0	\$140	\$0	\$140
2014	\$0	\$140	\$140	\$0	\$0	\$140	\$0	\$140

**SALES HISTORY**

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/27/2011	OAKRIDGE DRILLSITE LLC	LGL ENERGY INC	2011114244	

10/1/2008	COLE FOSTER SHENANDOAH LLC	OAKRIDGE DRILLSITE LLC	2008099513	652.11/1378
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**DISCLAIMER**

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Montgomery Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Montgomery Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Montgomery Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

## **APPENDIX B**

### Aerial Photographs

1952

1968

1995

2004

2016

Montgomery County



Lat = 29° 46' 46"

Long = 95° 10' 39"



Site Aerial Photograph  
0 Hanna Road  
Spring, Montgomery County, Texas 77386

Year: 1952

GEO#366919A



Montgomery County



Lat = 29° 46' 46"

Long = 95° 10' 39"



Site Aerial Photograph  
0 Hanna Road  
Spring, Montgomery County, Texas 77386

Year: 1968

GEO#366919A

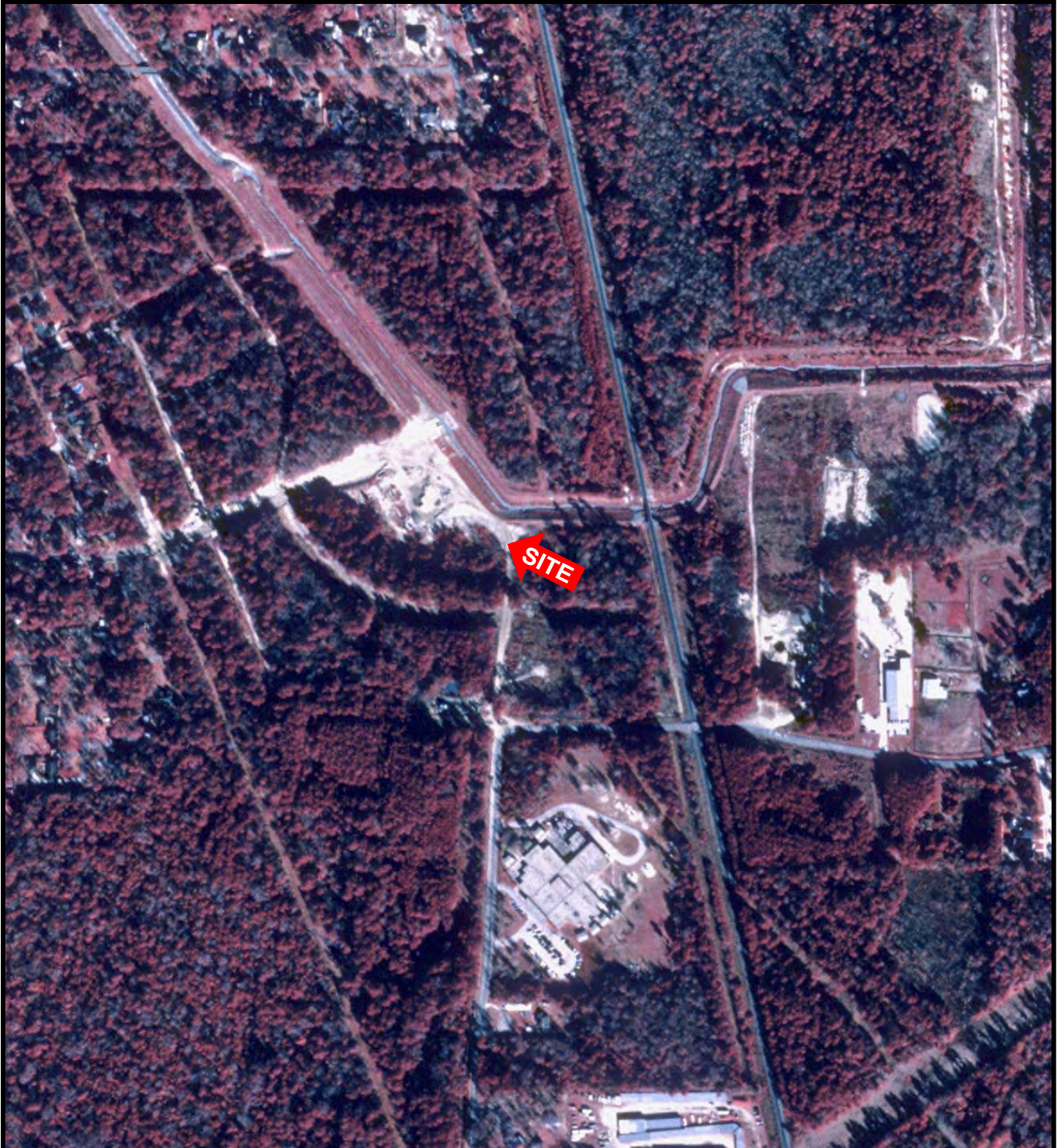


Montgomery County



Lat = 29° 46' 46"

Long = 95° 10' 39"



Site Aerial Photograph  
0 Hanna Road  
Spring, Montgomery County, Texas 77386

Year: 1995

GEO#366919A

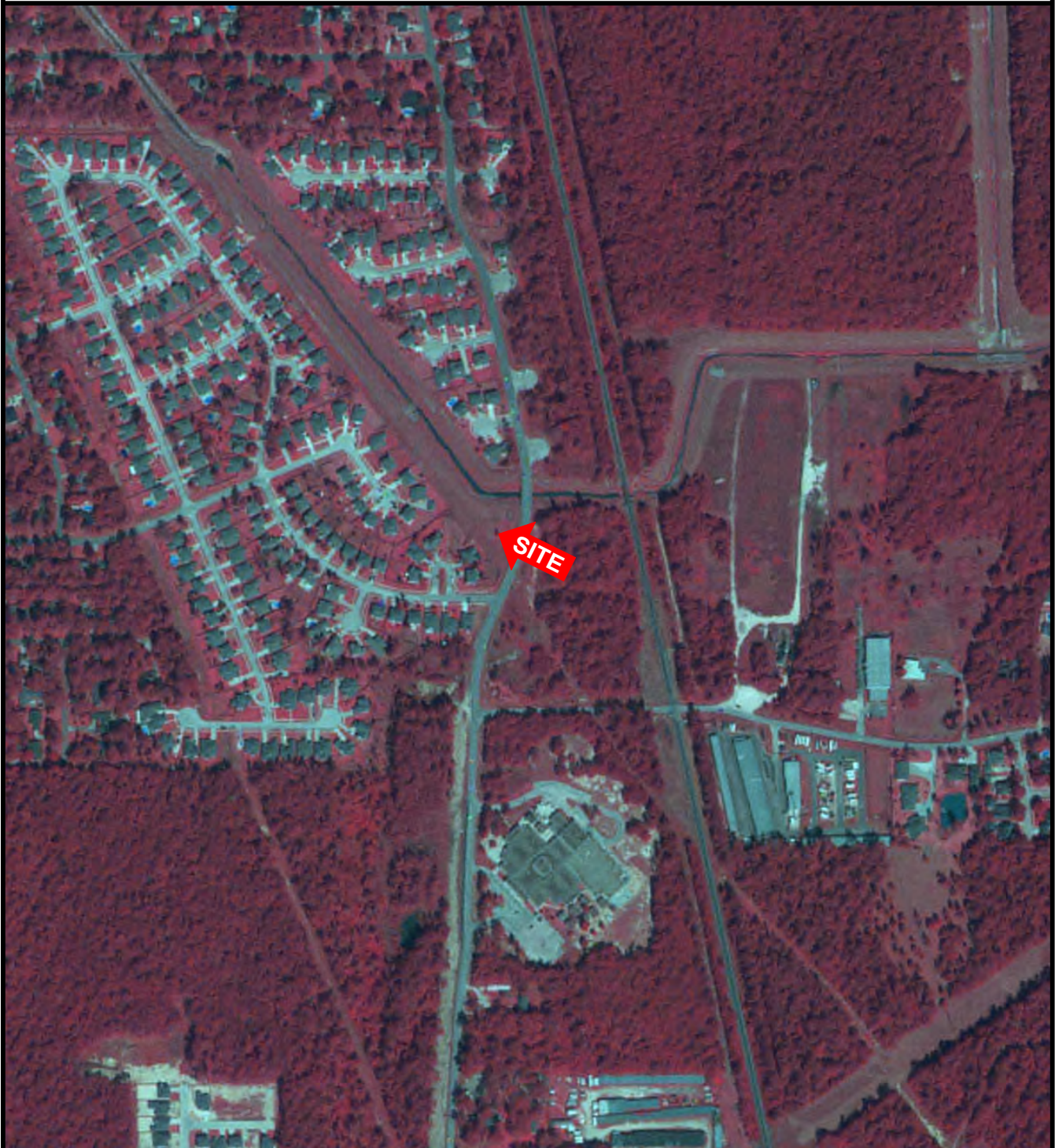


Montgomery County



Lat = 29° 46' 46"

Long = 95° 10' 39"



Site Aerial Photograph  
0 Hanna Road  
Spring, Montgomery County, Texas 77386

Year: 2004

GEO#366919A

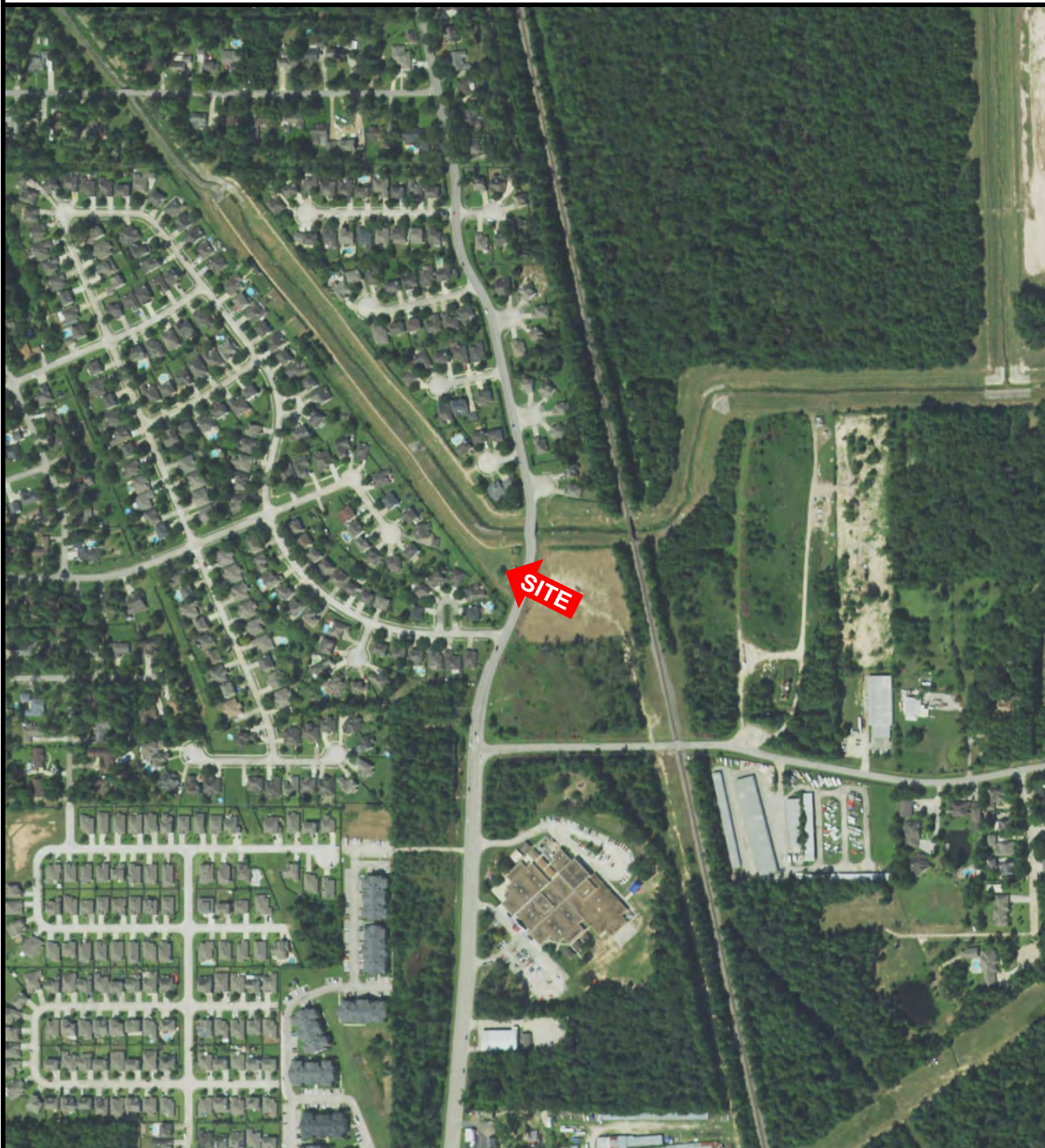


Montgomery County



Lat = 29° 46' 46"

Long = 95° 10' 39"



Site Aerial Photograph  
0 Hanna Road  
Spring, Montgomery County, Texas 77386

Year: 2016

GEO#366919A

## APPENDIX C

UST SITES, ABUTTING AND ADJACENT = 0

RCRA SITES, ABUTTING AND ADJACENT = 0

LUST SITES WITHIN ½ MILE = 0

CERCLIS SITES WITHIN ½ MILE = 0

NPL SITES WITHIN 1 MILE = 0

LANDFILLS/SLUDGE HAULING SITES WITHIN ½ MILE = 0

TSD SITES WITHIN 1 MILE = 0

SARA Title III SITES WITHIN ½ MILE = 0

TRIS, SUBJECT SITE = 0

ERNS, SUBJECT SITE = 0

VCP SITES WITHIN ½ MILE = 0

STATE SUPERFUND SITES WITHIN 1 MILE = 0

RCRA CORRACTS WITHIN 1 MILE = 0

## **APPENDIX D**

### Published References:

1. Geological Atlas of Texas, Beaumont Sheet
2. Texas Water Development Board
3. Soil Survey Montgomery County Texas



BUREAU OF ECONOMIC GEOLOGY  
THE UNIVERSITY OF TEXAS AT AUSTIN  
AUSTIN, TEXAS 7812

W. L. FISHER, Director

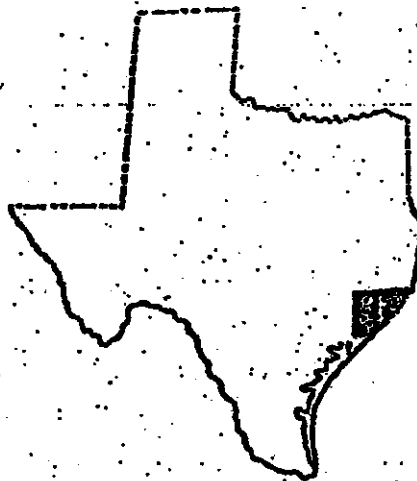
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**GEOLOGIC ATLAS OF TEXAS**

**Houston Sheet**

**Scale: 1:250,000**

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1982



## EXPLANATION

Qal

### Alluvium

Floodplain deposits, including low terrace deposits 3-4 feet above floodplain subject to flooding; clay, silt, sand, gravel, and organic matter; silt and clay, calcareous, dark gray to dark brown; sand, largely quartz; gravel, siliceous, mostly chert, quartzite, and petrified wood, along Colorado River much limestone, igneous, and metamorphic rock, probably mostly reworked from terrace deposits; fluvial morphology well preserved with point bars, oxbows, and abandoned channel segments

Qt

Qle      Qhg

### Fluviatile terrace deposits

Includes terraces along streams, Qt, Leona Formation, Qle, and a high gravel deposit, Qhg  
Terraces along streams, Qt, consist of three or more levels which may correspond to coastal Pleistocene units; gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces; gravel along Guadalupe River, siliceous, coarse, along Colorado River mostly limestone, chert, quartz, and various igneous and metamorphic rocks from the Llano region and Edwards Plateau; and mostly quartz Leona Formation, Qle, forms a broad terrace southeast of Kyle; sand, clay, and gravel, up to 50 feet thick, upper surface about 55-85 feet above floodplain level (possibly a correlative of the Onion Creek Marl on the Austin Sheet)  
High gravel deposit, Qhg, coarse, siliceous, moderate red, about 100 feet below top of Oakville scarp east of Gillett

Ob

### Beaumont Formation

Clay, silt, and sand; concretions of calcium carbonate, iron oxide, and iron-manganese oxides common in zone of weathering; surface almost featureless with poorly defined meanderbelt and levee ridges with many pimple mounds separated by smooth featureless backwash deposits without pimple mounds; thickness 100± feet  
The stippled overprint (source shown in Index to Geologic Mapping) shows areas that are "Dominantly clay and mud of low permeability, high water-holding capacity, high compressibility, high to very high shrink-swell potential, poor drainage, level to depressed relief, low shear strength, and high plasticity; geologic units include interdistributary muds, abandoned channel-fill muds, and fluvial overbank muds." The nonstippled areas are "Dominantly clayey sand and silt of low-moderate permeability, moderate drainage, level relief with local mounds and ridges, and high shear strength; geologic units include meanderbelt, levee, crevasse splay, and distributary sands"

Ql

### Lissie Formation undivided

Within the Seguin Sheet the Montgomery and Bentley Formations (upper and lower units of the Lissie) are essentially indistinguishable and for that reason are not separately mapped  
Sand, silt, clay, and minor amount of gravel; in upper part locally calcareous, some concretions of calcium carbonate; iron oxide and iron-manganese nodules common in zone of weathering; surface fairly flat and featureless except for numerous rounded shallow depressions and pimple mounds, lower part very gently rolling; characterized by moderate permeability, moderate drainage, and high shear strength; geologic units include meanderbelt, levee, crevasse splay, and distributary sands and floodbasin mud over meanderbelt sand; thickness 200± feet

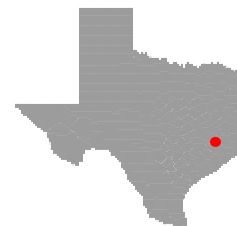
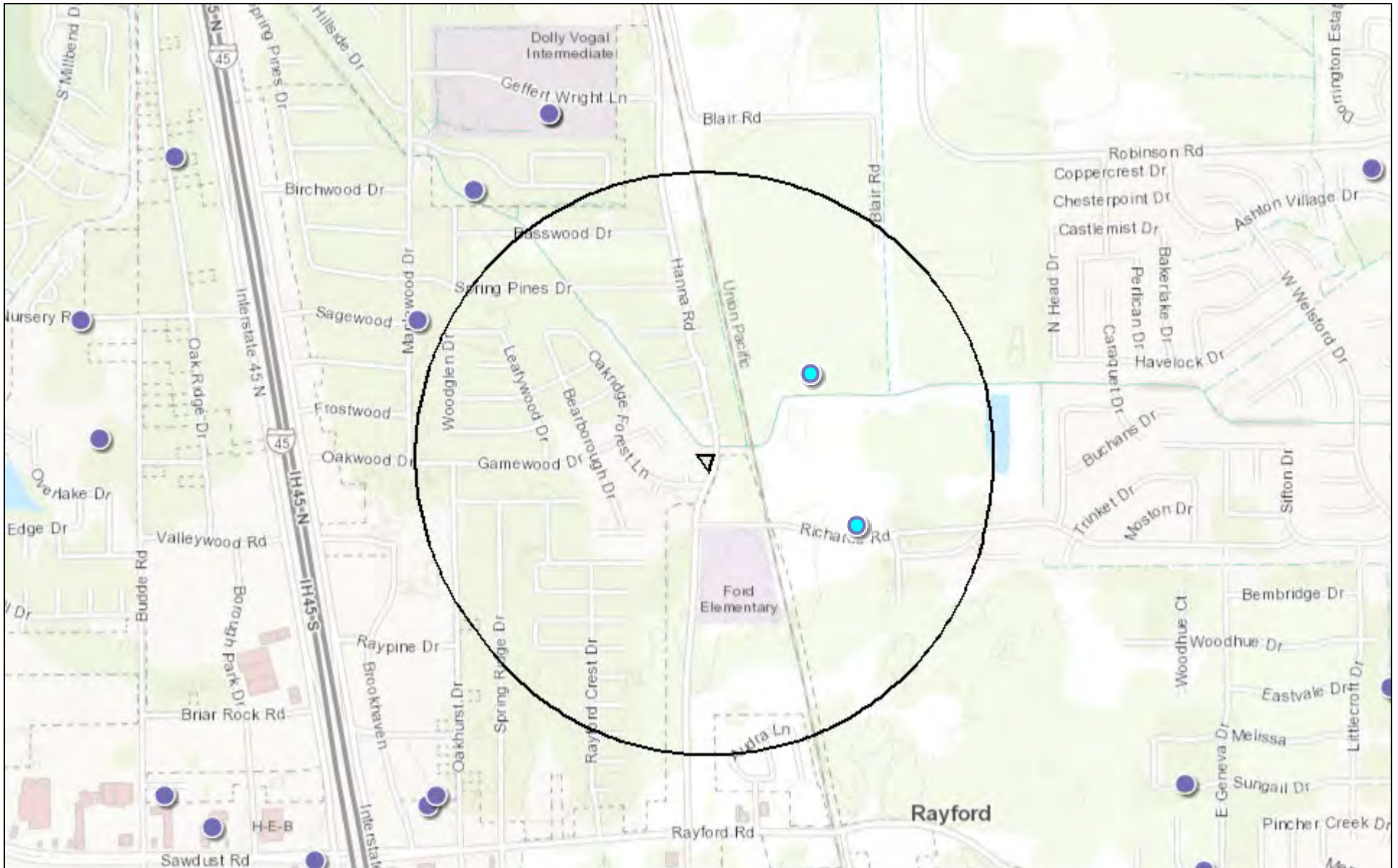
Recent

Pleistocene

QUATERNARY



# 1/2-Mile Radius Well Map



[GWDB Reports and Downloads](#)

**Well Basic Details**

[Scanned Documents](#)

State Well Number	6053802
County	Montgomery
River Basin	San Jacinto
Groundwater Management Area	14
Regional Water Planning Area	H - Region H
Groundwater Conservation District	Lone Star GCD
Latitude (decimal degrees)	30.135278
Latitude (degrees minutes seconds)	30° 08' 07" N
Longitude (decimal degrees)	-95.428333
Longitude (degrees minutes seconds)	095° 25' 42" W
Coordinate Source	+/- 1 Second
Aquifer Code	112CHCT - Chicot Aquifer
Aquifer	Gulf Coast
Aquifer Pick Method	
Land Surface Elevation (feet above sea level)	119
Land Surface Elevation Method	Interpolated From Topo Map
Well Depth (feet below land surface)	45
Well Depth Source	Unknown
Drilling Start Date	
Drilling End Date	
Drilling Method	
Borehole Completion	

Well Type	Withdrawal of Water
Well Use	Industrial
Water Level Observation	Miscellaneous Measurements
Water Quality Available	No
Pump	Jet
Pump Depth (feet below land surface)	
Power Type	Electric Motor
Annular Seal Method	
Surface Completion	
Owner	Sinclair Oil Co.
Driller	
Other Data Available	
Well Report Tracking Number	
Plugging Report Tracking Number	
U.S. Geological Survey Site Number	
Texas Commission on Environmental Quality Source Id	
Groundwater Conservation District Well Number	
Owner Well Number	
Other Well Number	
Previous State Well Number	
Reporting Agency	
Created Date	7/21/1995
Last Update Date	7/21/1995

Remarks

**Casing - No Data**

**Well Tests - No Data**

**Lithology - No Data**

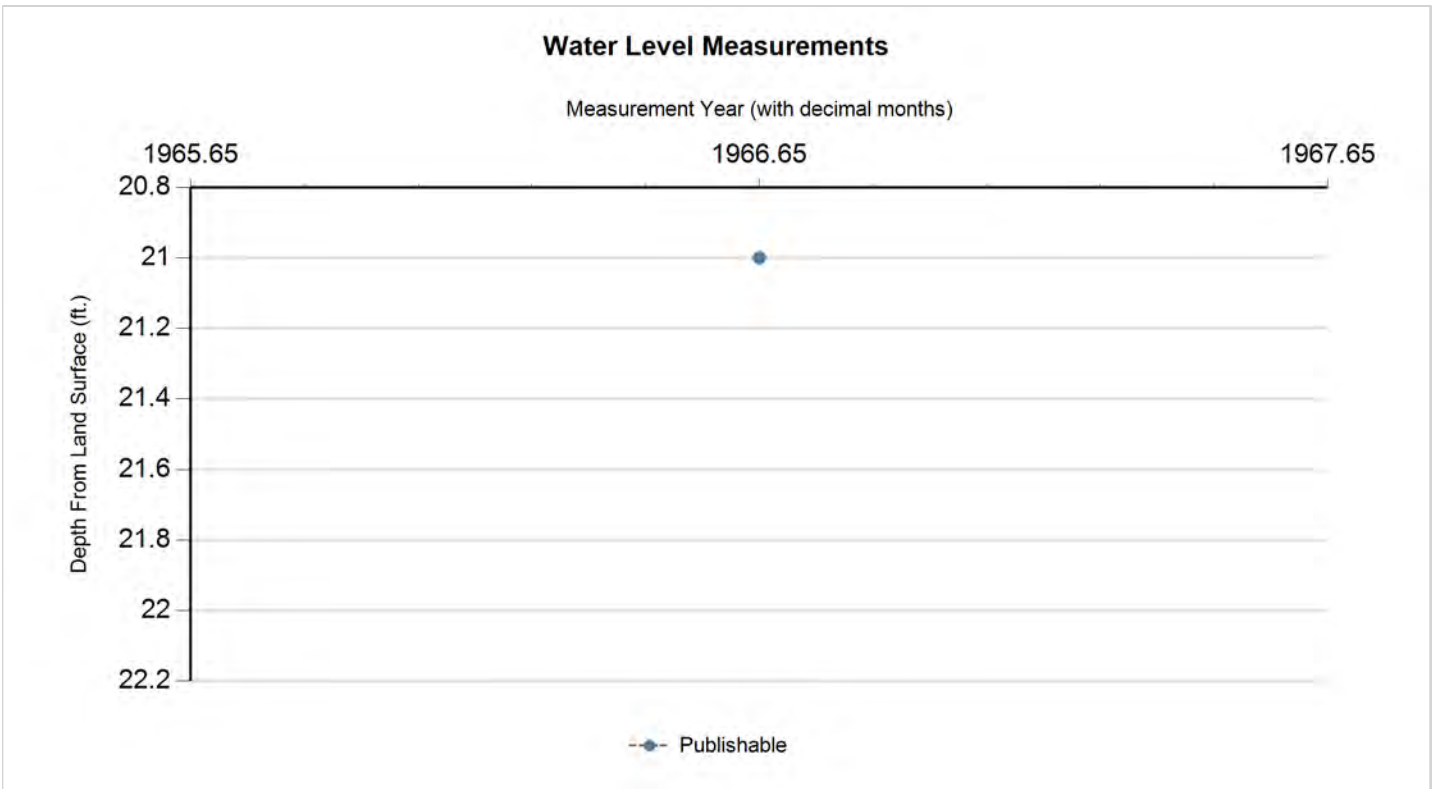
**Annular Seal Range - No Data**

**Borehole - No Data**

**Plugged Back - No Data**

**Filter Pack - No Data**

**Packers - No Data**



Status Code	Date	Time	Water Level (ft. below land surface)	Change value in ( ) indicates rise in level	Water Elevation (ft. above sea level)	Meas #	Measuring Agency	Method	Remark ID	Comments
P	8/26/1966		21		98	1	Other or Source of Measurement Unknown	Unknown		

#### Code Descriptions

Status Code	Status Description
P	Publishable

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**Water Quality Analysis - No Data Available**

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*GWDB DISCLAIMER: Except where noted, all of the information provided in the Texas Water Development Board (TWDB) Groundwater Database (<http://www.twdb.texas.gov/groundwater/data/gwdb.rpt.asp>) is believed to be accurate and reliable; however, the TWDB assumes no responsibility for any errors appearing in rules or otherwise. Further, TWDB assumes no responsibility for the use of the information provided. PLEASE NOTE that users of these data are responsible for checking the accuracy, completeness, currency and/or suitability of all information themselves. TWDB makes no guarantees or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the Groundwater Database (GWDB). TWDB specifically disclaims any and all liability for any claims or damages that may result from providing GWDB data or the information it contains. For additional information or answers to questions concerning the TWDB GWDB, contact the Groundwater Data Team at [GroundwaterData@twdb.texas.gov](mailto:GroundwaterData@twdb.texas.gov).*



[GWDB Reports and Downloads](#)

**Well Basic Details**

[Scanned Documents](#)

State Well Number	6053822
County	Montgomery
River Basin	San Jacinto
Groundwater Management Area	14
Regional Water Planning Area	H - Region H
Groundwater Conservation District	Lone Star GCD
Latitude (decimal degrees)	30.139167
Latitude (degrees minutes seconds)	30° 08' 21" N
Longitude (decimal degrees)	-95.429722
Longitude (degrees minutes seconds)	095° 25' 47" W
Coordinate Source	+/- 1 Second
Aquifer Code	121EVGL - Evangeline Aquifer
Aquifer	Gulf Coast
Aquifer Pick Method	
Land Surface Elevation (feet above sea level)	122
Land Surface Elevation Method	Interpolated From Topo Map
Well Depth (feet below land surface)	370
Well Depth Source	Driller's Log
Drilling Start Date	
Drilling End Date	0/0/1984
Drilling Method	Mud (Hydraulic) Rotary
Borehole Completion	Screened

Well Type	Withdrawal of Water
Well Use	Public Supply
Water Level Observation	None
Water Quality Available	No
Pump	Submersible
Pump Depth (feet below land surface)	
Power Type	Electric Motor
Annular Seal Method	
Surface Completion	
Owner	J. C. Egan
Driller	Weisinger
Other Data Available	
Well Report Tracking Number	
Plugging Report Tracking Number	
U.S. Geological Survey Site Number	
Texas Commission on Environmental Quality Source Id	
Groundwater Conservation District Well Number	
Owner Well Number	
Other Well Number	
Previous State Well Number	
Reporting Agency	
Created Date	4/3/1986
Last Update Date	3/4/1997

Remarks

**Casing - No Data**

**Well Tests - No Data**

**Lithology - No Data**

**Annular Seal Range - No Data**

**Borehole - No Data**

**Plugged Back - No Data**

**Filter Pack - No Data**

**Packers - No Data**

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**Water Level Measurements**

No Data Available

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Water Quality Analysis - No Data Available

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# Soil Survey of Montgomery County, Texas



United States Department of Agriculture  
Soil Conservation Service and Forest Service  
In cooperation with  
Texas Agricultural Experiment Station

## ELECTRONIC VERSION

This soil survey is an electronic version of the original printed copy, dated October 1972. It has been formatted for electronic delivery. Additional and updated information may be available from the Web Soil Survey. In Web Soil Survey, identify an Area of Interest (AOI) and navigate through the AOI Properties panel to learn what soil data is available.

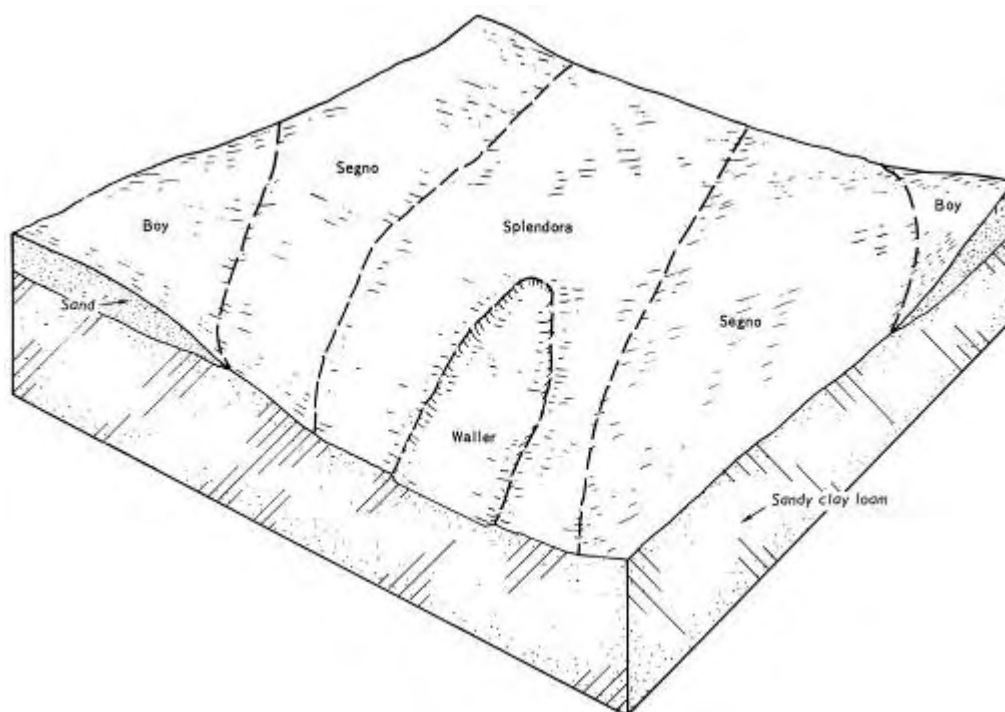


Figure 3.—Soils of the Splendora-Boy-Segno association.

### 3. Wicksburg-Susquehanna association

*Deep, gently sloping, well drained and somewhat poorly drained, sandy and loamy soils that have clayey lower layers*

This association occupies broad, gently sloping interstream divides and rolling side slopes along natural drains (fig. 4).

This association comprises about 19 percent of the county. Wicksburg soils make up about 52 percent of the association, Susquehanna soils 35 percent, and minor soils 13 percent.

The Wicksburg soils have a grayish-brown loamy fine sand surface layer. The subsurface layer is brown loamy fine sand. Lower layers are sandy clay that is mottled below a depth of 35 inches.

Susquehanna soils have a dark grayish-brown fine sandy loam surface layer. The subsurface layer is pale-brown fine sandy loam. Lower layers are clay that is mottled in shades of red, gray, brown, and yellow.

Minor soils in the association are the Albany, Angie, Bibb, Blanton, Garner, Houston Black, and Tuscumbia. Most of the Wicksburg-Susquehanna association is

Most of the Wicksburg-Susquehanna association is used for timber. Some small livestock farms and suburban communities are in the area.

### 4. Sorter association

*Deep, level, poorly drained soils that are loamy throughout*

This association occurs in flat to slightly depressed areas that have no well-defined drainage patterns. The water table is near the surface during much of the winter and spring, and this keeps the soils wet. Low sandy ridges are in some areas.



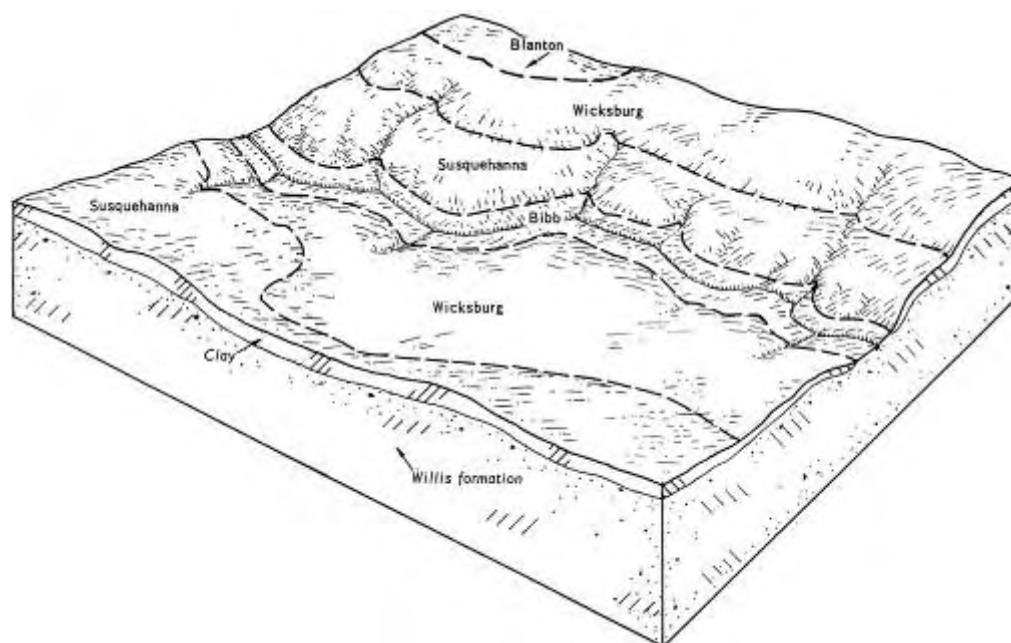


Figure 4.—Soils of the Wicksburg-Susquehanna association.

This association makes up about 10 percent of the county. Sorter soils account for about 52 percent of the association; Splendors, Fuquay, Leefield, and Waller soils 41 percent; and minor soils 7 percent.

Sorter soils are silt loam throughout. The surface layer is gray, and lower layers are light brownish gray. These soils are poorly drained.

Splendors soils have a fine sandy loam surface layer and mottled sandy clay loam lower layers. Fuquay and Leefield soils have a sandy surface layer that is over mottled sandy clay loam lower layers. Waller soils are loamy and occur in depressions. Splendors, Fuquay, and Leefield soils are better drained than Sorter soils and occupy higher parts of the landscape.

Minor soils in this association are the Bibb, Boy, and Segno.

This association is used for pine and hardwood timber. There are a few small livestock farms. Some small housing developments are on the better drained sandy ridges.

##### **5. Ferris-Houston Black-Kipling association**

*Deep, gently sloping to rolling, firm, mainly clayey soils that have a high shrink-swell potential*

This association is characterized by gently sloping ridgetops and steeper side slopes (fig. 5). The soils are mainly high shrink-swell clays that tend to erode on steeper slopes.

This association occupies about 8 percent of the county. Ferris soils make up about 32 percent of the association, Houston Black soils 13 percent, and Kipling soils 13 percent. Other less extensive soils make up 24 percent, and minor soils 18 percent.

Ferris soils are firm, calcareous clays that occur in the more sloping parts of the association. They show evidence of moderate to severe sheet and gully erosion.

Houston Black soils have clayey layers over dark-gray and olive clay mottled with yellowish-red. The soils are on the more gently sloping ridges where erosion has been slight.