



COMMERCIA

PARCEL:

**1484641330,1484642728,1484642730,1484642731,1484685167,1
JOHNSON COUNTY, TEXAS**



LANDGATE

PROPERTY REPORT

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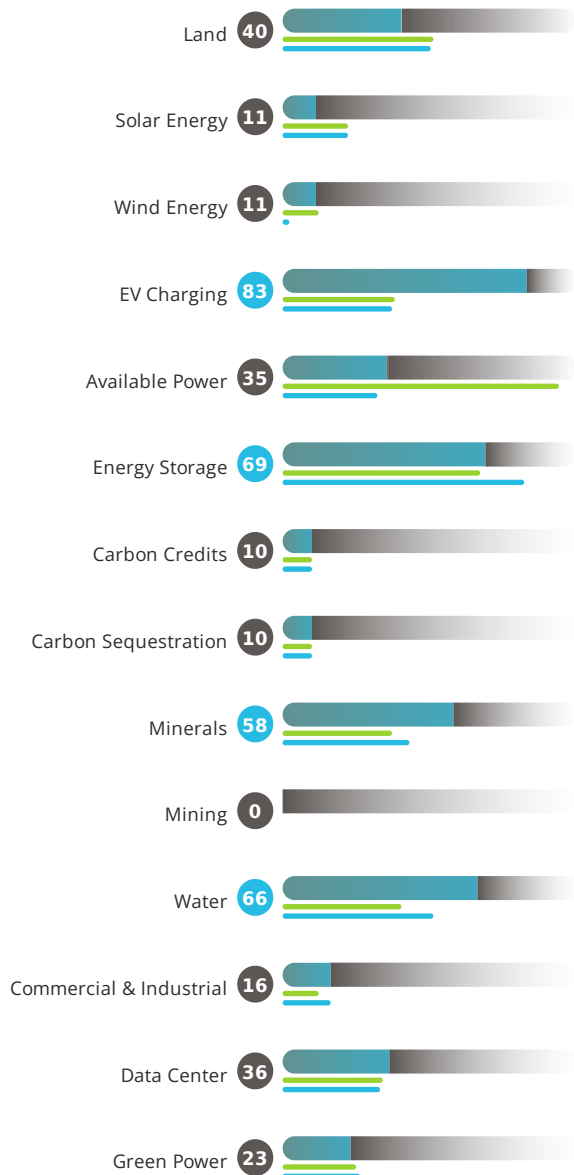
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

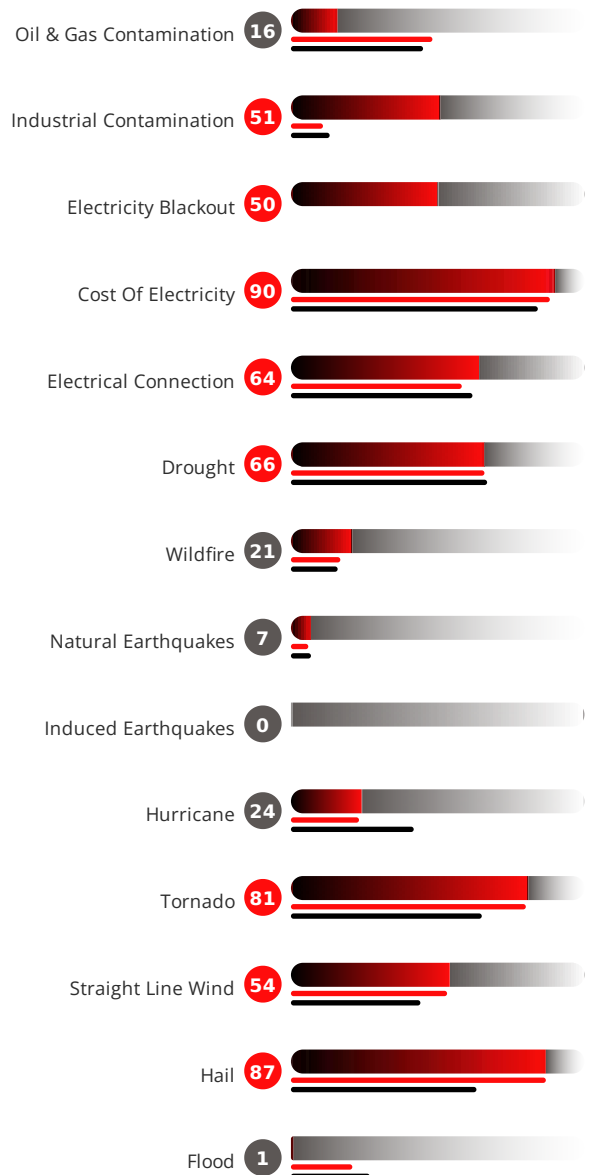
Summary



Value Index



Risk Index



Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$350/ac/yr
Wind Farm Lease:	\$153/ac/yr
Carbon (Carbon Credits):	\$0/ac/yr
Oil and Gas (Mineral Sale):	\$1,322/ac

LandGate Estimates by Parcel

Parcel/APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
15766	2701 S BURLESON BLVD	1.75	\$30,400	\$350/ac/yr	\$0/ac/yr	60*	65*	\$1	\$1	\$34/ac	-	-
17396	2763 S BURLESON BLVD	1.575	\$56,866	\$350/ac/yr	\$0/ac/yr	64*	73*	\$1	\$1	\$34/ac	-	-
17401	2805 S BURLESON BLVD	2.159	\$43,338	\$350/ac/yr	\$155/ac/yr	64*	88*	\$1	\$1	\$34/ac	-	-
17402	2805 S BURLESON BLVD	0.82	\$43,537	\$350/ac/yr	\$0/ac/yr	64*	73*	\$1	\$1	\$34/ac	-	-
66859	2805 S BURLESON BLVD	9.579	\$3,174	\$350/ac/yr	\$182/ac/yr	74*	87*	\$1	\$1	\$34/ac	-	-
71052	2805 S BURLESON BLVD	9.284	\$3,393	\$350/ac/yr	\$180/ac/yr	74*	88*	\$1	\$1	\$34/ac	-	-
71060	2701 S BURLESON BLVD	5.64	\$68,130	\$350/ac/yr	\$172/ac/yr	60*	75*	\$1	\$1	\$34/ac	-	-

LandGate Indexes By Parcel

Parcel APN	Parcel Address	Parcel Acreage	Indexes										Risk Factors									
			Land	Solar Energy	Wind Energy	EV	Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas	Contamination Industrial	Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection	Drought
15766	2701 S BURLESON BLVD	1.8	0	6	0	65	20	60			18	66	0	46	0	37	90	68	66	25	7	
17396	2763 S BURLESON BLVD	1.6	0	5	0	73	35	64			20	66	11	0	67	37	90	52	66	25	7	
17401	2805 S BURLESON BLVD	2.2	55	5	7	88	35	64			20	66	0	65	67	53	90	68	66	25	7	
17402	2805 S BURLESON BLVD	0.8	0	5	0	73	25	64			20	66	0	0	67	37	90	68	66	23	7	
66859	2805 S BURLESON BLVD	9.6	41	5	7	87	35	74			65	66	0	0	67	52	90	68	66	20	7	
71052	2805 S BURLESON BLVD	9.3	42	5	6	88	35	74			69	66	0	0	67	52	90	68	66	23	7	
71060	2701 S BURLESON BLVD	5.6	57	38	34	75	40	60			69	66	85	46	0	52	90	52	66	13	7	

Land



Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	65.8 %
Annual Precipitation:	37.1 "
Average Annual Wind Speed:	17.9 mph
Average 3D Solar Irradiance:	231 W/m ²
Average High Temp:	76.7 °F
Average Low Temp:	55.4 °F
Average Slope:	2.2 °
Maximum Slope:	4.4 °

Total Land Value: \$718,238 (\$23,747/ac)

Developed	\$637,174	(5.3 acres)
Developed/Open Space	\$208,418	(0.9 acres)
Developed/Low Intensity	\$36,183	(0.4 acres)
Developed/Med Intensity	\$184,063	(1.8 acres)
Developed/High Intensity	\$208,511	(2.2 acres)
Pastureland	\$47,313	(14.5 acres)
Grassland/Pasture	\$47,313	(14.5 acres)
Woodland	\$28,965	(9.3 acres)
Deciduous Forest	\$22,069	(7.1 acres)
Evergreen Forest	\$2,069	(0.7 acres)
Shrubland	\$4,828	(1.6 acres)
Cropland	\$4,069	(0.9 acres)
Sorghum	\$1,017	(0.2 acres)
Oats	\$1,017	(0.2 acres)
Other Hay/Non Alfalfa	\$2,034	(0.4 acres)
Water	\$716	(0.2 acres)
Open Water	\$716	(0.2 acres)

Property Features



Acreage Details:

		Dwelling:	1 ac
		Natural Gas Pipeline:	1 ac
		Topography 5%:	6 ac
		Tree Canopy:	7 ac
		Water Well:	0 ac

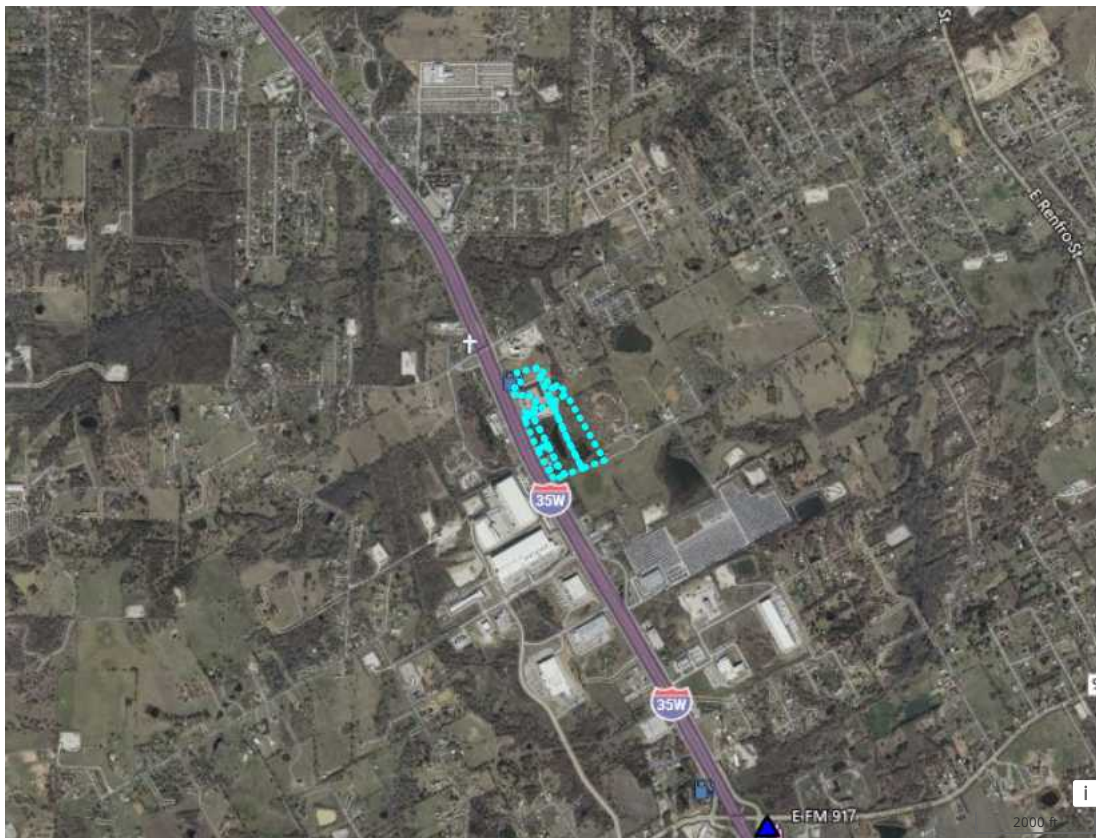
Elevation

Average Elevation:	781 feet
Minimum Elevation:	760 feet
Maximum Elevation:	800 feet

Slope

Average Slope:	2 °
Maximum Slope:	4 ° (May need grading)

Nearest Amenities



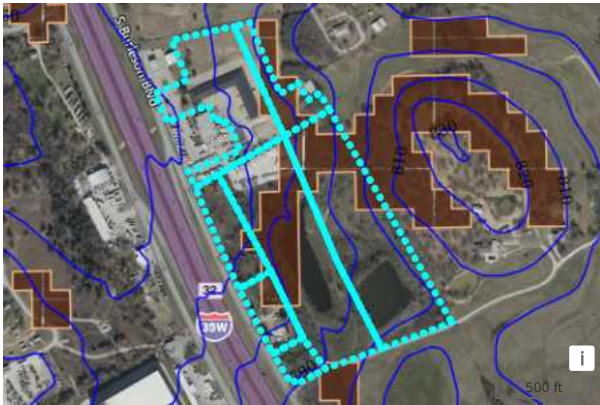
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

Amenity Details

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

- Distance to nearest Hospital: **No hospital within 1.5 miles**
- Distance to nearest Port/Terminal: **No Port / Terminal within 1.5 miles**
- Distance to nearest EV Charger: **No EV Charger within 1.5 miles**

Topo



Elevation

Average Elevation: 781 feet
Minimum Elevation: 760 feet
Maximum Elevation: 800 feet

Slope

Average Slope: 2 °
Maximum Slope: 4 ° (May need grading)

Trees



Current Trees

Tree Acres (ac):	7.13
Tree Canopy Avg. Height (ft):	6.135
Tree Canopy Density (%) (ft):	15.44
Forest Age (yr):	37
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	37

Reforestation Potential

From Non-Tree Cover Acres (ac):	23.69
From Tree Cover Acres (ac):	1.26
Exclusion Zone for Non-Tree Area only (ac):	9.34
Potential Area for Reforestation Acres (ac):	6.02
Water Precipitation (in/yr):	37.00
Suggested Tree Type for Reforestation:	Red Oak spp
Maximum Tree Canopy Density (%):	33.15

Details by Tree Type

Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg
Current Trees	0.000	0.000	\$0.00	\$0.00	0.000	0.000	\$0.00
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	15.400	\$1.90

Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
CrD	4	D	24.4	Crosstell fine sandy loam, 3 to 8 percent slopes	Not Prime Farmland
CrB	3	D	6.5	Crosstell fine sandy loam, 1 to 3 percent slopes	Not Prime Farmland

Rooftop Solar

Rooftop and Parking Lot footprint



Site Details

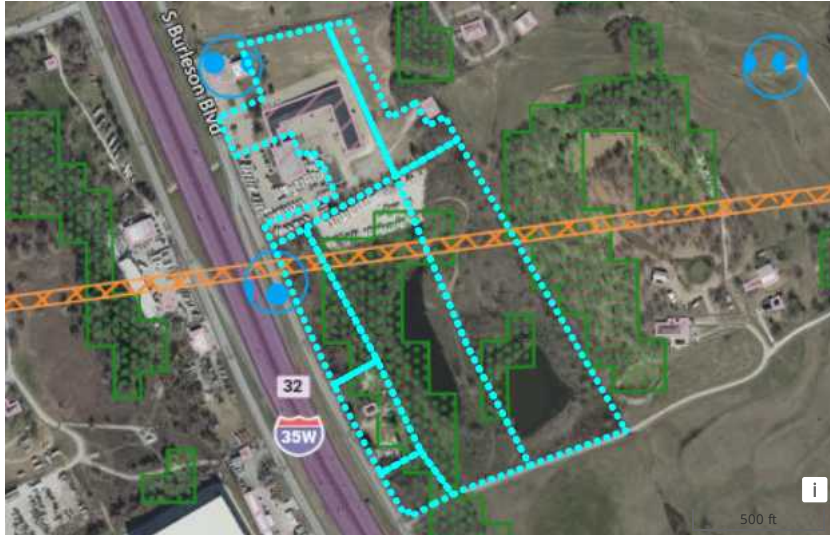
Building Square Feet:	34,696
Parking Lot Square Feet:	0
Number of Rooftop Solar Panels:	950
Number Parking Lot Solar Panels:	0

Production Details






Total Site Capacity:	0.38 MW
MWh generated per year:	700 MWh
Avoided CO2 emissions:	0.49 tons CO2e/year
Estimated Yearly Revenue:	24,536 \$/yr
Estimated Yearly Value:	1.412 \$/sqft/yr

Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	Dwelling:	1 ac
	Natural Gas Pipeline:	1 ac
	Topography 5%:	6 ac
	Tree Canopy:	7 ac
	Water Well:	0 ac

Est. Solar Rent: \$350 / ac / yr

Buildable Acreage For Solar

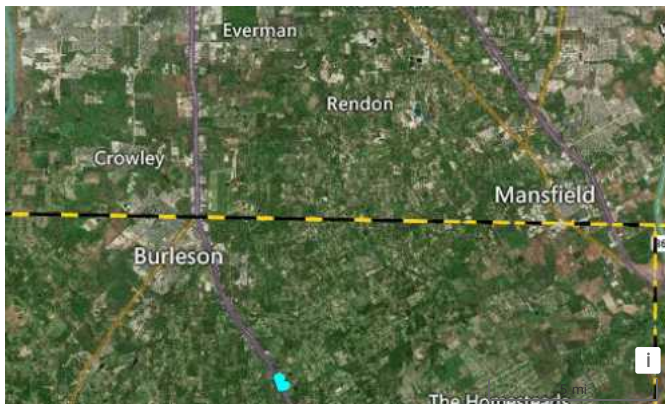
Gross Parcel Acreage:	31 ac
Total Buildable Acreage:	27 ac

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

Potential Capacity/Output

Direct Solar Irradiance:	210 W/m ²
Solar Irradiance - Topography and Panel Tilt Corrected:	231 W/m ²
Possible Number of Solar Panels:	17,686
Parcel Max Capacity:	8 MW
Max Annual Output:	10,926 MWh

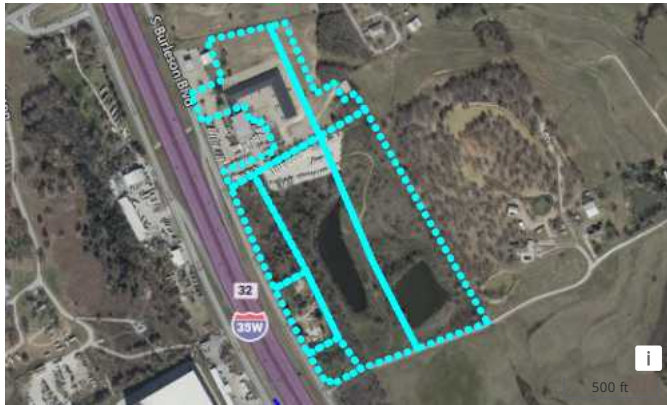
Nearest Solar Farm 



Nearest Solar Farm

Operator	Solar Star Kennedale Storage, LLC
Distance	10.891 miles
Operating Capacity	0

Wind



Est. Wind Rent: \$153/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.34
 Parcel Max. Capacity: 1.113 MW
 Parcel Max. Annual Output: 4,731.385 MWh

Buildable Acreage For Wind

Gross Parcel Acreage: 31 ac
 Total Buildable Acreage: 27 ac

Acreage Details

		Dwelling	1 ac
		Natural Gas Pipeline	1 ac
		Topography 5%	6 ac
		Tree Canopy	7 ac
		Water Well	0 ac

Wind Lease Value Heat Map



LandEstimate - Lease

Value in \$/ac/yr

< \$100
\$100 < x < \$150
\$150 < x < \$225
\$225 < x < \$300
\$300 < x < \$375
\$375 < x < \$450
\$450 < x < \$550
\$550 < x < \$650
\$650 < x < \$700
> \$700

Electrical Infrastructure



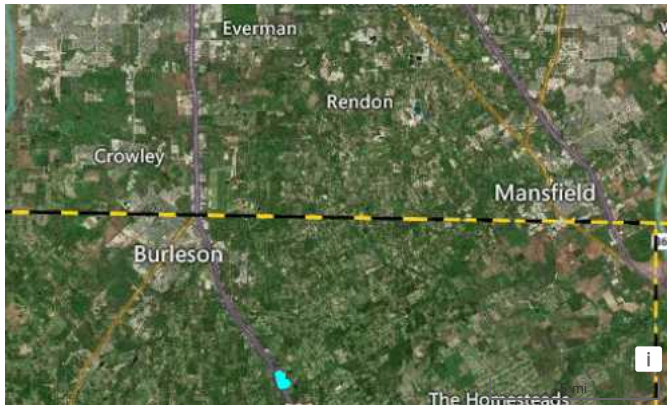
Nearest Substation

Substation Name: Highpoint
 Distance: 0.871 miles
 Substation Hosting: -
 Capacity: -

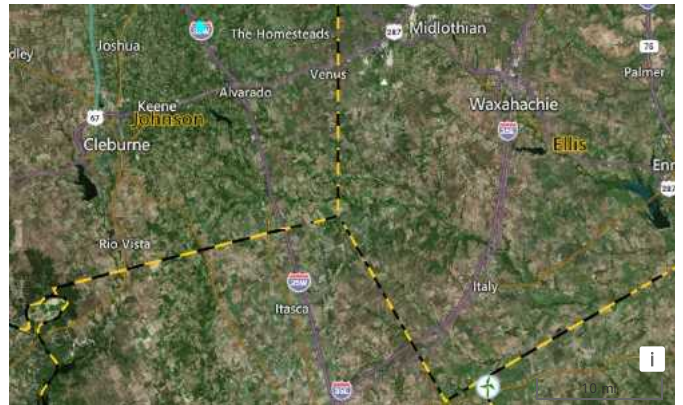
Nearest Transmission Line

Owner: ONCOR ELECTRIC DELIVERY CO.
 Distance: 0.837 miles
 Max Capacity: 300 MW
 Available Capacity: -

Nearest Solar Farm



Nearest Wind Farm



Nearest Solar Farm

Operator: Solar Star Kennedale Storage, LLC
 Distance: 10.891 miles
 Operating Capacity: 0

Nearest Wind Farm

Name: Yellow Cat Wind
 Distance: 36.708 miles
 Operating Capacity: -

Commodity Pricing

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

Commodity Pricing

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

Direct Solar Irradiance: 210 W/m²
 Solar Irradiance - Topography and Panel Tilt Corrected: 231 W/m²

EV Charging

Nearest Major Road and Site Score



Nearest Major Road	
Name	I35W
Distance	0 miles
EV Site Score:	65
EV Corridor Site Score:	100
EV Exit Ramp Score:	95
Substation Index Score:	70
Transmission Line Index Score:	0
EV Charging Station Score:	50
Tribal and DAC Index Score:	100

Nearest Transmission Lines and Substation



Nearest Transmission Line

Owner:	ONCOR ELECTRIC DELIVERY CO.
Distance:	0.8 miles
Max Capacity:	300 MW
Available Capacity:	-

Nearest Substation

Substation Name:	Highpoint
Distance:	0.9 miles
Substation Max kV:	-
Substation Min kV:	-

Nearest Amenity and Charging Station



Site Details

Nearest Amenity Name:	Valero
Nearest Amenity Type:	Gas Station
Nearest Amenity Distance:	0 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	29.60169689999997 sq ft
Average Annual Energy Price:	90.66 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

Nearest EV Charging Station

EV Network/Owner:	Tesla
Distance:	1.3 mi
EV Level:	DC Fast
EV Connectors:	TESLA
EV Pricing:	\$0.28 per kWh; \$0.26 per minute above 60 kW and \$0.13 per minute at or below 60 kW

Carbon



Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	30.81
Tree Cover Acres (ac):	7.13
Non-Tree Cover Acres (ac):	23.69
Carbon Credits Offset Est.	0.000
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	0.000
Current Year (ton/yr):	
Carbon Credits Est. Current	\$0
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$0.00
Year (\$/yr):	

Tree Carbon Credits

Tree Acres (ac):	7.13
Tree Canopy Avg. Height (ft):	20
Tree Canopy Density (%):	15.44
Forest Age (yr):	37
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	37.00
Tree Carbon Offset Est.	0.000
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	0.000
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$0.00
Current Year (\$/yr):	

Soil Carbon Credits

Organic Carbon Stocks	0
(ton/ac):	
Organic Carbon Density	0
(kg/m ³):	
Soil Carbon Offset Est.	0.617
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	19.006
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$0.93
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$28.51
Current Year (\$/yr):	

Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	23.69
(ac):	
From Tree Cover Acres (ac):	1.26
Exclusion Zone for Non-Tree	9.34
Area only (ac):	
Potential Area for	6.02
Reforestation Acres (ac):	
Water Precipitation (in/yr):	37.00
Maximum Tree Canopy	33.15
Density (%)	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/ac/yr):	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/yr):	
Reforestation Carbon Credits	\$0.000
Est. Current Year (\$/ac/yr):	
Reforestation Carbon Credits	\$0.00
Est. Current Year (\$/yr):	

Oil And Gas



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

Estimated Oil Gas Value (Sale) \$1,322/acre

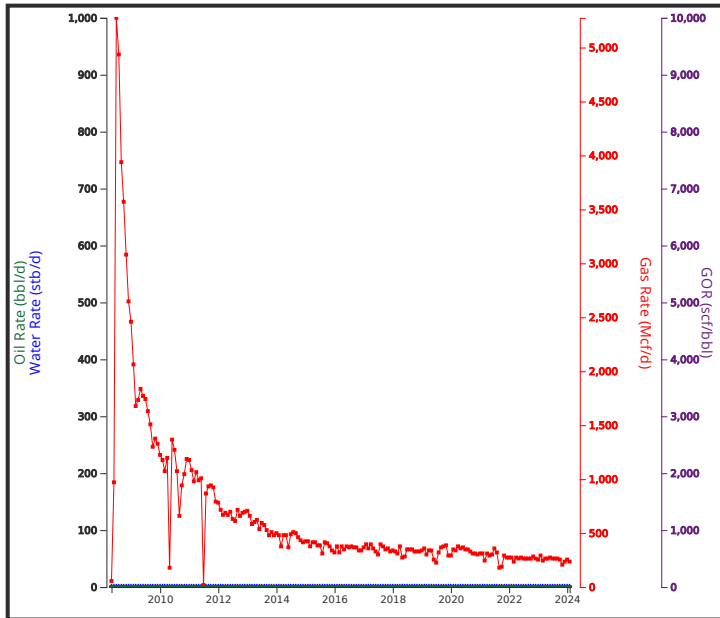
Nearby Wells Valuation of 1% Royalty (\$61/bbl; \$3.3/mcf)

NET VALUE
\$9,042

FROM OIL PRODUCTION	FROM GAS PRODUCTION	FROM NGL PRODUCTION
\$0	\$8,907	\$135

Production (Nearby Wells)

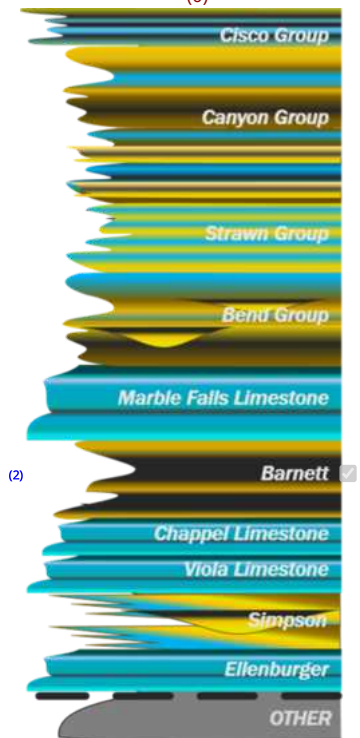
First Production Date	04/30/2008
Last Production Date	01/31/2024
Oil (cumulative)	0 bbl
Gas (cumulative)	619,763 boe (3,718,578 Mcf)
Water (cumulative)	0 bbl



Geology (Nearby Wells)

● Fort Worth Basin

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



Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Producing	No (0.315 mi)	MARTIN 4H	UPP OPERATING LLC	4225132009	Vertical	Barnett Shale	2008-06-30					0	3,383,110
● Abandoned	No (0.14 mi)	BROWN NINA 1	DEVON ENERGY PRODUCTION CO L.P.	4225132486	Vertical	Barnett Shale	2008-04-30			2017-08-17		0	335,468

Mining



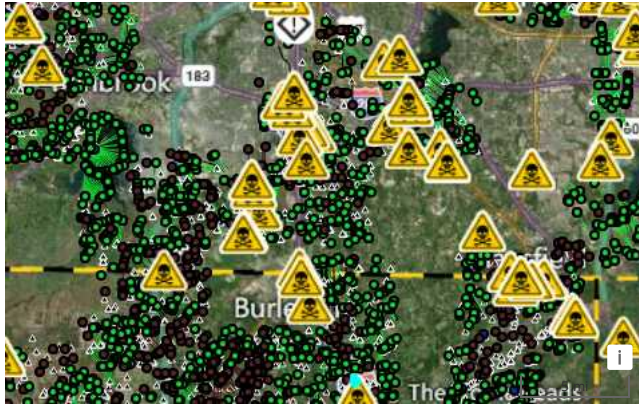
Nearest Mining Location

Associated	
Claim/Owner Names	
Location Type	Industrial
Distance from Parcel	6.649 mi
Location Name	Charlie Phillips Pit
Discovery Year	
Commodity Type	Both
Resource Size	
Main Commodity	Construction,Sand and Gravel,Silica
Additional Commodity	
Operation Type	Surface
County	Johnson
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Producer
Year First Produced	
Year Last Produced	

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

Rock Description	Rock Classification	Acres	Percent of Parcels
Woodbine Formation	Sedimentary Sandstone	32	100

Industrial Contamination



Nearby EPA Superfund Site

Site Name: Pesses Chemical Co.
Distance: 16.25 miles
Contaminant: Unspecified
Category: Unavailable
Status: Deleted NPL Site
LG Risk Score: 3.5 / 100

(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)

EPA Region: 6
City: Fort Worth
County: Tarrant
State: Texas
Latitude: 32.7174
Longitude: -97.3256
Date Proposed: 1984-10-15
Date Listed: 1986-06-10
Date Remediated: 1992-09-28
Link: [09/28/1995 \(PDF\)](#)

Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
● Abandoned	0.23	BROWN NINA 1	DEVON ENERGY PRODUCTION CO L.P.	4225132486	V	Barnett Shale	2008-04-30			2017-08-17		0	335468