

# Phase I Environmental Site Assessment for Project Files, Hill County, Texas

**SEPTEMBER 2024** 

PREPARED FOR

**BPL Files Solar LLC** 

PREPARED BY

**SWCA Environmental Consultants** 

# PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR PROJECT FILES, HILL COUNTY, TEXAS

#### Prepared for

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SWCA Project No. 77305

September 2024

#### **EXECUTIVE SUMMARY**

This executive summary presents the results of a Phase I Environmental Site Assessment (ESA) completed by SWCA Environmental Consultants (SWCA) for the proposed Project Files, an approximate 1,131-acre tract of privately owned land located east of County Road 4434, Hill County, Texas (the subject property). The subject property is composed of an active solar facility including solar panels, overhead transmission lines, inverters, and gravel roads.

The purpose of this Phase I ESA is to satisfy part of the lender's due diligence requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

The following list presents selected findings of this Phase I ESA:

- SWCA Environmental Consultants' (SWCA's) review of historical sources found that the subject property and surrounding area were historically vacant agricultural land for cattle grazing until construction of a solar facility began in 2022. Historical sources did not identify recognized environmental conditions (RECs) for the subject property.
- SWCA's review of Railroad Commission of Texas records indicated that two oil and gas wells have existed on the property. One of the wells has been plugged and abandoned. The other well must properly abandoned per state regulations if it is no longer in use.
- SWCA was unable to obtain and review a chain of title report and property deeds for the subject property.
- SWCA's interview with the Solar Plant Manager did not identify any environmental concerns associated with the subject property.
- SWCA's interview with a representative of BPL Files Solar LLC did not identify any concerns for the subject property.
- SWCA's review of a Banks Environmental Data, Inc., Regulatory Database Report and of supplemental records from several state and federal regulatory databases did not identify any mapped listings within the subject property or within the ASTM International (ASTM)-recommended search radius of the subject property.
- SWCA's reconnaissance of the subject property on September 6, 2024, verified the subject property is an active solar facility. The following was noted:
  - o The subject property had not changed in condition or use since the previous site reconnaissance dated March 13, 2024.
  - The subject property is mostly graded earth covered with solar arrays. Large padmounted transformers were present along access roads throughout the solar arrays.
  - Adjacent properties consist of rural residences to the southwest and open agricultural land for cattle grazing on all other sides.
  - No evidence of leaks, spills, or environmental concerns was noted anywhere on-site or on adjoining properties.

The information presented in this report is intended for the exclusive use of BPL Files Solar LLC and their affiliates, underwriters, lenders, and counsel. Reliance by any other parties on the information presented herein is the sole responsibility of said parties. This Phase I ESA report is viable for 180 days following the earliest date of any of the following components of all appropriate inquiries: interviews, the environmental records review, the site reconnaissance, and the declaration of the Environmental

Professional. This Phase I ESA report is viable for 180 days following September 6, 2024 (the date of the site reconnaissance and regulatory database report).

We have performed a *Phase I ESA* in conformance with the scope and limitations of ASTM International Standard E2247-16 of the *subject property*, as described in Section 2 of this report. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this *report*. **This assessment has revealed** *no RECs, controlled RECs*, or *significant data gaps* in connection with the *subject property*.

# **CONTENTS**

Exc	ecutiv	e Summary	i
1	Intro	duction	1
	1.1	Purpose	1
	1.2	Scope of Work	1
	1.3	Limitations	2
	1.4	User Reliance	2
2	Prop	erty Description	2
3	Phys	ical Setting Analysis	6
	3.1	Topography	6
	3.2	Geology and Hydrogeology	6
	3.3	Soils	6
4	Histo	orical Property Uses and Records Review	7
	4.1	Historical Map Review	7
	4.2	Historical Aerial Photograph Review	7
	4.3	Sanborn Maps and City Directories	8
	4.4	Previous Environmental Reports	8
	4.5	Interviews	8
	4.6	Environmental Liens and Activity and Use Limitations	8
5	Envi	ronmental Records Review	9
	5.1	Federal and State Environmental Records.	9
	5.2	Environmental Database Listings	10
	5.3	Oil and Gas Records	10
6	Prop	erty Reconnaissance	10
	6.1	Property Inspection.	10
7	Phas	e I Environmental Site Assessment Findings	12
8	Phas	e I Environmental Site Assessment Conclusions	12
9	Liter	rature Cited	14
10	Signa	ature of Environmental Professional	16
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### **Appendices**

- Appendix A. Phase I Environmental Site Assessment Scope of Work
- Appendix B. Environmental Professional's Credentials
- Appendix C. Additional Records
- Appendix D. Correspondence
- Appendix E. Regulatory Database Report and Historic Aerial Photographs
- Appendix F. Subject Property Photographs

# **Figures**

Figure 1. Topographic map of the subject property	
Tables	
Table 1. Subject Property Ownership	3
Table 2. Soil Types within the Subject Property	
Table 3. Approximate Minimum Search Distances	
Table 4. Features, Activities, Uses, and Conditions on the Subject Property	

#### 1 INTRODUCTION

This executive summary presents the results of a Phase I Environmental Site Assessment (ESA) completed by SWCA Environmental Consultants (SWCA) for the proposed Project Files, an approximate 1,131-acre tract of privately owned land located east of County Road 4434, Hill County, Texas (the subject property). The subject property is composed of an active solar facility including solar panels, overhead transmission lines, inverters, and gravel roads.

#### 1.1 Purpose

The purpose of this Phase I ESA is to satisfy part of the lender's due diligence requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

The Phase I ESA generally follows the standards described in ASTM International (ASTM) Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2021). The goal of the processes established by this practice is to assess the property, to the extent feasible pursuant to the processes prescribed in ASTM Standard E1527-21, for the presence of recognized environmental conditions (RECs). A REC is defined in the ASTM standard as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." De minimis conditions, which generally do not present a threat to human health or the environment and generally would not be the subject of enforcement actions if brought to the attention of appropriate regulating agencies, are not RECs.

This Phase I ESA did not include observation, assessment, or reporting of issues identified in the ASTM standard as non-scope considerations, such as asbestos-containing materials, lead-based paint, radon, non-hazardous wastes and materials, mold or microbial growth conditions, or biological and medical wastes. No soil, air, or water samples were collected for this Phase I ESA.

# 1.2 Scope of Work

SWCA completed this Phase I ESA in accordance with the scope of work included in Appendix A. Deletions or deviations from ASTM Standard E1527-21 are documented in Section 1.3 of this report. To achieve the objective referenced above, SWCA completed the following tasks:

- Requested ASTM-specified information from the user of this Phase I ESA
- Surveyed relevant documents to assess the subject property's physical setting
- Reviewed historical topographic maps and historical aerial photographs
- Conducted appropriate interviews
- Reviewed appropriate federal and state environmental records
- Completed a reconnaissance of the subject property and observed adjoining properties
- Prepared this Phase I ESA report and referenced all information sources herein

SWCA warrants that a qualified Environmental Professional was responsible for the preparation of this report in conformance with ethical business practices and industry standards. Appendix B contains the credentials of the Environmental Professional responsible for the preparation of this report.

#### 1.3 Limitations

Some standard sources are not readily available and thus were not used to prepare this Phase I ESA. Data gaps, limitations, and deviations from the ASTM standard include the following:

- Based on our professional experience with similar historically undeveloped properties, Sanborn Map Company (Sanborn) fire insurance maps were assumed to not be available for the subject property, and a city directory search would not have yielded useful information.
- As is customary with large-scale rural projects, the site reconnaissance focused on pre-identified areas of the subject property and adjoining properties with indications of activity that could have resulted in the presence of a REC, especially areas where hazardous substances or petroleum products may be used, handled, managed, or stored or may have been used, handled, managed, or stored in the past. SWCA did not walk transects of the vacant undeveloped portions of the subject property. Therefore, not all land surfaces were directly observed.

Because alternatives to standard sources served as a solid basis of learning past property uses and conditions, and because supplemental data sources provided sufficient information, these gaps in the data are not considered to be significant and are not thought to have affected SWCA's ability to identify RECs on the subject property. SWCA's findings and conclusions within this assessment do not take into consideration the limitations identified in this report.

#### 1.4 User Reliance

The information contained in this report relates only to the subject property and should not be extrapolated or construed to apply to any other location. The description of the subject property as provided herein represents the conditions of the subject property as it existed on the date of the site reconnaissance and data source searches. Findings are based solely on the above-referenced methods and limitations.

The information presented in this report is intended for the exclusive use of BPL Files Solar LLC and their affiliates, underwriters, lenders, and counsel. Reliance by any other parties on the information presented herein is the sole responsibility of said parties. If the Phase I ESA will be relied upon by a different party than the user for whom the Phase I ESA was originally prepared, that party must also satisfy the user's responsibilities in Section 6 of ASTM Standard E1527-21.

This Phase I ESA report is viable for 180 days following the earliest date of any of the following components of all appropriate inquiries (AAIs): interviews, environmental records review, site reconnaissance, and the declaration of the Environmental Professional. **This Phase I ESA report** is viable for 180 days following September 6, 2024 (the date of the site reconnaissance and regulatory database report). Continued viability of this report is subject to ASTM Standard E1527-21, Sections 4.6 to 4.8. The validity of the report can be renewed by updating the components of AAIs listed above.

#### 2 PROPERTY DESCRIPTION

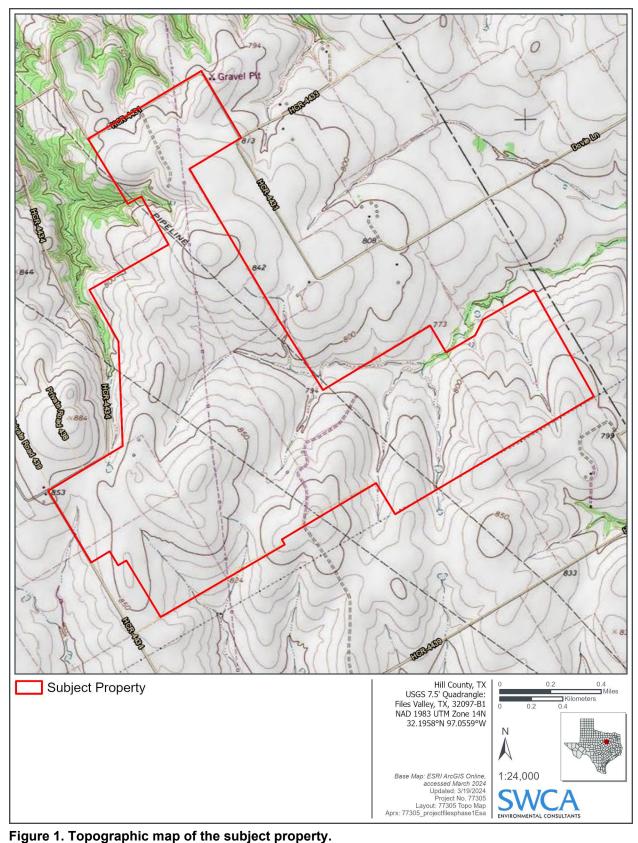
The subject property is an active solar facility comprised of 25 parcels of land, totaling approximately 1,131 acres. It is on the east side of County Road 4434, approximately 4.2 miles east of the town Itasca,

Hill County, Texas. The adjoining properties consist of agricultural land utilized for cattle grazing. These adjacent properties contain rural residences and ancillary structures; however, the majority of the properties are open rangeland. According to the Hill County Assessor's Office (2024), the subject property is comprised of 25 individual parcels. The subject property is depicted in Figures 1 and 2. Select property data are detailed in Table 1, and additional details from the Hill County Assessor's Office (2024) are provided in Appendix C.

**Table 1. Subject Property Ownership** 

Parcel Number	Owner	Legal Description
118140	BOWMAN DAVID L	DOSSEY A-240 TR 1 150.90 AC
133132	BOWMAN DAVID L	DOSSEY A-240 TR 3A 93.672 AC
118032	BOWMAN JONATHAN D & KATY	WM CYRUS A-180 TR 5 70.83 AC
119090	BOWMAN JONATHAN D & KATY	A HODGE A-1034 TR 1 30.84 AC
118009	BOWMAN JONATHAN D & KATY	J D COUCHMAN A-164 TR 1 100.00 AC
353140	BYRD HOMES LLC	A WILLETT A-943 TR 9A 168.977 AC
353956	BYRD HOMES LLC	A WILLETT A-943 TR 9H 31.441 AC
353959	BYRD HOMES LLC	DOSSEY A-240 TR 6A 9.807 AC
118142	BYRD HOMES LLC	DOSSEY A-240 TR 6 13.338 AC
118983	BYRD HOMES LLC	A WILLETT A-943 TR 9 27.916 AC
300439	COLEMAN BOBBY & FELICIA	J D COUCHMAN A-164 TR 2B, 2B LT 1 & 2C 20.00 AC
118011	KNAPP MILDRED H EST	J D COUCHMAN A-164 TR 3 114.759 AC
117942	KNAPP MILDRED H EST	T BISSELL A-93 TR 1 126.104 AC
118977	NEELEY LINDA	A WILLETT A-943 TR 1 150.797 AC
118030	NEELEY LINDA	WM CYRUS A-180 TR 3 153.785 AC
160132	NEELEY LINDA	A WILLETT A-943 TR 1F 7.4181 AC
353142	PHARE NORA L & CHRISTOPHER L PHARE	A WILLETT A-943 TR 9C 99.88 AC
118984	ROSE ROBERT JR & STACEY	A WILLETT A-943 TR 12 & 12A 151.821 AC
213716	SCOGGINS JACQULYN	A WILLETT A-943 TR 1A, 1C & 1K 11.101 AC
118010	SEAMAN TANYA D	J D COUCHMAN A-164 TR 2 71.00 AC
118031	STOKES JEANETTE	WM CYRUS A-180 TR 4 41.928 AC
118141	STOKES JEANETTE	DOSSEY A-240 TR 5 290.80 AC

Source: Hill County Assessor's Office (2024).



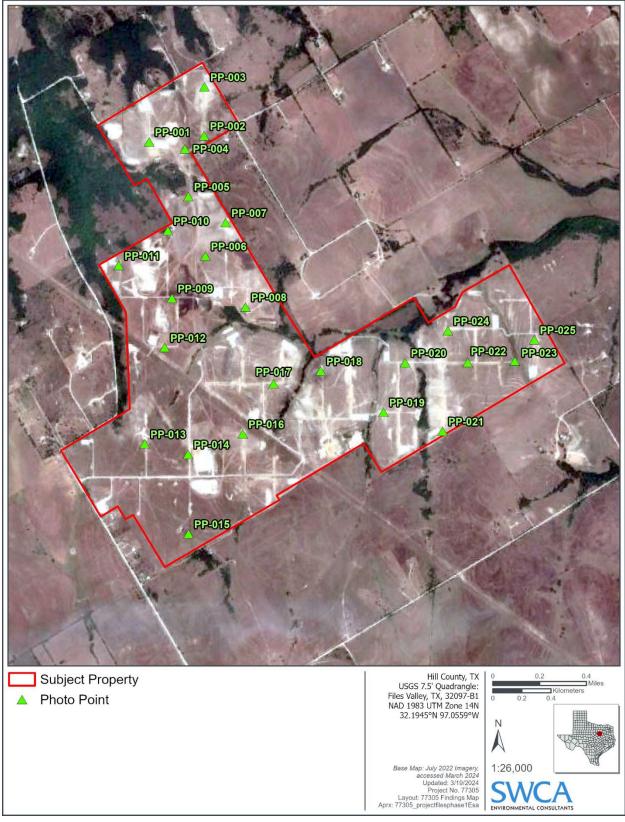


Figure 2. Aerial photograph of the subject property.

#### 3 PHYSICAL SETTING ANALYSIS

SWCA reviewed pertinent key physical characteristics of the subject property, as obtained from available natural history information sources.

# 3.1 Topography

USGS topographic maps of the area (USGS 2024a) suggest that the subject property surface is gently undulating, ultimately contributing the majority of the surface flow or runoff to the east. The high point within the subject property is located in the southwest. There are nine drainages within the subject property. The two northern drainages convey water to the north and outside of the subject property. Six of the drainages serve as tributaries to the largest drainage, which is located within the central portion of the subject property and flows from west to east. The subject property ranges in elevation from approximately 760 to 880 feet above mean sea level.

# 3.2 Geology and Hydrogeology

USGS online spatial mineral resources data indicate that the surface geology of the subject property is mapped as Cretaceous-aged sedimentary rocks of the Austin Chalk and Eagle Ford Group (USGS 2024b). Austin Chalk makes up 1,128 acres of the subject property and is described as chalk and marl. The chalk is mostly microgranular calcite with minor foraminifera tests and Inoceramus prisms. The formation is ledge forming and grayish white to white. The remaining 3 acres are of the Eagle Ford Group which is stratigraphically lower than the Austin Chalk. The Eagle Ford Group consists of shales, siltstone, and limestone, and the thickness of the Eagle Ford Group ranges from 25 to 65 feet.

The subject property overlies the Trinity Aquifer, a major aquifer within limestones, sands, clays, gravels, and conglomerates. The subject property also overlies a minor aquifer, the Woodbine Aquifer. This minor aquifer is stratigraphically higher than the Trinity Aquifer and provides water for municipal, industrial, domestic, livestock, and small irrigation supplies.

There were no mapped wells within the subject property (Texas Water Development Board 2024); however, it is assumed that groundwater flow is relatively consistent with surface topography and can give a general indication of groundwater flow.

#### 3.3 Soils

A review of soils data from the Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2024a) indicates that subject property soils are very deep, well-drained soils containing alluvium from various sources and eolian materials. There are 11 soil types mapped within the subject property. Table 2 includes a list of the soils and their acreage and percentage within the subject property.

Table 2. Soil Types within the Subject Property

Soil Map Unit Name	Acres within Subject Property (acres)	Percentage within Subject Property (%)	
Austin silty clay, 1 to 3 percent slopes	257.90	25.47%	
Eddy very gravelly clay loam, 1 to 3 percent slopes	267.76	23.69%	
Stephen silty clay, 3 to 5 percent slopes	264.14	23.37%	
Eddy very gravelly clay loam, 3 to 8 percent slopes	118.17	10.45%	
Stephen silty clay, 1 to 4 percent slopes	104.05	9.20%	
Austin silty clay, 2 to 5 percent slopes, moderately eroded	100.67	9.00%	
Houston Black clay, 1 to 3 percent slopes	8.98	0.79%	
Sunev clay loam, 5 to 15 percent slopes	7.24	0.64%	
Stephen-Eddy complex, 2 to 5 percent slopes	0.97	0.09%	
Austin silty clay, 1 to 3 percent slopes	0.31	0.03%	
Stephen-Eddy complex, 1 to 3 percent slopes, eroded	0.17	0.02%	
Total	1,130.37	100.00%	

Source: NRCS (2024b).

#### 4 HISTORICAL PROPERTY USES AND RECORDS REVIEW

The history of the subject property and adjoining properties was reviewed in accordance with the ASTM standard, except as noted in Section 1.3. Historical uses of the subject property were determined based on a review of readily available, reasonably ascertainable data, including topographic maps, aerial photographs, and interviews.

# 4.1 Historical Map Review

SWCA reviewed available historical topographic maps of the subject property from the following dates: 1965, 1967, 1979, 2010, 2012, 2016, 2019, and 2022 (USGS 2024a). In 1967, the subject property and surrounding area are depicted as vacant land with a single pipeline transecting the property from the northwest to the southeast. No significant changes are evident in the subsequent topographic maps, and the maps do not depict details such as structures. No other relevant observations were made in SWCA's review of historical topographic maps.

# 4.2 Historical Aerial Photograph Review

SWCA reviewed available historical aerial photographs of the subject property from 1958, 1964, 1981, 1985, 1994, 1995, 2004, 2007, 2008, 2010, 2012, 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2022 (Google Earth 2024; Nationwide Environmental Title Research, LLC 2024). In 1958, the subject property appears to consist of open rangeland and terraced agricultural land. The 2008 aerial photograph shows a pad site for an oil and gas well is constructed and is then removed by the 2010 aerial photograph. Construction along the existing pipeline easement is captured in the 2018 aerial photograph, where it appears additional pipelines are being installed. No significant changes are evident on or adjacent to the subject property in subsequent photographs until 2022, when the site is graded, and the construction of a solar facility commences.

No additional pertinent observations were noted in SWCA's review of historical aerial photography.

# 4.3 Sanborn Maps and City Directories

Based on our professional experience with similar historically undeveloped properties, Sanborn fire insurance maps were assumed to not be available for the subject property, and a city directory search would not have yielded useful information.

# 4.4 Previous Environmental Reports

Westwood Professional Services completed a Phase I ESA in conformance with the scope and limitations of ASTM Standard 1527-13 for the Files Solar Project on September 16, 2020. This report was prepared for Belltown Power Texas, LLC, and was conducted on the same subject property. The Westwood Phase I ESA report did not identify RECs, HRECs, or CRECs (Westwood 2020). Additionally, SWCA prepared a Phase I ESA for the subject property in December of 2022. The December 2022 Phase I ESA prepared by SWCA did not Identify any RECs, HRECs, or CRECs (SWCA 2022).

SWCA was not provided with and is not aware of any additional Phase I ESA reports or other relevant environmental reports for review.

#### 4.5 Interviews

On March 27, 2024, Katherine Zeth, representing BPL Files Solar LLC, completed a Phase I ESA User Questionnaire regarding the subject property. K. Zeth does not know of any past uses of the subject property other than agricultural land and rural residences. K. Zeth does not know of any significant spills or chemical releases, or environmental cleanups that have occurred on the subject property and is not aware of any obvious indicators that point to the presence or likely presence of releases at the subject property. On September 6, 2024, representatives of BPL Files Solar LLC, confirmed that answers from the previous questionnaire dated March 27, 2024, are still valid.

During the site reconnaissance on March 13, 2024, SWCA was escorted by Antonio Carreon, the Plant Manager. Mr. Carreon is unaware of any significant spills or chemical releases, or environmental cleanups that have occurred on the subject property and is not aware of any obvious indicators that point to the presence or likely presence of releases at the subject property. On September 6, 2024, SWCA confirmed with on-site staff that there have been no known releases or significant changes to the subject property since the March site visit.

SWCA attempted to interview the landowners, however at the time of this report, SWCA was unsuccessful in interviewing the any landowners.

The completed user questionnaire and example landowner questionnaires are provided in Appendix D.

# 4.6 Environmental Liens and Activity and Use Limitations

It is the responsibility of the user of a Phase I ESA to obtain and review title records back to 1980 (the year CERCLA was enacted). SWCA was not provided with a chain of title report or property deeds.

#### 5 ENVIRONMENTAL RECORDS REVIEW

SWCA conducted an environmental records review to establish the environmental history of the subject property and surrounding area to ascertain whether hazardous waste or hazardous material management, handling, treatment, or disposal activities have occurred on or near the subject property.

#### 5.1 Federal and State Environmental Records

An environmental database search report generated by Banks Environmental Data, Inc. (Banks), on September 6, 2024, was used to access environmental records for the subject property and surrounding properties. The databases searched by Banks include those specified by ASTM Standard E1527-21 and E2247-16, as well as several additional federal and state databases and databases proprietary to Banks. Banks updates its records in accordance with ASTM Standard E1527-21 and E2247-16 guidelines, and ASTM's standard search distances were followed, as detailed in Table 3. Additional listed facilities that Banks has not identified may exist within a 1-mile radius.

**Table 3. Approximate Minimum Search Distances** 

Record Sources	Approximate Minimum Search Distance (miles)
Federal Databases	
National Priorities List (NPL)	1.0
Delisted NPL	0.5
CERCLA/CERCLA No Further Remedial Action Planned (NFRAP) sites	0.5
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Facilities	1.0
RCRA Non-CORRACTS Treatment Storage and Disposal Facilities	0.5
RCRA Generators List	Subject property and adjoining
Institutional Control/Engineering Control Registries	Subject property only
Emergency Response Notification System	Subject property only
State and Tribal Databases	
NPL/ "Superfund" state equivalent	1.0
Hazardous waste facilities	0.5
Landfill and solid waste disposal site lists	0.5
Leaking storage tank lists	0.5
Registered storage tank lists	Subject property and adjoining
Institutional control/Engineering control registries	Subject property only
Voluntary cleanup sites	0.5
Brownfield sites	0.5

Source: ASTM (2021).

SWCA supplemented the Banks database search with a review of environmental databases from the Texas Commission on Environmental Quality (2024), Railroad Commission of Texas (2024), U.S. Environmental Protection Agency (2024a–c), and U.S. Department of Transportation (2024). A copy of the Banks database report is included in Appendix E.

# 5.2 Environmental Database Listings

The Banks environmental database report did not identify any mapped records within the specified search distance; however, three unmapped records were included in the report. The three unmapped records include the following:

- Emergency Response Notification System (ERNS) record #916417.
- Petroleum Storage Tank (PST) Facility #10129. City of Milford Warehouse, underground storage tank removed from ground November 4, 1997.
- Hazardous Waste Site: RN101385771. This record is associated with the City of Itasca's Public Water Supply.

Due to the nature of the listings or lack of locational information, these are not considered RECs for the subject property.

#### 5.3 Oil and Gas Records

SWCA reviewed the Railroad Commission of Texas geographic information system (GIS) viewer, which identified one plugged well and one permitted horizontal well with the southern portion of the subject property. The well is operated by Blackbeard Operating, LLC, and is associated with API No. 21730553. The subject property is intersected by four underground pipelines that transport highly volatile liquid. Three of the four pipelines are operated by Oneok NGL Pipeline, LLC, and the other is operated by Targa Downstream LLC (Railroad Commission of Texas 2024). SWCA did not find any records indicating that there had been any spills or releases associated with these wells and pipelines within the subject property.

#### **6 PROPERTY RECONNAISSANCE**

SWCA completed the Phase I ESA site investigation for the subject property on September 6, 2024. SWCA checked in with the plant manager, Antonio Carreon. The subject property was accessed by onsite access roads and by walking throughout the site. Photographs taken during the property reconnaissance are included in Appendix F.

#### 6.1 Property Inspection

The subject property during the site reconnaissance was observed to be mostly solar arrays, gravel roads, and other solar facility infrastructure. There is an operations and maintenance (O&M) area in the southeast of the subject property that holds all the field trailers.

The subject property had not changed in condition or use since the previous site reconnaissance dated March 13, 2024.

The O&M area consisted of a graveled laydown yard with some parts storage in shipping containers, a dumpster, and portable toilets. All equipment on-site appeared to be new and in good condition.

Land adjoining the subject property is vacant rangeland in all directions except for the home and corrals adjoining to the southwest. No stored chemicals or petroleum products were observed adjacent to the subject property. No evidence of spills, staining, or unusual odors was observed on or adjacent to the subject property. Observations of features, activities, uses, and conditions are presented in Table 4.

Table 4. Features, Activities, Uses, and Conditions on the Subject Property

Item	Present	Notes
Structures	Yes	Substation, office trailer, and solar arrays.
Roads	Yes	Onsite access roads.
Potable water supply/source	No	N/A
Sewage disposal system	No	N/A
Hazardous substances and petroleum products in connection with identified uses	No	N/A
Storage tanks	Yes	A propane tank was observed adjacent to the substation. The tank appeared to be in great condition.
Strong, pungent, or noxious odors	No	N/A
Standing surface water and pools or sumps containing liquids likely to be hazardous substances or petroleum products	No	N/A
Drums, totes, and intermediate bulk containers	No	N/A
Hazardous substance and petroleum product containers not in connection with identified uses	No	N/A
Unidentified substance containers	No	N/A
Polychlorinated biphenyl-containing items	Yes	Pole mounted transformers are located within the subject property. No evidence of release was observed.,
Heating/Cooling	No	N/A
Stains or corrosion on floors, walls, or ceilings (not water)	No	N/A
Drains and sumps	No	N/A
Pits, ponds, or lagoons	No	N/A
Stained soil or pavement	No	N/A
Unduly stressed vegetation	No	N/A
Solid waste disposal	No	N/A
Water/wastewater discharge	No	N/A
Wells	No	N/A
Septic systems or cesspools	Yes	The field office trailer likely utilizes a septic system,

# 7 PHASE I ENVIRONMENTAL SITE ASSESSMENT FINDINGS

The following list presents selected findings of this Phase I ESA:

- SWCA's review of historical sources found that the subject property and surrounding area were historically vacant agricultural land for cattle grazing until construction of a solar facility began in 2022. Historical sources did not identify RECs for the subject property.
- SWCA's review of Railroad Commission of Texas records indicated that two oil and gas wells have existed on the property. One of the wells has been plugged and abandoned. The other well must properly abandoned per state regulations if it is no longer in use.
- SWCA was unable to obtain and review a chain of title report and property deeds for the subject property.
- SWCA's interview with the Solar Plant Manager did not identify any environmental concerns associated with the subject property.
- SWCA's interview with a representative of BPL Files Solar LLC, did not identify any concerns for the subject property.
- SWCA's review of a Banks Environmental Data, Inc., Regulatory Database Report and of supplemental records from several state and federal regulatory databases did not identify any mapped listings within the subject property or within the ASTM-recommended search radius of the subject property.
- SWCA's reconnaissance of the subject property on September 06, 2024, verified the subject property is an active solar facility. The following was noted:
  - The subject property had not changed in condition or use since the previous site reconnaissance dated March 13, 2024.
  - o The subject property is mostly graded earth covered with solar arrays. Large padmounted transformers were present along access roads throughout the solar arrays.
  - Adjacent properties consist of rural residences to the southwest and open agricultural land for cattle grazing on all other sides.
  - No evidence of leaks, spills, or environmental concerns was noted anywhere on-site or on adjoining properties.

# 8 PHASE I ENVIRONMENTAL SITE ASSESSMENT CONCLUSIONS

SWCA has completed a Phase I ESA of the subject property based on information obtained during the site investigation and the information obtained through the activities of this Phase I ESA, excluding the limitations. The information contained in this report relates only to the subject property and should not be extrapolated or construed to apply to any other site. The description of the subject property as provided herein represents the conditions of the subject property as it existed on the date of the site reconnaissance and data source searches.

We have performed a *Phase I ESA* in conformance with the scope and limitations of ASTM International Standard E1527-21 of the *subject property*, as described in Section 2 of this report. Any exceptions to,

or deletions from, this practice are described in Section 1.3 of this <i>report</i> . This assessment has revealed <i>no RECs</i> , <i>controlled RECs</i> , or <i>significant data gaps</i> in connection with the <i>subject property</i> .

#### 9 LITERATURE CITED

- ASTM International (ASTM). 2021. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Document No. E1527-21. West Conshohocken, Pennsylvania: American Society for Testing and Materials.
- Banks Environmental Data, Inc. (Banks). 2024. Regulatory Database Report for Project Files.
- Hill County Assessor's Office. 2024. Hill County Assessor's Parcel Mapping Data. Available at: https://propaccess.trueautomation.com/ClientDB/PropertySearch.aspx?cid=32. Accessed September 2024.
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#### 10 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 312.10 of 40 Code of Federal Regulations (CFR) 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312. My qualifications are presented in Appendix B of this report.

September 12, 2024

Luke Rome Date Environmental Professional / Project Geoscientist

### **APPENDIX A**

**Phase I Environmental Site Assessment Scope of Work** 



# SCOPE OF WORK

#### PROJECT UNDERSTANDING

SWCA Environmental Consultants (SWCA) has prepared this change order (CO-01) for Buckeye Partners, L.P. (BPL) for Project Files (project) located in Hill County, Texas. The subject property is approximately 1,131 acres of land utilized as a solar facility and is located east of County Road 4434 in Hill County, Texas. This scope of work is for the preparation of a Phase I Environmental Site Assessment (ESA). The subject property is depicted in Figure 1, Attachment A.

#### TASK 1. PHASE I ENVIRONMENTAL SITE ASSESSMENT

SWCA Environmental Consultants (SWCA) will complete a Phase I ESA in general accordance with the standards described in the current ASTM Standard E2247-16, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property (2016). The Phase I ESA task will be directed by a qualified Environmental Professional as required by the ASTM Standard.

A Phase I ESA conducted in accordance with ASTM Standard E2247-16 constitutes all appropriate inquiry (AAI) into the previous ownership and uses of the property, consistent with good commercial or customary practice and will allow the user to satisfy one of the requirements for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. §9601).

#### **RECORDS REVIEW**

SWCA will review appropriate documents including historical aerial photographs, historical topographic maps, and other land-use documents in order to identify past operations or activities on the site or nearby properties that may have caused the release of hazardous substances or petroleum products into the environment. As part of the review process, site location, hydrogeological characteristics, geographic setting, and physiography also will be summarized.

Available state and federal regulatory databases will be reviewed to determine whether the subject property or nearby facilities have been subject to environmental actions or review. The regulatory database review will, at a minimum, include the databases required to satisfy the ASTM Standard. If an in-person regulatory file review is necessary, this would incur additional cost.

#### **INTERVIEWS**

If contact information is provided by the client, SWCA personnel will attempt to interview the property owners and/or key site managers. The interviews may comprise phone calls, emails, and/or mailings. SWCA would initiate a second attempt to reach non-respondents. This task is subject to the client's approval to interact with site contacts.

#### SITE RECONNAISSANCE

A Phase I ESA includes a reconnaissance of the site and vicinity to observe and photograph areas with potential RECs and to document current site conditions. As is customary for large sites, SWCA will study aerial photography and topographic maps in conjunction with other data to identify areas of environmental interest on the subject property that would require in-person observation to identify and/or document.



Field staff will visit each of the areas of environmental interest to observe and document them with digital photographs and notes. SWCA assumes that the Subject property can be reasonably accessed with four-wheel drive vehicles.

Field staff will also view the subject property in general for additional observations, photographs, and notes. Access to private, locked, or restricted areas would be arranged by a client representative. This scope of work does not include activities such as collecting or analyzing soil, air, water, or other environmental samples.

#### USER-PROVIDED INFORMATION

User-provided information is an essential component of a PIESA and includes items such as copies of any previous PIESAs or other relevant environmental documents, a completed PIESA User Questionnaire, the reason why the PIESA is being performed, access to the subject property, and contact information for current or past owners or land users. The ASTM standard states the user is responsible for completing a search of recorded land-title records and judicial records for environmental liens and AULs. If the user opts not to search for liens and AULs, this would be noted as a limitation of the report. The user of the report is defined as the party seeking to use ASTM Standard E 2247-16 to complete a PIESA of the subject property.

#### **DELIVERABLES**

The PIESA findings will be summarized and documented in one report. According to ASTM, the content of a PIESA is valid for only 180 days following the commencement of data collection. If the date of the intended use for the PIESA is not within 180 days of the completion of the report, an update may be necessary. SWCA will respond to one round of comments and provide the client with a final report within 1 week of receiving comments. SWCA will also provide the client with geospatial data obtained during Phase I ESA research.

# **COST ESTIMATE**

SWCA offers the scope of work described herein on a time and materials basis, not to exceed the agreed-upon compensation cap, per the scope of work and the terms listed in an agreed upon contract between SWCA and BPL. SWCA can provide the scope of work for an estimated cost of

# PROPOSAL ASSUMPTIONS

- Receipt of a signed contract, purchase order, or task order is a prerequisite for report delivery.
- The ASTM User Questionnaires and SWCA Initial Data Requests are promptly returned to SWCA upon commencement of the project.
- No provision is included for delays due to land access, coordination, weather issues, or other factors beyond SWCA's control. Delays are not included in our cost estimate.
- Access to private properties and locked or restricted areas will be arranged by the client.
- The Subject property can be reasonably accessed with four-wheel drive vehicles.
- Reliance letters will be provided for our standard fee of \$500.
- Any task not expressly described herein is not included in the proposed cost.
- This scope of work includes one round of revisions to the report text. Substantial revisions, such
  as a revised scope or subject property, will incur additional cost.



# Attachment A



Figure 1. Project Files location map.

# APPENDIX B Environmental Professional's Credentials

#### YEARS OF EXPERIENCE

10

#### **EXPERTISE**

Geologic Assessments

Phase I Environmental Site Assessments

**Environmental Sampling Techniques** 

Stormwater Inspections

#### **EDUCATION**

B.S. Geology; Auburn University; 2013

#### **LICENSES**

Professional Geoscientist (#12028), Texas Board of Professional Geoscientist

#### **TRAINING**

OSHA 40-hr HAZWOPER 29 CFR 1910.12€(8)

First Aid/CPR/AE, SWCA

# Luke Rome, P.G.

#### **GEOSCIENTIST**

Mr. Rome is a geoscientist at SWCA and is a Texas licensed Professional Geoscientist (#12028). Mr. Rome graduated from Auburn University in 2013 with a bachelor's degree in geology. His course work includes but is not limited to hydrogeology, geochemistry, and Geographic Information Systems. In his current role at SWCA, Mr. Rome conducts geologic assessments, karst assessments, water quality monitoring, Phase I and II Environmental Site Assessments (ESAs), City and County Environmental Assessments and Resource Inventories. Mr. Rome has conducted hundreds of Phase I Environmental Site Assessments since 2013 on rural, commercial, residential, and industrial properties across Texas, New Mexico, Arizona, Oklahoma, and Colorado. Prior to his current role at SWCA, Mr. Rome worked as a karst specialist in central Texas. Mr. Rome holds a 40 Hour HAZWOPER Certification.

#### **Select Project Experience at SWCA:**

Confidential Generation Project; Hood, Johnson, and Somervell Counties, Texas (2020): Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

Confidential Generation Project; Alfalfa, Garfield, and Major Counties, Oklahoma (2020): Generated Phase I ESA report.

**Rockhound Solar Project; Ector County, Texas (2020):** Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

**Copperhead Solar Project; Falls County, Texas (2020):** Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

**Confidential Generation Project; Grimes County, Texas (2020):** Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

Easton Park North and South Section Phase I ESAs, Travis County, Texas (2021): Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

Hutto Crossing Commercial Project Phase I ESA (54-acres), Williamson County, Texas (2021): Phase I ESA - Conducted field reconnaissance, record review, site interview and prepared Phase I ESA report.

Confidential Generation Project; McLennan County, Texas (2022): Conducted interviews, records review, historic research, and generated report.



**Confidential Generation Project; Jefferson County, Texas (2022):** Conducted interviews, records review, historic research, and generated report.

Confidential Generation Project (1,616-acres); Wharton County, Texas (2022): Conducted interviews, records review, historic research, and generated report.

**Confidential Generation Project (1,425-acres); Bell County, Texas (2022):** Conducted interviews, records review, historic research, and generated report.

Confidential Generation Project (1,750-acres); Refugio County, Texas (2022): Conducted interviews, records review, historic research, and generated report.

**Confidential Generation Project (5.7-acres); Bexar County, Texas (2022):** Conducted interviews, records review, historic research, and generated report.

# APPENDIX C Additional Records

# Hill CAD

# Property Search Results > 118009 BOWMAN JONATHAN D & KATY for Year 2022

Tax Year:	2022

#### **Property**

Account

Property ID:

118009

Legal Description: J D COUCHMAN A-164 TR 1 100.00 AC

Geographic ID:

13510-16400-00010-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

(OFF) HCR 4431 **ITASCA, TX 76055**  Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**BOWMAN JONATHAN D & KATY** 

Owner ID:

2300782

Mailing Address:

648 HCR 4431 **ITASCA, TX 76055** 

% Ownership:

100.0000000000%

Exemptions:

**Values** 

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: +

\$0

\$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$410,000 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

\_\_\_\_\_

(=) Market Value: = \$410,000

(–) Ag or Timber Use Value Reduction: – \$0

-----

(=) Appraised Value: = \$410,000

(–) HS Cap: – \$0

-----

(=) Assessed Value: = \$410,000

#### **Taxing Jurisdiction**

Owner: BOWMAN JONATHAN D & KATY

% Ownership: 100.000000000%

Total Value: \$410,000

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	<b>Estimated Tax</b>
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$410,000	\$410,000	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$410,000	\$410,000	\$111.29
ESD2	HILL COUNTY ESD #2	0.037783	\$410,000	\$410,000	\$154.91
GHI	HILL COUNTY	0.389494	\$410,000	\$410,000	\$1,596.93
JCH	HILL COLLEGE	0.080530	\$410,000	\$410,000	\$330.17
RDL	LATERAL ROAD	0.069685	\$410,000	\$410,000	\$285.71
SIT	ITASCA ISD	1.186000	\$410,000	\$410,000	\$4,862.60
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$7,341.61
				Taxes w/o Exemptions:	\$7,341.61

# Improvement / Building

No improvements exist for this property.

# Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	100.0000	4356000.00	0.00	0.00	\$410,000	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$410,000	0	410,000	\$0	\$410,000
2021	\$0	\$340,000	0	340,000	\$0	\$340,000
2020	\$0	\$290,000	0	290,000	\$0	\$290,000
2019	\$0	\$277,000	0	277,000	\$0	\$277,000
2018	\$0	\$265,000	0	265,000	\$0	\$265,000
2017	\$0	\$255,000	0	255,000	\$0	\$255,000
2016	\$0	\$249,000	0	249,000	\$0	\$249,000
2015	\$0	\$235,000	0	235,000	\$0	\$235,000
2014	\$0	\$235,000	0	235,000	\$0	\$235,000
2013	\$0	\$230,000	0	230,000	\$0	\$230,000
2012	\$0	\$230,000	7,000	7,000	\$0	\$7,000
2011	\$0	\$180,000	7,000	7,000	\$0	\$7,000
2010	\$0	\$180,000	7,000	7,000	\$0	\$7,000
2009	\$0	\$225,000	7,000	7,000	\$0	\$7,000

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/28/2020	SPWD	SPECIAL WARRANTY DEED	FORTNER	BOWMAN	2036	377	110287
				CYNTHIA A ET	JONATHAN D &			

				AL	KATY			
2	5/13/2015	WILL	WILL	LUCAS RAYMOND F	FORTNER CYNTHIA A ET AL	1867	685	81103
3	10/8/1981	D	DEED		LUCAS RAYMOND F	613	607	

# Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$410,000	\$4862.60	\$0.00	\$4862.60	\$0.00	\$0.00	\$4862.60
	2022 TOTAL:		\$4862.60	\$0.00	\$4862.60	\$0.00	\$0.00	\$4862.60
2021	ITASCA ISD	\$340,000	\$4261.56	\$4261.56	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$4261.56	\$4261.56	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$290,000	\$3856.13	\$3856.13	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$3856.13	\$3856.13	\$0.00	\$0.00	\$0.00	\$0.00
	BOWMAN JONATHAN D & KATY TOTAL:		\$12980.29	\$8117.69	\$4862.60	\$0.00	\$0.00	\$4862.60
2015	ITASCA ISD	\$235,000	\$3381.18	\$3381.18	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$3381.18	\$3381.18	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$235,000	\$3351.34	\$3351.34	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$3351.34	\$3351.34	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$230,000	\$3349.49	\$3349.34	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$3349.49	\$3349.34	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$7,000	\$101.54	\$101.54	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$101.54	\$101.54	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$7,000	\$101.10	\$101.10	\$0.00	\$0.00	\$0.00	\$0.00

	2011 TOTAL:		\$101.10	\$101.10	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$7,000	\$100.45	\$100.45	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$100.45	\$100.45	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$7,000	\$89.19	\$89.19	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$89.19	\$89.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$7,000	\$89.03	\$89.03	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$89.03	\$89.03	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$7,000	\$87.65	\$87.65	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$87.65	\$87.65	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$7,000	\$111.26	\$111.26	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$111.26	\$111.26	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$137,000	\$2177.48	\$2177.48	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$2177.48	\$2177.48	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$9,000	\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$9,000	\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$8,960	\$142.41	\$142.41	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$142.41	\$142.41	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$8,960	\$142.41	\$142.41	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$142.41	\$142.41	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$277,000	\$3947.80	\$3947.80	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$3947.80	\$3947.80	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$265,000	\$3922.95	\$3922.95	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$3922.95	\$3922.95	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$255,000	\$3650.19	\$3650.19	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$3650.19	\$3650.19	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$249,000	\$3636.65	\$3636.65	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$3636.65	\$3636.65	\$0.00	\$0.00	\$0.00	\$0.00
	FORTNER CYNTHIA A ET AL TOTAL:		\$15157.59	\$15157.59	\$0.00	\$0.00	\$0.00	\$0.00
	LUCAS RAYMOND F TOTAL:		\$13510.63	\$13510.48	\$0.00	\$0.00	\$0.00	\$0.00

GRAND TOTAL (ALL OWNERS):	\$41648.51	\$36785.76	\$4862.60	\$0.00	\$0.00	\$4862.60	
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 582-2508

Website version: 1.2.2.33 Database last updated on: 11/25/2022 7:35 PM

© N. Harris Computer Corporation

### Hill CAD

# **Property Search Results > 118030 NEELEY LINDA for Year 2022**

Tax Year: 2022

**Property** 

**Account** 

Property ID:

118030

Legal Description: WM CYRUS A-180 TR 3 153.785 AC

Geographic ID:

13510-18000-00030-000000

Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

HCR 4434

Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

**ITASCA, TX 76055** 

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**NEELEY LINDA** 

ALVARADO, TX 76009

Owner ID:

1800769

Mailing Address:

**PO BOX 325** 

% Ownership:

100.0000000000%

**Exemptions:** 

**Values** 

(+) Improvement Homesite Value:

\$0

(+) Improvement Non-Homesite Value: +

\$0

(+) Land Homesite Value:

+

+

\$0

(+) Land Non-Homesite Value:

\$538,250

Ag / Timber Use Value

(+) Agricultural Market Valuation: \$0 \$0 \$0

(+) Timber Market Valuation: \$0

(=) Market Value: \$538,250

(–) Ag or Timber Use Value Reduction: \$0

(=) Appraised Value: \$538,250

(-) HS Cap: \$0

(=) Assessed Value: \$538,250

## **Taxing Jurisdiction**

Owner: **NEELEY LINDA** 

% Ownership: 100.000000000%

Total Value: \$538,250

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	<b>Estimated Tax</b>	
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$538,250	\$538,250	\$0.00	
ESD1	HILL COUNTY ESD #1	0.027144	\$538,250	\$538,250	\$146.10	
ESD2	HILL COUNTY ESD #2	0.037783	\$538,250	\$538,250	\$203.37	
GHI	HILL COUNTY	0.389494	\$538,250	\$538,250	\$2,096.45	
JCH	HILL COLLEGE	0.080530	\$538,250	\$538,250	\$433.45	
RDL	LATERAL ROAD	0.069685	\$538,250	\$538,250	\$375.08	
SIT	ITASCA ISD	1.186000	\$538,250	\$538,250	\$6,383.65	
	Total Tax Rate:	1.790636				
				Taxes w/Current Exemptions:	\$9,638.10	
				Taxes w/o Exemptions:	\$9,638.10	

## Improvement / Building

## No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	153.7850	6698874.60	0.00	0.00	\$538,250	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$538,250	0	538,250	\$0	\$538,250
2021	\$0	\$430,600	11,530	11,530	\$0	\$11,530
2020	\$0	\$338,330	11,530	11,530	\$0	\$11,530
2019	\$0	\$322,950	11,530	11,530	\$0	\$11,530
2018	\$0	\$315,260	11,530	11,530	\$0	\$11,530
2017	\$0	\$307,570	11,530	11,530	\$0	\$11,530
2016	\$0	\$247,590	10,770	10,770	\$0	\$10,770
2015	\$0	\$238,370	10,770	10,770	\$0	\$10,770
2014	\$0	\$238,370	10,770	10,770	\$0	\$10,770
2013	\$0	\$230,680	10,770	10,770	\$0	\$10,770
2012	\$0	\$230,680	10,770	10,770	\$0	\$10,770
2011	\$0	\$215,300	10,770	10,770	\$0	\$10,770
2010	\$0	\$215,300	10,770	10,770	\$0	\$10,770
2009	\$0	\$215,300	10,770	10,770	\$0	\$10,770

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/6/2001	WD	WARRANTY DEED	ALVARADO WILLOW SPRINGS	NEELEY LINDA	1129	399	7003

2	5/4/2001	OT	Other	MCCONLEY GREGORY J	ALVARADO WILLOW SPRINGS	1111	772	0
3	4/27/2001	WDVL	WARRANTY DEED V/L	MCCONLEY GREGORY J	HOLLAWAY DELCAN D & DEBORA K	1110	513	2825

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$538,250	\$6383.65	\$0.00	\$6383.65	\$0.00	\$0.00	\$6383.65
	<b>2022 TOTAL:</b>		\$6383.65	\$0.00	\$6383.65	\$0.00	\$0.00	\$6383.65
2021	ITASCA ISD	\$11,530	\$144.51	\$144.51	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$419,064	\$5252.55	\$5252.55	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2021 TOTAL:</b>		\$5397.06	\$5397.06	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$326,793	\$4345.37	\$4345.37	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$11,530	\$153.31	\$153.31	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$4498.68	\$4498.68	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$11,530	\$164.32	\$164.32	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$311,415	\$4438.28	\$4438.28	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2019 TOTAL:</b>		\$4602.60	\$4602.60	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$11,530	\$170.68	\$170.67	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$170.68	\$170.67	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$11,530	\$165.04	\$165.04	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$165.04	\$165.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$10,770	\$157.30	\$157.30	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$157.30	\$157.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$10,770	\$154.96	\$154.96	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$154.96	\$154.96	\$0.00	\$0.00	\$0.00	\$0.00

2014	ITASCA ISD	\$10,770	\$153.59	\$153.59	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$153.59	\$153.59	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$10,770	\$156.84	\$156.84	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$156.84	\$156.84	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$10,770	\$156.22	\$156.22	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$156.22	\$156.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$10,770	\$155.55	\$155.55	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$155.55	\$155.55	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$10,770	\$154.55	\$154.55	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$154.55	\$154.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$10,770	\$137.22	\$137.22	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$137.22	\$137.22	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$10,770	\$136.97	\$136.97	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$136.97	\$136.97	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$10,770	\$134.85	\$134.85	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$134.85	\$134.85	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$10,840	\$172.29	\$172.29	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$172.29	\$172.29	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$13,930	\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$13,930	\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$18,570	\$295.15	\$295.15	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$295.15	\$295.15	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$18,570	\$295.15	\$295.15	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$295.15	\$295.15	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$13,930	\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$221.40	\$221.40	\$0.00	\$0.00	\$0.00	\$0.00
2000	ITASCA ISD	\$0	\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	ITASCA ISD	\$0	\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00

	1999 TOTAL:		\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00
1998	ITASCA ISD	\$0	\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00
	1998 TOTAL:		\$135.00	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

### Questions Please Call (254) 582-2508

Website version: 1.2.2.33 Database last updated on: 11/25/2022 7:35 PM

© N. Harris Computer Corporation

## Hill CAD

## **Property Search Results > 118031 STOKES JEANETTE for Year** 2022

2

### **Property**

Account

Property ID:

118031

Legal Description: WM CYRUS A-180 TR 4 41.928 AC

Geographic ID:

13510-18000-00040-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location Address:

(OFF) HCR 4434 **ITASCA, TX 76055**  Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**STOKES JEANETTE** 

Owner ID:

2339252

Mailing Address:

**1023 W TRINITY AVE** DURHAM, NC 27701

% Ownership:

100.0000000000%

Exemptions:

#### **Values**

(+) Improvement Homesite Value: \$0

\$0 (+) Improvement Non-Homesite Value: +

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$146,750 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

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(=) Market Value: = \$146,750

(–) Ag or Timber Use Value Reduction: – \$0

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(=) Appraised Value: = \$146,750

(–) HS Cap: – \$0

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(=) Assessed Value: = \$146,750

### **Taxing Jurisdiction**

Owner: STOKES JEANETTE % Ownership: 100.0000000000%

Total Value: \$146,750

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	Estimated Tax
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$146,750	\$146,750	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$146,750	\$146,750	\$39.83
ESD2	HILL COUNTY ESD #2	0.037783	\$146,750	\$146,750	\$55.45
GHI	HILL COUNTY	0.389494	\$146,750	\$146,750	\$571.59
JCH	HILL COLLEGE	0.080530	\$146,750	\$146,750	\$118.18
RDL	LATERAL ROAD	0.069685	\$146,750	\$146,750	\$102.26
SIT	ITASCA ISD	1.186000	\$146,750	\$146,750	\$1,740.46
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$2,627.77
				Taxes w/o Exemptions:	\$2,627.77

# Improvement / Building

No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	<b>Eff Depth</b>	<b>Market Value</b>	Prod. Value
1	LAND	LAND	41.9280	1826383.68	0.00	0.00	\$146,750	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$146,750	0	146,750	\$0	\$146,750
2021	\$0	\$117,400	3,150	3,150	\$0	\$3,150
2020	\$0	\$92,240	3,150	3,150	\$0	\$3,150
2019	\$0	\$88,050	3,150	3,150	\$0	\$3,150
2018	\$0	\$85,950	3,150	3,150	\$0	\$3,150
2017	\$0	\$83,860	3,150	3,150	\$0	\$3,150
2016	\$0	\$67,500	2,940	2,940	\$0	\$2,940
2015	\$0	\$64,990	2,940	2,940	\$0	\$2,940
2014	\$0	\$64,990	2,940	2,940	\$0	\$2,940
2013	\$0	\$62,890	2,940	2,940	\$0	\$2,940
2012	\$0	\$62,890	2,940	2,940	\$0	\$2,940
2011	\$0	\$58,700	2,940	2,940	\$0	\$2,940
2010	\$0	\$58,700	2,940	2,940	\$0	\$2,940
2009	\$0	\$58,700	2,940	2,940	\$0	\$2,940

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/12/2018	WILL	WILL	BOSWELL MARY J	STOKES JEANETTE	1972	132	99685

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:

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			_

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$146,750	\$1740.46	\$1740.46	\$0.00	\$0.00	\$0.00	\$0.00
	2022 TOTAL:		\$1740.46	\$1740.46	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$3,150	\$39.48	\$39.48	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$114,254	\$1432.06	\$1432.06	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$1471.54	\$1471.54	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$89,097	\$1184.72	\$1184.72	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$3,150	\$41.88	\$41.88	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$1226.60	\$1226.60	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$3,150	\$44.89	\$44.89	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$84,904	\$1210.05	\$1210.05	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$1254.94	\$1254.94	\$0.00	\$0.00	\$0.00	\$0.00
	STOKES JEANETTE TOTAL:		\$5693.54	\$5693.54	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$3,150	\$46.64	\$46.64	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$46.64	\$46.64	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$3,150	\$45.10	\$45.10	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$45.10	\$45.10	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$2,940	\$42.94	\$42.94	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$42.94	\$42.94	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$2,940	\$42.30	\$42.30	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$42.30	\$42.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$2,940	\$41.93	\$41.93	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$41.93	\$41.93	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$2,940	\$42.82	\$42.82	\$0.00	\$0.00	\$0.00	\$0.00

	2013 TOTAL:		\$42.82	\$42.82	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$2,940	\$42.65	\$42.65	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$42.65	\$42.65	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$2,940	\$42.46	\$42.46	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$42.46	\$42.46	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$2,940	\$42.19	\$42.19	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$42.19	\$42.19	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$2,940	\$37.46	\$37.46	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$37.46	\$37.46	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$2,940	\$37.39	\$37.39	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$37.39	\$37.39	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$2,940	\$36.81	\$36.81	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$36.81	\$36.81	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$2,940	\$46.73	\$46.73	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$46.73	\$46.73	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$3,770	\$59.92	\$59.92	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$59.92	\$59.92	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$3,770	\$59.92	\$59.92	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$59.92	\$59.92	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$2,310	\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$2,310	\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$2,310	\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$36.72	\$36.72	\$0.00	\$0.00	\$0.00	\$0.00
	BOSWELL MARY J TOTAL:		\$777.42	\$777.42	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$6470.96	\$6470.96	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Website version: 1.2.2.33

## Hill CAD

## Property Search Results > 118032 BOWMAN JONATHAN D & KATY for Year 2022

2

### **Property**

Account

Property ID:

118032

Legal Description: WM CYRUS A-180 TR 5 70.83 AC

Geographic ID:

13510-18000-00050-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location Address:

HCR 4431

Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

**ITASCA, TX 76055** 

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**BOWMAN JONATHAN D & KATY** 

Owner ID:

2300782

Mailing Address:

648 HCR 4431 **ITASCA, TX 76055** 

% Ownership:

100.0000000000%

Exemptions:

**Values** 

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: +

\$0

\$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$290,400 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

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(=) Market Value: = \$290,400

(–) Ag or Timber Use Value Reduction: – \$0

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(=) Appraised Value: = \$290,400

(–) HS Cap: – \$0

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(=) Assessed Value: = \$290,400

### **Taxing Jurisdiction**

Owner: BOWMAN JONATHAN D & KATY

% Ownership: 100.000000000%

Total Value: \$290,400

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	Estimated Tax
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$290,400	\$290,400	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$290,400	\$290,400	\$78.83
ESD2	HILL COUNTY ESD #2	0.037783	\$290,400	\$290,400	\$109.72
GHI	HILL COUNTY	0.389494	\$290,400	\$290,400	\$1,131.09
JCH	HILL COLLEGE	0.080530	\$290,400	\$290,400	\$233.86
RDL	LATERAL ROAD	0.069685	\$290,400	\$290,400	\$202.37
SIT	ITASCA ISD	1.186000	\$290,400	\$290,400	\$3,444.14
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$5,200.01
			Taxes w/o Exemptions:		\$5,200.01

# Improvement / Building

No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	70.8300	3085354.80	0.00	0.00	\$290,400	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$290,400	0	290,400	\$0	\$290,400
2021	\$0	\$240,820	0	240,820	\$0	\$240,820
2020	\$0	\$205,410	0	205,410	\$0	\$205,410
2019	\$0	\$196,200	0	196,200	\$0	\$196,200
2018	\$0	\$187,700	0	187,700	\$0	\$187,700
2017	\$0	\$180,620	0	180,620	\$0	\$180,620
2016	\$0	\$176,370	0	176,370	\$0	\$176,370
2015	\$0	\$166,450	0	166,450	\$0	\$166,450
2014	\$0	\$166,450	0	166,450	\$0	\$166,450
2013	\$0	\$162,910	0	162,910	\$0	\$162,910
2012	\$0	\$162,910	4,960	4,960	\$0	\$4,960
2011	\$0	\$127,490	4,960	4,960	\$0	\$4,960
2010	\$0	\$127,490	4,960	4,960	\$0	\$4,960
2009	\$0	\$159,370	4,960	4,960	\$0	\$4,960

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	<b>Deed Number</b>
1	1/28/2020	SPWD	SPECIAL WARRANTY DEED	FORTNER	BOWMAN	2036	377	110287
				CYNTHIA A ET	JONATHAN D &			

				AL	KATY			
2	5/13/2015	WILL	WILL	LUCAS RAYMOND F	FORTNER CYNTHIA A ET AL	1867	685	81103
3	10/8/1981	D	DEED		LUCAS RAYMOND F	613	607	

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$290,400	\$3444.14	\$0.00	\$3444.14	\$0.00	\$0.00	\$3444.14
	2022 TOTAL:		\$3444.14	\$0.00	\$3444.14	\$0.00	\$0.00	\$3444.14
2021	ITASCA ISD	\$240,820	\$3018.43	\$3018.43	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$3018.43	\$3018.43	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$205,410	\$2731.34	\$2731.34	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$2731.34	\$2731.34	\$0.00	\$0.00	\$0.00	\$0.00
	BOWMAN JONATHAN D & KATY TOTAL:		\$9193.91	\$5749.77	\$3444.14	\$0.00	\$0.00	\$3444.14
2015	ITASCA ISD	\$166,450	\$2394.89	\$2394.89	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$2394.89	\$2394.89	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$166,450	\$2373.75	\$2373.75	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$2373.75	\$2373.75	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$162,910	\$2372.46	\$2372.35	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$2372.46	\$2372.35	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$4,960	\$71.94	\$71.94	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$71.94	\$71.94	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$4,960	\$71.64	\$71.64	\$0.00	\$0.00	\$0.00	\$0.00

	2011 TOTAL:		\$71.64	\$71.64	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$4,960	\$71.17	\$71.17	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$71.17	\$71.17	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$4,960	\$63.19	\$63.19	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$63.19	\$63.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$4,960	\$63.08	\$63.08	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$63.08	\$63.08	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$4,960	\$62.11	\$62.11	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$62.11	\$62.11	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$4,960	\$78.83	\$78.83	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$78.83	\$78.83	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$97,040	\$1542.35	\$1542.35	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$1542.35	\$1542.35	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$6,380	\$101.40	\$101.40	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$101.40	\$101.40	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$6,380	\$101.40	\$101.40	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$101.40	\$101.40	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$6,340	\$100.77	\$100.77	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$100.77	\$100.77	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$6,340	\$100.77	\$100.77	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$100.77	\$100.77	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$196,200	\$2796.24	\$2796.24	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$2796.24	\$2796.24	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$187,700	\$2778.63	\$2778.63	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$2778.63	\$2778.63	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$180,620	\$2585.48	\$2585.48	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$2585.48	\$2585.48	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$176,370	\$2575.88	\$2575.88	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$2575.88	\$2575.88	\$0.00	\$0.00	\$0.00	\$0.00
	FORTNER CYNTHIA A ET AL TOTAL:		\$10736.23	\$10736.23	\$0.00	\$0.00	\$0.00	\$0.00
	LUCAS RAYMOND F TOTAL:		\$9569.75	\$9569.64	\$0.00	\$0.00	\$0.00	\$0.00

GRAND TOTAL (ALL OWNERS):	\$29499.89	\$26055.64	\$3444.14	\$0.00	\$0.00	\$3444.14
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 582-2508

Website version: 1.2.2.33 Database last updated on: 11/25/2022 7:35 PM

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## Hill CAD

## **Property Search Results > 118140 BOWMAN DAVID L for Year** 2022

Tax Year:	2022

### **Property**

Account

Property ID:

118140

Legal Description: DOSSEY A-240 TR 1 150.90 AC

Geographic ID:

13510-24000-00010-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

HCR 4431

Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

**ITASCA, TX 76055** 

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**BOWMAN DAVID L** 

ITASCA, TX 76055-3100

Owner ID:

1052245

Mailing Address:

799 S FILES ST

% Ownership:

100.0000000000%

Exemptions:

\$0

#### **Values**

(+) Improvement Homesite Value:

\$0 (+) Improvement Non-Homesite Value: +

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$322,000 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$206,150 \$4,420

(+) Timber Market Valuation: + \$0 \$0

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(=) Market Value: = \$528,150

(–) Ag or Timber Use Value Reduction: – \$201,730

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(=) Appraised Value: = \$326,420

(–) HS Cap: – \$0

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(=) Assessed Value: = \$326,420

### **Taxing Jurisdiction**

Owner: BOWMAN DAVID L % Ownership: 100.0000000000%

Total Value: \$528,150

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	<b>Estimated Tax</b>
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$326,420	\$326,420	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$326,420	\$326,420	\$88.60
ESD2	HILL COUNTY ESD #2	0.037783	\$326,420	\$326,420	\$123.33
GHI	HILL COUNTY	0.389494	\$326,420	\$326,420	\$1,271.39
JCH	HILL COLLEGE	0.080530	\$326,420	\$326,420	\$262.87
RDL	LATERAL ROAD	0.069685	\$326,420	\$326,420	\$227.47
SIT	ITASCA ISD	1.186000	\$326,420	\$326,420	\$3,871.34
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$5,845.00
				Taxes w/o Exemptions:	\$5,845.00

# Improvement / Building

No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	92.0000	4007520.00	0.00	0.00	\$322,000	\$0
2	NATP	Native pastureland	58.9000	2565684.00	0.00	0.00	\$206,150	\$4,420

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$528,150	4,420	326,420	\$0	\$326,420
2021	\$0	\$422,520	12,070	12,070	\$0	\$12,070
2020	\$0	\$331,980	12,070	12,070	\$0	\$12,070
2019	\$0	\$316,890	12,070	12,070	\$0	\$12,070
2018	\$0	\$309,350	12,070	12,070	\$0	\$12,070
2017	\$0	\$301,800	12,070	12,070	\$0	\$12,070
2016	\$0	\$242,950	11,320	11,320	\$0	\$11,320
2015	\$0	\$233,900	11,320	11,320	\$0	\$11,320
2014	\$0	\$233,900	11,320	11,320	\$0	\$11,320
2013	\$0	\$226,350	11,320	11,320	\$0	\$11,320
2012	\$0	\$226,350	10,560	10,560	\$0	\$10,560
2011	\$0	\$211,260	10,560	10,560	\$0	\$10,560
2010	\$0	\$211,260	10,560	10,560	\$0	\$10,560
2009	\$0	\$211,260	10,560	10,560	\$0	\$10,560

# **Deed History - (Last 3 Deed Transactions)**

		#	<b>Deed Date</b>	Type	Description	Grantor	Grantee	Volume	Page	<b>Deed Number</b>	١
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1 1/3/2000 D DEED **BOWMAN** 324 517 DAVID L

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$326,420	\$3871.34	\$0.00	\$3871.34	\$0.00	\$0.00	\$3871.34
	2022 TOTAL:		\$3871.34	\$0.00	\$3871.34	\$0.00	\$0.00	\$3871.34
2021	ITASCA ISD	\$12,070	\$151.29	\$151.29	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$250,240	\$3136.50	\$3136.50	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$3287.79	\$3287.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$195,040	\$2593.45	\$2593.45	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$12,070	\$160.49	\$160.49	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$2753.94	\$2753.94	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$12,070	\$172.02	\$172.02	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$185,840	\$2648.59	\$2648.59	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$2820.61	\$2820.61	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$12,070	\$178.68	\$178.68	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$178.68	\$178.68	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$12,070	\$172.78	\$172.78	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$172.78	\$172.78	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$11,320	\$165.32	\$165.32	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2016 TOTAL</b> :		\$165.32	\$165.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$11,320	\$162.87	\$162.87	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2015 TOTAL</b> :		\$162.87	\$162.87	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$11,320	\$161.43	\$161.43	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$161.43	\$161.43	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$11,320	\$164.85	\$164.85	\$0.00	\$0.00	\$0.00	\$0.00

	<b>2013 TOTAL:</b>		\$164.85	\$164.85	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$10,560	\$153.17	\$153.17	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$153.17	\$153.17	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$10,560	\$152.52	\$152.52	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2011 TOTAL:</b>		\$152.52	\$152.52	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$10,560	\$151.53	\$151.53	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2010 TOTAL:</b>		\$151.53	\$151.53	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$10,560	\$134.54	\$134.54	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$134.54	\$134.54	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$10,560	\$134.30	\$134.30	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$134.30	\$134.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$10,560	\$132.22	\$132.22	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$132.22	\$132.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$10,710	\$170.22	\$170.22	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2006 TOTAL:</b>		\$170.22	\$170.22	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$13,730	\$218.22	\$218.22	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2005 TOTAL:</b>		\$218.22	\$218.22	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$13,730	\$218.22	\$218.22	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2004 TOTAL:</b>		\$218.22	\$218.22	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$15,240	\$242.22	\$242.22	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$242.22	\$242.22	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$15,210	\$241.75	\$241.75	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$241.75	\$241.75	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$15,210	\$241.75	\$241.75	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$241.75	\$241.75	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 582-2508

## Hill CAD

## **Property Search Results > 118141 STOKES JEANETTE for Year** 2022

Tax Year:	2022

### **Property**

Account

Property ID:

118141

Legal Description: DOSSEY A-240 TR 5 290.80 AC

Geographic ID:

13510-24000-00050-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

3500

**ITASCA, TX 76055** 

Map ID:

Neighborhood CD:

**Owner** 

Name:

STOKES JEANETTE

Owner ID:

2339252

Mailing Address:

**1023 W TRINITY AVE** DURHAM, NC 27701

% Ownership:

100.0000000000%

Exemptions:

\$0 \$0

#### **Values**

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: +

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$1,017,800 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

-----

(=) Market Value: = \$1,017,800

(–) Ag or Timber Use Value Reduction: – \$0

-----

(=) Appraised Value: = \$1,017,800

(–) HS Cap: – \$0

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(=) Assessed Value: = \$1,017,800

### **Taxing Jurisdiction**

Owner: STOKES JEANETTE % Ownership: 100.0000000000%

Total Value: \$1,017,800

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	<b>Estimated Tax</b>
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$1,017,800	\$1,017,800	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$1,017,800	\$1,017,800	\$276.27
ESD2	HILL COUNTY ESD #2	0.037783	\$1,017,800	\$1,017,800	\$384.56
GHI	HILL COUNTY	0.389494	\$1,017,800	\$1,017,800	\$3,964.27
JCH	HILL COLLEGE	0.080530	\$1,017,800	\$1,017,800	\$819.63
RDL	LATERAL ROAD	0.069685	\$1,017,800	\$1,017,800	\$709.25
SIT	ITASCA ISD	1.186000	\$1,017,800	\$1,017,800	\$12,071.11
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$18,225.09
				Taxes w/o Exemptions:	\$18,225.09

# Improvement / Building

No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	<b>Eff Depth</b>	Market Value	Prod. Value
1	LAND	LAND	290.8000	12667248.00	0.00	0.00	\$1,017,800	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$1,017,800	0	1,017,800	\$0	\$1,017,800
2021	\$0	\$814,240	21,810	21,810	\$0	\$21,810
2020	\$0	\$639,760	21,810	21,810	\$0	\$21,810
2019	\$0	\$610,680	21,810	21,810	\$0	\$21,810
2018	\$0	\$596,140	21,810	21,810	\$0	\$21,810
2017	\$0	\$581,600	21,810	21,810	\$0	\$21,810
2016	\$0	\$468,190	20,360	20,360	\$0	\$20,360
2015	\$0	\$450,740	20,360	20,360	\$0	\$20,360
2014	\$0	\$450,740	20,360	20,360	\$0	\$20,360
2013	\$0	\$436,200	20,360	20,360	\$0	\$20,360
2012	\$0	\$436,200	20,360	20,360	\$0	\$20,360
2011	\$0	\$407,120	20,360	20,360	\$0	\$20,360
2010	\$0	\$407,120	20,360	20,360	\$0	\$20,360
2009	\$0	\$407,120	20,360	20,360	\$0	\$20,360

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/12/2018	WILL	WILL	BOSWELL MARY J	STOKES JEANETTE	1972	132	99685

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$1,017,800	\$12071.11	\$12071.11	\$0.00	\$0.00	\$0.00	\$0.00
	2022 TOTAL:		\$12071.11	\$12071.11	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$21,810	\$273.37	\$273.37	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$792,430	\$9932.32	\$9932.32	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$10205.69	\$10205.69	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$617,950	\$8216.88	\$8216.88	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$21,810	\$290.01	\$290.01	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$8506.89	\$8506.89	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$21,810	\$310.84	\$310.84	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$588,870	\$8392.58	\$8392.58	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$8703.42	\$8703.42	\$0.00	\$0.00	\$0.00	\$0.00
	STOKES JEANETTE TOTAL:		\$39487.11	\$39487.11	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$21,810	\$322.87	\$322.87	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$322.87	\$322.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$21,810	\$312.20	\$312.20	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$312.20	\$312.20	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$20,360	\$297.36	\$297.36	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$297.36	\$297.36	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$20,360	\$292.94	\$292.94	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$292.94	\$292.94	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$20,360	\$290.35	\$290.35	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$290.35	\$290.35	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$20,360	\$296.50	\$296.50	\$0.00	\$0.00	\$0.00	\$0.00

	2013 TOTAL:		\$296.50	\$296.50	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$20,360	\$295.32	\$295.32	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$295.32	\$295.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$20,360	\$294.06	\$294.06	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$294.06	\$294.06	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$20,360	\$292.16	\$292.16	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$292.16	\$292.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$20,360	\$259.40	\$259.40	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$259.40	\$259.40	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$20,360	\$258.94	\$258.94	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$258.94	\$258.94	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$20,360	\$254.93	\$254.93	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$254.93	\$254.93	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$20,360	\$323.60	\$323.60	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$323.60	\$323.60	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$26,170	\$415.95	\$415.95	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$415.95	\$415.95	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$26,170	\$415.95	\$415.95	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$415.95	\$415.95	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$15,990	\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$15,990	\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$15,990	\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$254.15	\$254.15	\$0.00	\$0.00	\$0.00	\$0.00
	BOSWELL MARY J TOTAL:		\$5384.98	\$5384.98	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$44872.09	\$44872.09	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Website version: 1.2.2.33

## Hill CAD

# **Property Search Results > 118977 NEELEY LINDA for Year 2022**

Tax Year: 2022

### **Property**

**Account** 

Property ID:

118977

Legal Description: A WILLETT A-943 TR 1 150.797 AC

Geographic ID:

13510-94300-00010-000000

Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

HCR 4434

Mapsco:

SIT1

Neighborhood:

ITASCA RURAL

**ITASCA, TX 76055** 

Map ID:

N6

Neighborhood CD:

3500

**Owner** 

Name:

**NEELEY LINDA** 

ALVARADO, TX 76009

Owner ID:

1800769

Mailing Address:

**PO BOX 325** 

% Ownership:

100.0000000000%

**Exemptions:** 

**Values** 

(+) Improvement Homesite Value:

+

+

(+) Improvement Non-Homesite Value: +

\$0 \$0

\$0

(+) Land Homesite Value:

(+) Land Non-Homesite Value:

\$527,790

Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0 (+) Timber Market Valuation: + \$0 \$0

-----

(=) Market Value: = \$527,790

(–) Ag or Timber Use Value Reduction: – \$0

-----

(=) Appraised Value: = \$527,790

(–) HS Cap: – \$0

-----

(=) Assessed Value: = \$527,790

## **Taxing Jurisdiction**

Owner: NEELEY LINDA

% Ownership: 100.000000000%

Total Value: \$527,790

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$527,790	\$527,790	\$0.00	
ESD1	HILL COUNTY ESD #1	0.027144	\$527,790	\$527,790	\$143.26	
ESD2	HILL COUNTY ESD #2	0.037783	\$527,790	\$527,790	\$199.41	
GHI	HILL COUNTY	0.389494	\$527,790	\$527,790	\$2,055.71	
JCH	HILL COLLEGE	0.080530	\$527,790	\$527,790	\$425.03	
RDL	LATERAL ROAD	0.069685	\$527,790	\$527,790	\$367.79	
SIT	ITASCA ISD	1.186000	\$527,790	\$527,790	\$6,259.59	
	Total Tax Rate:	1.790636				
				Taxes w/Current Exemptions:	\$9,450.79	
				Taxes w/o Exemptions:	\$9,450.79	

## Improvement / Building

## No improvements exist for this property.

## Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	150.7970	6568717.32	0.00	0.00	\$527,790	\$0

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$527,790	0	527,790	\$0	\$527,790
2021	\$0	\$422,230	11,310	11,310	\$0	\$11,310
2020	\$0	\$331,750	11,310	11,310	\$0	\$11,310
2019	\$0	\$316,670	11,310	11,310	\$0	\$11,310
2018	\$0	\$309,130	11,310	11,310	\$0	\$11,310
2017	\$0	\$301,590	11,310	11,310	\$0	\$11,310
2016	\$0	\$242,780	10,560	10,560	\$0	\$10,560
2015	\$0	\$233,740	10,560	10,560	\$0	\$10,560
2014	\$0	\$233,740	10,560	10,560	\$0	\$10,560
2013	\$0	\$226,200	10,560	10,560	\$0	\$10,560
2012	\$0	\$226,200	10,560	10,560	\$0	\$10,560
2011	\$0	\$211,120	10,560	10,560	\$0	\$10,560
2010	\$0	\$211,120	10,560	10,560	\$0	\$10,560
2009	\$0	\$211,120	10,560	10,560	\$0	\$10,560

# **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/6/2001	WD	WARRANTY DEED	ALVARADO WILLOW SPRINGS	NEELEY LINDA	1129	399	7003

2	5/4/2001	OT	Other	MCCONLEY JOSEPH F	ALVARADO WILLOW SPRINGS	1111	772	0
3	7/21/1997	OT	Other	JOHNSON DIANE HUBBARD	MCCONLEY JOSEPH F	939	459	0

## Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$527,790	\$6259.59	\$0.00	\$6259.59	\$0.00	\$0.00	\$6259.59
	<b>2022 TOTAL:</b>		\$6259.59	\$0.00	\$6259.59	\$0.00	\$0.00	\$6259.59
2021	ITASCA ISD	\$11,310	\$141.76	\$141.76	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$410,922	\$5150.49	\$5150.49	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$5292.25	\$5292.25	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$320,444	\$4260.94	\$4260.94	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$11,310	\$150.39	\$150.39	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$4411.33	\$4411.33	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$305,364	\$4352.04	\$4352.04	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$11,310	\$161.19	\$161.19	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$4513.23	\$4513.23	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$11,310	\$167.43	\$167.42	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$167.43	\$167.42	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$11,310	\$161.90	\$161.90	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$161.90	\$161.90	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$10,560	\$154.23	\$154.23	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$154.23	\$154.23	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$10,560	\$151.94	\$151.94	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$151.94	\$151.94	\$0.00	\$0.00	\$0.00	\$0.00

2014	ITASCA ISD	\$10,560	\$150.59	\$150.59	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2014 TOTAL:</b>		\$150.59	\$150.59	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$10,560	\$153.78	\$153.78	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$153.78	\$153.78	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$10,560	\$153.17	\$153.17	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$153.17	\$153.17	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$10,560	\$152.52	\$152.52	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$152.52	\$152.52	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$10,560	\$151.53	\$151.53	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$151.53	\$151.53	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$10,560	\$134.54	\$134.54	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$134.54	\$134.54	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$10,560	\$134.30	\$134.30	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$134.30	\$134.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$10,560	\$132.22	\$132.22	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2007 TOTAL:</b>		\$132.22	\$132.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$10,630	\$168.95	\$168.95	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2006 TOTAL:</b>		\$168.95	\$168.95	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$13,670	\$217.27	\$217.27	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$217.27	\$217.27	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$13,670	\$217.27	\$217.27	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$217.27	\$217.27	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$18,220	\$289.59	\$289.59	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$289.59	\$289.59	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$18,220	\$289.59	\$294.36	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2002 TOTAL:</b>		\$289.59	\$294.36	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$8,490	\$134.94	\$134.94	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$134.94	\$134.94	\$0.00	\$0.00	\$0.00	\$0.00
2000	ITASCA ISD	\$0	\$134.94	\$134.94	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$134.94	\$134.94	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

### Questions Please Call (254) 582-2508

Website version: 1.2.2.33 Database last updated on: 11/25/2022 7:35 PM

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### Hill CAD

### **Property Search Results > 118978 STOKES JEANETTE for Year** 2022

Tax Year:	2022

### **Property**

Account

118978

Legal Description: A WILLETT A-943 TR 2 209.08 AC

Geographic ID:

Property ID:

13510-94300-00020-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

(OFF) HCR 4434 **ITASCA, TX 76055**  Mapsco:

SIT1

Neighborhood:

ITASCA RURAL

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**STOKES JEANETTE** 

Owner ID:

2339252

Mailing Address:

**1023 W TRINITY AVE** DURHAM, NC 27701

% Ownership:

100.0000000000%

Exemptions:

### **Values**

(+) Improvement Homesite Value:

\$0

(+) Improvement Non-Homesite Value: +

\$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$731,780 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

-----

(=) Market Value: = \$731,780

(–) Ag or Timber Use Value Reduction: – \$0

-----

(=) Appraised Value: = \$731,780

(–) HS Cap: – \$0

-----

(=) Assessed Value: = \$731,780

### **Taxing Jurisdiction**

Owner: STOKES JEANETTE % Ownership: 100.0000000000%

Total Value: \$731,780

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	Estimated Tax
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$731,780	\$731,780	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$731,780	\$731,780	\$198.63
ESD2	HILL COUNTY ESD #2	0.037783	\$731,780	\$731,780	\$276.49
GHI	HILL COUNTY	0.389494	\$731,780	\$731,780	\$2,850.24
JCH	HILL COLLEGE	0.080530	\$731,780	\$731,780	\$589.30
RDL	LATERAL ROAD	0.069685	\$731,780	\$731,780	\$509.94
SIT	ITASCA ISD	1.186000	\$731,780	\$731,780	\$8,678.91
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$13,103.51
				Taxes w/o Exemptions:	\$13,103.51

### Improvement / Building

No improvements exist for this property.

### Land

#	Туре	Description	Acres	Sqft	Eff Front	<b>Eff Depth</b>	Market Value	Prod. Value
1	LAND	LAND	209.0800	9107524.80	0.00	0.00	\$731,780	\$0

### **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$731,780	0	731,780	\$0	\$731,780
2021	\$0	\$585,420	15,680	15,680	\$0	\$15,680
2020	\$0	\$459,980	15,680	15,680	\$0	\$15,680
2019	\$0	\$439,070	15,680	15,680	\$0	\$15,680
2018	\$0	\$428,610	15,680	15,680	\$0	\$15,680
2017	\$0	\$418,160	15,680	15,680	\$0	\$15,680
2016	\$0	\$336,620	14,640	14,640	\$0	\$14,640
2015	\$0	\$324,070	14,640	14,640	\$0	\$14,640
2014	\$0	\$324,070	14,640	14,640	\$0	\$14,640
2013	\$0	\$313,620	14,640	14,640	\$0	\$14,640
2012	\$0	\$313,620	14,640	14,640	\$0	\$14,640
2011	\$0	\$292,710	14,640	14,640	\$0	\$14,640
2010	\$0	\$292,710	14,640	14,640	\$0	\$14,640
2009	\$0	\$292,710	14,640	14,640	\$0	\$14,640

### **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/12/2018	WILL	WILL	BOSWELL MARY J	STOKES JEANETTE	1972	132	99685

### Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$731,780	\$8678.91	\$8678.91	\$0.00	\$0.00	\$0.00	\$0.00
	2022 TOTAL:		\$8678.91	\$8678.91	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$15,680	\$196.54	\$196.54	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$569,743	\$7141.16	\$7141.16	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$7337.70	\$7337.70	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$444,295	\$5907.79	\$5907.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$15,680	\$208.49	\$208.49	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$6116.28	\$6116.28	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$15,680	\$223.47	\$223.47	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$423,387	\$6034.11	\$6034.11	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$6257.58	\$6257.58	\$0.00	\$0.00	\$0.00	\$0.00
	STOKES JEANETTE TOTAL:		\$28390.47	\$28390.47	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$15,680	\$232.12	\$232.12	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$232.12	\$232.12	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$15,680	\$224.45	\$224.45	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$224.45	\$224.45	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$14,640	\$213.82	\$213.82	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$213.82	\$213.82	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$14,640	\$210.64	\$210.64	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$210.64	\$210.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$14,640	\$208.78	\$208.78	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$208.78	\$208.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$14,640	\$213.20	\$213.20	\$0.00	\$0.00	\$0.00	\$0.00

	2013 TOTAL:		\$213.20	\$213.20	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$14,640	\$212.36	\$212.36	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$212.36	\$212.36	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$14,640	\$211.45	\$211.45	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$211.45	\$211.45	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$14,640	\$210.09	\$210.09	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$210.09	\$210.09	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$14,640	\$186.53	\$186.53	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$186.53	\$186.53	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$14,640	\$186.19	\$186.19	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$186.19	\$186.19	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$14,640	\$183.30	\$183.30	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$183.30	\$183.30	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$14,640	\$232.69	\$232.69	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$232.69	\$232.69	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$18,820	\$299.13	\$299.13	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$299.13	\$299.13	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$18,820	\$299.13	\$299.13	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$299.13	\$299.13	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$11,500	\$182.78	\$182.78	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$182.78	\$182.78	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$11,520	\$183.10	\$183.10	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$183.10	\$183.10	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$11,520	\$183.10	\$183.10	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$183.10	\$183.10	\$0.00	\$0.00	\$0.00	\$0.00
	BOSWELL MARY J TOTAL:		\$3872.86	\$3872.86	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$32263.33	\$32263.33	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Website version: 1.2.2.33

### Hill CAD

### Property Search Results > 119090 BOWMAN JONATHAN D & KATY for Year 2022

Tax Year:	2022

### **Property**

Account

Property ID:

119090

Legal Description: A HODGE A-1034 TR 1 30.84 AC

Geographic ID:

13511-03400-00010-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location Address:

HCR 4431

3500

Mapsco:

SIT5

Neighborhood:

**ITASCA, TX 76055** ITASCA RURAL

Map ID:

Neighborhood CD:

**Owner** 

Name:

**BOWMAN JONATHAN D & KATY** 

Owner ID:

2300782

Mailing Address:

648 HCR 4431 **ITASCA, TX 76055** 

% Ownership:

100.0000000000%

Exemptions:

**Values** 

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: +

\$0

\$0

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$126,440 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$0 \$0

(+) Timber Market Valuation: + \$0 \$0

-----

(=) Market Value: = \$126,440

(–) Ag or Timber Use Value Reduction: – \$0

.....

(=) Appraised Value: = \$126,440

(–) HS Cap: – \$0

-----

(=) Assessed Value: = \$126,440

### **Taxing Jurisdiction**

Owner: BOWMAN JONATHAN D & KATY

% Ownership: 100.000000000%

Total Value: \$126,440

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	Estimated Tax
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$126,440	\$126,440	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$126,440	\$126,440	\$34.32
ESD2	HILL COUNTY ESD #2	0.037783	\$126,440	\$126,440	\$47.77
GHI	HILL COUNTY	0.389494	\$126,440	\$126,440	\$492.48
JCH	HILL COLLEGE	0.080530	\$126,440	\$126,440	\$101.82
RDL	LATERAL ROAD	0.069685	\$126,440	\$126,440	\$88.11
SIT	ITASCA ISD	1.186000	\$126,440	\$126,440	\$1,499.58
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$2,264.08
				Taxes w/o Exemptions:	\$2,264.08

### Improvement / Building

No improvements exist for this property.

### Land

#	Туре	Description	Acres	Sqft	<b>Eff Front</b>	Eff Depth	<b>Market Value</b>	Prod. Value
1	LAND	LAND	30.8400	1343390.40	0.00	0.00	\$126,440	\$0

### **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$126,440	0	126,440	\$0	\$126,440
2021	\$0	\$104,860	0	104,860	\$0	\$104,860
2020	\$0	\$89,440	0	89,440	\$0	\$89,440
2019	\$0	\$80,830	0	80,830	\$0	\$80,830
2018	\$0	\$77,330	0	77,330	\$0	\$77,330
2017	\$0	\$74,410	0	74,410	\$0	\$74,410
2016	\$0	\$72,660	0	72,660	\$0	\$72,660
2015	\$0	\$68,580	0	68,580	\$0	\$68,580
2014	\$0	\$68,580	0	68,580	\$0	\$68,580
2013	\$0	\$67,120	0	67,120	\$0	\$67,120
2012	\$0	\$67,120	0	67,120	\$0	\$67,120
2011	\$0	\$52,530	0	52,530	\$0	\$52,530
2010	\$0	\$52,530	0	52,530	\$0	\$52,530
2009	\$0	\$87,540	2,040	2,040	\$0	\$2,040

### **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Deed Date Type Description		Grantor	Grantee	Volume	Page	<b>Deed Number</b>
1	1/28/2020	SPWD	SPECIAL WARRANTY DEED	FORTNER	BOWMAN	2036	377	110287
				CYNTHIA A ET	JONATHAN D &			

				AL	KATY			
2	5/13/2015	WILL	WILL	LUCAS RAYMOND F	FORTNER CYNTHIA A ET AL	1867	685	81103
3	10/8/1981	D	DEED		LUCAS RAYMOND F	613	607	

### Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$126,440	\$1499.58	\$0.00	\$1499.58	\$0.00	\$0.00	\$1499.58
	2022 TOTAL:		\$1499.58	\$0.00	\$1499.58	\$0.00	\$0.00	\$1499.58
2021	ITASCA ISD	\$104,860	\$1314.31	\$1314.31	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$1314.31	\$1314.31	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$89,440	\$1189.28	\$1189.28	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$1189.28	\$1189.28	\$0.00	\$0.00	\$0.00	\$0.00
	BOWMAN JONATHAN D & KATY TOTAL:		\$4003.17	\$2503.59	\$1499.58	\$0.00	\$0.00	\$1499.58
2015	ITASCA ISD	\$68,580	\$986.73	\$986.73	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$986.73	\$986.73	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$68,580	\$978.02	\$978.02	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$978.02	\$978.02	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$67,120	\$977.46	\$977.42	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$977.46	\$977.42	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$67,120	\$973.57	\$973.57	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$973.57	\$973.57	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$52,530	\$758.69	\$758.69	\$0.00	\$0.00	\$0.00	\$0.00

	2011 TOTAL:		\$758.69	\$758.69	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$52,530	\$753.80	\$753.80	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$753.80	\$753.80	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$2,040	\$25.99	\$25.99	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$25.99	\$25.99	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$2,040	\$25.95	\$25.95	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$25.95	\$25.95	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$2,040	\$25.54	\$25.54	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$25.54	\$25.54	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$2,040	\$32.42	\$32.42	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$32.42	\$32.42	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$58,360	\$927.57	\$927.57	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$927.57	\$927.57	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$2,630	\$41.80	\$41.80	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$41.80	\$41.80	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$2,630	\$41.80	\$41.80	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$41.80	\$41.80	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$2,620	\$41.64	\$41.64	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$41.64	\$41.64	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$2,620	\$41.64	\$41.64	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$41.64	\$41.64	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$80,830	\$1151.99	\$1151.99	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$1151.99	\$1151.99	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$77,330	\$1144.76	\$1144.76	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$1144.76	\$1144.76	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$74,410	\$1065.14	\$1065.14	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$1065.14	\$1065.14	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$72,660	\$1061.20	\$1061.20	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$1061.20	\$1061.20	\$0.00	\$0.00	\$0.00	\$0.00
	FORTNER CYNTHIA A ET AL TOTAL:		\$4423.09	\$4423.09	\$0.00	\$0.00	\$0.00	\$0.00
	LUCAS RAYMOND F TOTAL:		\$6632.62	\$6632.58	\$0.00	\$0.00	\$0.00	\$0.00

GRAND TOTAL (ALL OWNERS):	\$15058.88	\$13559.26	\$1499.58	\$0.00	\$0.00	\$1499.58	
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 582-2508

Website version: 1.2.2.33 Database last updated on: 11/25/2022 7:35 PM

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### Hill CAD

### **Property Search Results > 133132 BOWMAN DAVID L for Year** 2022

Tax Year:	2022

### **Property**

Account

Property ID:

133132

Legal Description: DOSSEY A-240 TR 3A 93.672 AC

Geographic ID:

13510-24000-90031-000000

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

(OFF) HCR 4431 **ITASCA, TX 76055** 

Mapsco:

SIT5

Neighborhood:

ITASCA RURAL

Map ID:

Neighborhood CD:

3500

**Owner** 

Name:

**BOWMAN DAVID L** 

ITASCA, TX 76055-3100

Owner ID:

1052245

Mailing Address:

799 S FILES ST

% Ownership:

100.0000000000%

Exemptions:

\$0

### **Values**

(+) Improvement Homesite Value:

\$0 (+) Improvement Non-Homesite Value: +

(+) Land Homesite Value: + \$0

(+) Land Non-Homesite Value: + \$108,500 Ag / Timber Use Value

(+) Agricultural Market Valuation: + \$219,350 \$6,270

(+) Timber Market Valuation: + \$0 \$0

-----

(=) Market Value: = \$327,850

(–) Ag or Timber Use Value Reduction: – \$213,080

\_\_\_\_\_

(=) Appraised Value: = \$114,770

(–) HS Cap: – \$0

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(=) Assessed Value: = \$114,770

### **Taxing Jurisdiction**

Owner: BOWMAN DAVID L % Ownership: 100.0000000000%

Total Value: \$327,850

Entity	Description	Tax Rate	<b>Appraised Value</b>	Taxable Value	<b>Estimated Tax</b>
CAD	HILL COUNTY APPRAISAL DISTRICT	0.000000	\$114,770	\$114,770	\$0.00
ESD1	HILL COUNTY ESD #1	0.027144	\$114,770	\$114,770	\$31.15
ESD2	HILL COUNTY ESD #2	0.037783	\$114,770	\$114,770	\$43.36
GHI	HILL COUNTY	0.389494	\$114,770	\$114,770	\$447.02
JCH	HILL COLLEGE	0.080530	\$114,770	\$114,770	\$92.42
RDL	LATERAL ROAD	0.069685	\$114,770	\$114,770	\$79.98
SIT	ITASCA ISD	1.186000	\$114,770	\$114,770	\$1,361.18
	Total Tax Rate:	1.790636			
				Taxes w/Current Exemptions:	\$2,055.11
				Taxes w/o Exemptions:	\$2,055.11

### Improvement / Building

No improvements exist for this property.

### Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	LAND	31.0000	1350360.00	0.00	0.00	\$108,500	\$0
2	IMPR	Improved pastureland	62.6720	2729992.32	0.00	0.00	\$219,350	\$6,270

### **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$327,850	6,270	114,770	\$0	\$114,770
2021	\$0	\$262,280	9,840	9,840	\$0	\$9,840
2020	\$0	\$206,080	9,840	9,840	\$0	\$9,840
2019	\$0	\$196,710	9,840	9,840	\$0	\$9,840
2018	\$0	\$192,030	9,840	9,840	\$0	\$9,840
2017	\$0	\$187,340	9,840	9,840	\$0	\$9,840
2016	\$0	\$150,810	9,370	9,370	\$0	\$9,370
2015	\$0	\$145,190	9,370	9,370	\$0	\$9,370
2014	\$0	\$145,190	9,370	9,370	\$0	\$9,370
2013	\$0	\$140,510	9,370	9,370	\$0	\$9,370
2012	\$0	\$140,510	9,370	9,370	\$0	\$9,370
2011	\$0	\$131,140	9,370	9,370	\$0	\$9,370
2010	\$0	\$131,140	9,370	9,370	\$0	\$9,370
2009	\$0	\$131,140	9,370	9,370	\$0	\$9,370

### **Deed History - (Last 3 Deed Transactions)**

#	<b>Deed Date</b>	Type	Description	Grantor	Grantee	Volume	Page	Deed Number	

1 1/1/1900 D DEED **BOWMAN** 151 689 DAVID L

### Tax Due

Property Tax Information as of 11/27/2022

Amount Due if Paid on:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	ITASCA ISD	\$114,770	\$1361.18	\$0.00	\$1361.18	\$0.00	\$0.00	\$1361.18
	2022 TOTAL:		\$1361.18	\$0.00	\$1361.18	\$0.00	\$0.00	\$1361.18
2021	ITASCA ISD	\$9,840	\$123.33	\$123.33	\$0.00	\$0.00	\$0.00	\$0.00
2021	ITASCA ISD	\$83,545	\$1047.15	\$1047.15	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$1170.48	\$1170.48	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$64,945	\$863.58	\$863.58	\$0.00	\$0.00	\$0.00	\$0.00
2020	ITASCA ISD	\$9,840	\$130.85	\$130.85	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$994.43	\$994.43	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$9,840	\$140.24	\$140.24	\$0.00	\$0.00	\$0.00	\$0.00
2019	ITASCA ISD	\$61,845	\$881.41	\$881.41	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$1021.65	\$1021.65	\$0.00	\$0.00	\$0.00	\$0.00
2018	ITASCA ISD	\$9,840	\$145.67	\$145.67	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2018 TOTAL</b> :		\$145.67	\$145.67	\$0.00	\$0.00	\$0.00	\$0.00
2017	ITASCA ISD	\$9,840	\$140.86	\$140.86	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$140.86	\$140.86	\$0.00	\$0.00	\$0.00	\$0.00
2016	ITASCA ISD	\$9,370	\$136.85	\$136.85	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2016 TOTAL</b> :		\$136.85	\$136.85	\$0.00	\$0.00	\$0.00	\$0.00
2015	ITASCA ISD	\$9,370	\$134.82	\$134.82	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$134.82	\$134.82	\$0.00	\$0.00	\$0.00	\$0.00
2014	ITASCA ISD	\$9,370	\$133.63	\$133.63	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$133.63	\$133.63	\$0.00	\$0.00	\$0.00	\$0.00
2013	ITASCA ISD	\$9,370	\$136.46	\$136.46	\$0.00	\$0.00	\$0.00	\$0.00

	<b>2013 TOTAL:</b>		\$136.46	\$136.46	\$0.00	\$0.00	\$0.00	\$0.00
2012	ITASCA ISD	\$9,370	\$135.91	\$135.91	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2012 TOTAL</b> :		\$135.91	\$135.91	\$0.00	\$0.00	\$0.00	\$0.00
2011	ITASCA ISD	\$9,370	\$135.33	\$135.33	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2011 TOTAL</b> :		\$135.33	\$135.33	\$0.00	\$0.00	\$0.00	\$0.00
2010	ITASCA ISD	\$9,370	\$134.46	\$134.46	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2010 TOTAL</b> :		\$134.46	\$134.46	\$0.00	\$0.00	\$0.00	\$0.00
2009	ITASCA ISD	\$9,370	\$119.38	\$119.38	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2009 TOTAL:</b>		\$119.38	\$119.38	\$0.00	\$0.00	\$0.00	\$0.00
2008	ITASCA ISD	\$9,370	\$119.17	\$119.17	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2008 TOTAL:</b>		\$119.17	\$119.17	\$0.00	\$0.00	\$0.00	\$0.00
2007	ITASCA ISD	\$9,370	\$117.32	\$117.32	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2007 TOTAL:</b>		\$117.32	\$117.32	\$0.00	\$0.00	\$0.00	\$0.00
2006	ITASCA ISD	\$9,370	\$148.93	\$148.93	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2006 TOTAL:</b>		\$148.93	\$148.93	\$0.00	\$0.00	\$0.00	\$0.00
2005	ITASCA ISD	\$11,560	\$183.73	\$183.73	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2005 TOTAL:</b>		\$183.73	\$183.73	\$0.00	\$0.00	\$0.00	\$0.00
2004	ITASCA ISD	\$11,560	\$183.73	\$183.73	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$183.73	\$183.73	\$0.00	\$0.00	\$0.00	\$0.00
2003	ITASCA ISD	\$9,630	\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00
2002	ITASCA ISD	\$9,630	\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00
2001	ITASCA ISD	\$9,630	\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$153.06	\$153.06	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 582-2508

### **APPENDIX D**

Correspondence

### PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) INITIAL DATA REQUEST

As part of the Phase I ESA process, there is some standard information that we'll need for the report. Please provide the following to SWCA:

1)	The name of the project/site, as you want it to appear in the report.
2)	To whom the report should be addressed: Name/Entity/Mailing Address.
3)	Name(s) of any additional party relying on the report.
4)	The date you need the completed report.
5)	The reason the Phase I ESA is being performed (i.e., liability protection, lender requirement, property purchase, etc.).
6)	Contact information for property owners and/or managers.
7)	Mapping of the site boundaries in KMZ or Shapefile format, if not already provided.
8)	A completed Phase I ESA User Questionnaire. Answers of n/a or unknown are fine. No signature is needed. To be completed by each party relying on the Phase I ESA, not the property owner.

### PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) USER QUESTIONNAIRE

(to be completed by each party that will rely upon the report)

Completed by: Katherine Zeth		

Date: March 27, 2024

**Site Name**: Project Files

### INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)* <sup>1</sup> offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments")<sup>2</sup>, the *user* must conduct the following inquires required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

The *user* is defined as "the party seeking to use Practice E1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an owner of *property*, a lender, or a *property* manager. The *user* has specific obligations for completing a successful application of this practice outlined in Section 6" of ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

1) Environmental cleanup liens that are filed or recorded against the *property* (40 CFR 312.25) – Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed against the *property* under federal, tribal, state, or local law? ( ) Yes ( ) No If yes, please describe:

Note 1 – In certain jurisdictions, federal, tribal, state, or local statuses, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Buckeye is not the current landowner of the property but is not aware of any known historical subsurface liability at the site.

2) Activity and land use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and vi) – Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any Activity and Use Limitations (AULs), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law? ( ) Yes ( ) No. If yes, please describe:

Buckeye is not the current landowner of the site; however, Buckeye is not aware of an AULs on the property.

<sup>&</sup>lt;sup>1</sup> Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

<sup>&</sup>lt;sup>2</sup> Public Law 107-118.

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28) - Do you have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, are you involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or an adjoining <i>property</i> so that you would have specialized knowledge of the chemicals and processes used by this type of business? ( ) Yes ( ) No If yes, please explain:
Buckeye is not the current landowner of the property but did complete due diligence on the property. Refer to prior Phase 1 ESAs completed for the site for a complete site history and summary of nearby properties.
4) Relationship of the purchase price to the fair market value of the <i>property</i> if it were not contaminated (40 CFR 312.29) – Does the purchase price being paid for this <i>property</i> reasonably reflect the fair market value of the <i>property</i> ? ( ) Yes ( ) No
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ( ) Yes ( ) No If yes, please describe:
5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30) — 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 user,  a. Do you know the past uses of the property?
Buckeye is not the current landowner of the property but did complete due diligence on the property as part of project work at the site. Review of a historical Phase I ESA completed in 2020 indicated that the site has historically been used as pastureland with some buildings present over time that were subsequently removed. A natural gas well and a natural gas pipeline were previously identified on the property.
b. Do you know of specific chemicals that are present or once were present at the <i>property</i> ?
Buckeye is not the current landowner of the property but is not aware of any specific chemicals present or once present at the property.
c. Do you know of spills or other chemical releases that have taken place at the <i>property</i> ?
Buckeye is not the current landowner of the property but is not aware of any spills or releases on the property.
d. Do you know of any environmental cleanups that have taken place at the <i>property</i> ?
Buckeye is not the current landowner of the property but is not aware of any past environmental cleanups that have occurred on the property.
<ul><li>e. Do you know of any previous Phase I Environmental Site Assessment performed for the <i>property</i>?</li><li>(X) Yes () No. If yes, can copies be provided?</li></ul>
Copies of prior Phase I ESAs can be provided upon request.

- f. If available, please provide contact information for someone knowledgeable about past uses of the *property* (present or past owner, operator or occupant).
- 6) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31) Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*? ( ) Yes (X) No If yes, please describe:

Buckeye is not the current landowner of the property but there are no obvious indicators that point to the presence or likely presence of releases at the property.



### Please return this form to luke.rome@SWCA.com

### PHASE I ENVIRONMENTAL SITE ASSESSMENT LANDOWNER QUESTIONNAIRE

Da	te:
Na	me:
Со	mpany:
Ph	one: Email:
1.	How many years have you owned, occupied, or been associated with the property?
2.	To the best of your knowledge, has the property or any adjoining property been previously used for or is currently used for industrial use? YesNoUnknown
	If yes, explain.
3.	To the best of your knowledge has the property or any adjoining property been previously used or is currently used as a gasoline station; motor repair facility; commercial printing facility; dry cleaners; photo developing laboratory' junkyard or landfill; or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? YesNoUnknown
	If yes, explain.
4.	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemical in individual containers of greater than 5 gallon in volume or 50 gallon in the aggregate, stored on or used at the property or at the facility? YesNoUnknown
	If yes, explain.
5.	Are there currently, or to the best of your knowledge have there been previously, an industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility? YesNoUnknown
	If yes, explain.
6.	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site or that is of an unknown origin? YesNoUnknown
	If yes, explain.

7.	-	the property in	•	e have there been previously, any pits, ponds, or waste treatment or waste disposal? Unknown
	If yes, explain.			
8.	Is there currently, oppoperty?		your knowledge l No	has there been previously, any stained soil on the
		165	NO	Olikilowii
	If yes, explain.			
9.	•	e tanks (above o		e have there been previously, any registered or ocated on this property? Unknown
	If yes, explain.			
10.		ces other than v	vater, or foul odor	e have there been previously, leaks, spills, or es, associated with any flooring, drains, walls, Unknown
	If yes, explain.			
11.	identified in the we	ell or system that contaminated b	t exceed guidelin	blic water system, have contaminants been es applicable to the water system or has the well tenvironmental/health agency?Unknown
	If yes, explain.			
12.				or governmental notifications relating to the past espect to the property or any facility located on
		Yes	No	Unknown
	If yes, explain.			
13.				ence of hazardous substances or petroleum the property or any facility located on the
	property.	Yes	No	Unknown
	If yes, explain.			



15.		nce of hazardou nended further a	s substances or assistance of the	l assessment of the property or facility that petroleum products on, or contamination of, the property? Unknown
	If yes, explain.			
16.		ed release of any	y hazardous sub t of the property	lawsuits of administrative proceeding concerning a stances or petroleum products involving theUnknown
	If yes, explain.			
17.		perty and/or into	o a sanitary was	nding sanitary waste or storm water) onto or te or storm water system?Unknown
	If yes, explain.			
18.	petroleum products	s, cattle dipping or any other wa	troughs, unider aste materials be	or knowledge that any hazardous substances or ntified waste materials, tires, automotive or een dumped above grade, buried, and/or burned on
	1 1 3	Yes	No	Unknown
	If yes, explain.			
19.	Is there a transform indicating the present	ence of PCBs?	•	equipment for which there are any records
		Yes	No	Unknown
	If yes, explain.			
20.	Additional Comme	ents:		

Please return this form to Luke.Rome@SWCA.com

# APPENDIX E Regulatory Database Report and Historic Aerial Photographs



## Regulatory Project Files TX Report Hill County DO # 77205

ES-144547

Friday, September 06, 2024

### **Table of Contents**



Geographic Summary	3
Dataset Summary	4
Summary Map - 0.25 Mile Radius	6
Summary Map - 0.5 Mile Radius	7
Summary Map - 1.0 Mile Radius	8
Water/Oil & Gas Wells Map - 0.25 Mile Radius	9
Water/Oil & Gas Wells Summary	10
Soil Survey Map - 0.25 Mile Radius	11
Soils Details	12
Soils Descriptions	21
Topographic Overlay Map - 1.0 Mile Radius	22
Current Imagery Overlay Map - 0.5 Mile Radius	23
Zip Code Map - 1.0 Mile Radius	24
Mapped Sites Summary	25
Unmapped Sites Summary	26
Unmapped Sites Details	27
Dataset Descriptions	30
Disclaimer	35

### **Geographic Summary**



### Location

Hill County, TX

Subject property is 1133.70 acres, 1.771 square miles, and has a 8.42 mile perimeter

Lat/Long in Degrees Minutes Seconds 32° 11' 45.37", -97° 3' 21.74"

Lat/Long in Decimal Degrees 32.195935000000006, -97.05604

X/Y in NAD83 / UTM Zone 14N 683252.8533976481, 3563794.7903169403

### Elevation (centroid)

Subject Property lies 807.09 feet above sea level.

Zip Codes Searched	
Search Distance	Zip Codes
Subject Property	76055
0.25 miles	76055, 76670
0.5 miles	76055, 76670, 76050
1.0 miles	76055, 76670, 76050

Topos Searched	
Search Distance	Topo Name
Subject Property	Files Valley (1976)
0.25 miles	Files Valley (1976)
0.5 miles	Files Valley (1976)
1.0 miles	Files Valley (1976)

### **Dataset Summary**



Datasets Searched		Distance	Mapped	Unmapped	Total	
Federal - ASTM 1527-21/AAI Required						
CERCLIS (CER)	•	0.5	0	0	0	
CERCLIS - Delisted National Priority List (CER DNPL)		0.5	0	0	0	
CERCLIS - No Further Remedial Action Planned (CER NFRAP)	•	0.5	0	0	0	
CERCLIS - National Priority List (CER NPL)	•	1.0	0	0	0	
Dry Cleaner (DRYC)	•	0.25	0	0	0	
Emergency Response Notification System (ERNS)	•	0.25	0	1	1	
Federal Brownfield (FED BF)	•	0.5	0	0	0	
Federal Engineering Control (FED EC)	•	0.25	0	0	0	
Federal Institutional Control (FED IC)	•	0.25	0	0	0	
RCRA (RCRA)	•	0.25	0	0	0	
RCRA - Corrective Actions (RCRA COR)	•	1.0	0	0	0	
RCRA - Large Quantity Generators (RCRA LQG)	•	0.25	0	0	0	
RCRA - Small Quantity Generators (RCRA SQG)	•	0.25	0	0	0	
RCRA - Treatment, Storage, Disposal (RCRA TSD)		0.5	0	0	0	
RCRA - Very Small Quantity Generators (RCRA VSG)	•	0.25	0	0	0	
Tribal - ASTM 1527-21/AAI Required						
Tribal Region 6 - Leaking Petroleum Storage Tank (LPST)	•	0.5	0	0	0	
Tribal Region 6 - Petroleum Storage Tank (PST)	•	0.25	0	0	0	
State - ASTM 1527-21/AAI Required						
Affected Property (AP)	•	0.25	0	0	0	
State Brownfield (BF)		0.5	0	0	0	

Dataset Summary				B	BANKS ENVIRONMENTAL DATA A DIVISION OF THE BANKS GROU
Dry Cleaner (DRYC)	•	0.25	0	0	0
State Engineering Control (EC)	•	0.25	0	0	0
Hazardous Waste (HW)	•	0.5	0	1	1
Hazardous Waste Corrective Action (HW COR)		0.5	0	0	0
State Institutional Control (IC)	•	0.25	0	0	0
Leaking Petroleum Storage Tank (LPST)		0.5	0	0	0
Municipal Setting Designation (MSD)	•	0.25	0	0	0
Petroleum Storage Tank (PST)	•	0.25	0	1	1
Regulatory Notices and Violations (REG)	•	0.25	0	0	0
Spill (SPILL)	•	0.25	0	0	0
State National Priority List (ST PL)	•	1.0	0	0	0
Solid Waste (SW)		0.5	0	0	0
Voluntary Cleanup Program (VCP)	•	0.5	0	0	0
Local - Non-ASTM 1527-21/AAI Required					
Leaking Petroleum Storage Tank (LPST)	•	0.5	0	0	0
Petroleum Storage Tank (PST)	•	0.25	0	0	0
Total Sites Found			0	3	3

### Summary Map - 0.25 Mile Radius © MapTiler © OpenStreetMap contributors **Project Files** ▼ Single site (below) ▼ Single site (below) ▼ Single site (below) 2500' 1250' Single site (same) O Single site (same) Single site (same) Subject Site 1:22500 1 in = 1875 ft 1 in = 0.355 mi 1 cm = 225 m 1 cm = 0.225 km ▲ Single site (above) Single site (above) Single site (above) ■ Search Buffer Cluster site (below) Cluster site (below) Cluster site (below) Cluster site (same) • Cluster site (same) Cluster site (same) ▲ Cluster site (above) ▲ Cluster site (above) ▲ Cluster site (above)

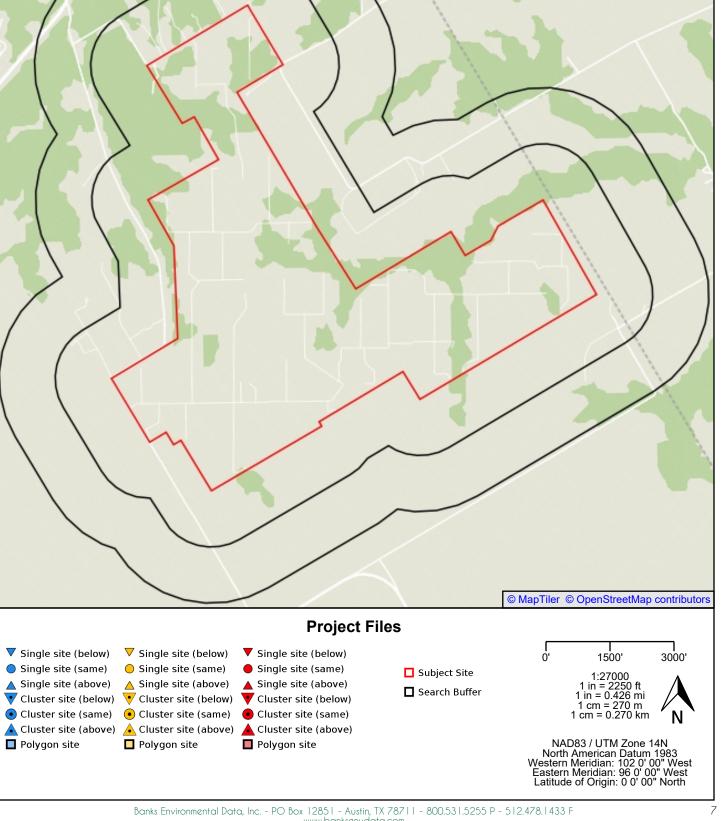
Polygon site

Polygon site

Polygon site

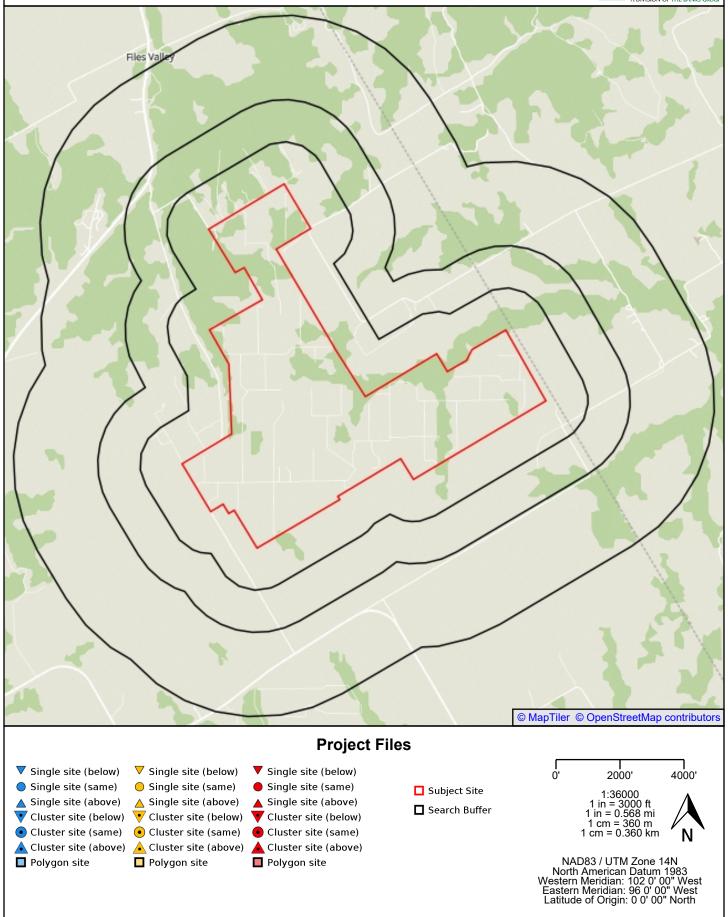
NAD83 / UTM Zone 14N North American Datum 1983 Western Meridian: 102 0' 00" West Eastern Meridian: 96 0' 00" West Latitude of Origin: 0 0' 00" North

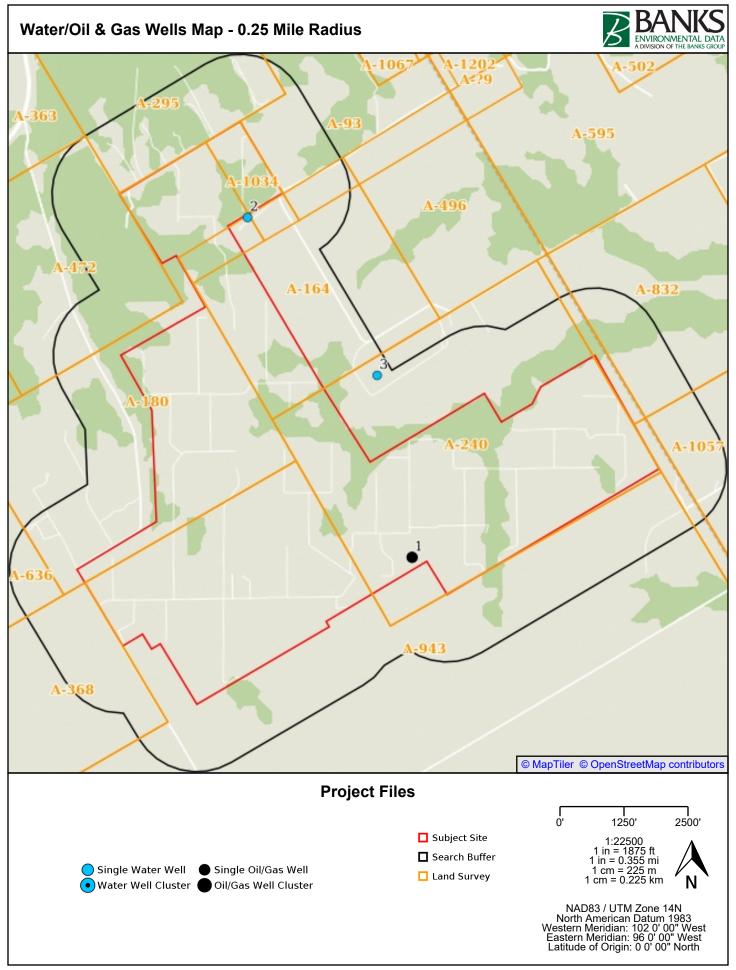
### Summary Map - 0.5 Mile Radius © MapTiler © OpenStreetMap contributors **Project Files** ▼ Single site (below) ▼ Single site (below) ▼ Single site (below) 3000' 1500'



### Summary Map - 1.0 Mile Radius







#### Water/Oil & Gas Wells Summary



Map ID	Well ID	Owner	Well Type	Elevation
1	21730553	BLACKBEARD OPERATING, LLC	Oil & Gas Well	821.82 ft
1	21730553	BLACKBEARD OPERATING, LLC	Oil & Gas Well	821.82 ft
2	640522	Bob Coleman	WW: Domestic	831.56 ft
3	598397	DAVID BOWMAN	WW: Domestic	824.61 ft

#### Source

U.S. Geological Survey, Texas Water Development Board (GW and Submitted Driller's Report), Texas Commission of Environmental Quality (PWS), Railroad Commission of Texas (Production Data)

#### Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan. All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

# Soil Survey Map - 0.25 Mile Radius AuB © MapTiler © OpenStreetMap contributors **Project Files** ▼ Single site (below) ▼ Single site (below) ▼ Single site (below) 2500' 1250' Single site (same) O Single site (same) Single site (same) Subject Site 1:22500 Single site (above) 1 in = 1875 ft 1 in = 0.355 mi 1 cm = 225 m 1 cm = 0.225 km Single site (above) Single site (above) ■ Search Buffer Cluster site (below) Cluster site (below) Cluster site (below) Soils Boundary Cluster site (same) • Cluster site (same) Cluster site (same) ▲ Cluster site (above) ▲ Cluster site (above) ▲ Cluster site (above) NAD83 / UTM Zone 14N North American Datum 1983 Western Meridian: 102 0' 00" West Eastern Meridian: 96 0' 00" West Latitude of Origin: 0 0' 00" North Polygon site Polygon site Polygon site



Soil Types Found

**Subject Property** AuB, SeB2, SeC2, 34, 35, 49, 7, 70, 71, 72, 8

Within 0.25 miles of Subject Property AuC2, EcB, EdD2, StB, 37, 48

Soil Type Descriptions

AuB - Austin silty clay, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 74

Austin (90%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay	0 cm	41 cm	A-7-6	CL, CH
Bk	Silty clay	56 cm	74 cm	A-7-6	CL, CH
Bw	Silty clay	41 cm	56 cm	A-7-6, A-6	CL, CH
Cr	Bedrock	74 cm	144 cm		

Houston Black (10%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

SeB2 - Stephen-Eddy complex, 1 to 3 percent slopes, eroded

Percent Hydric 0
Minimum Depth to Bedrock 25

Stephen (65%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silty clay	0 cm	36 cm	A-7-6	CL, CH
H2	Bedrock	36 cm	102 cm		

Eddy (34%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

**Depth to Restrictive Feature** 



Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Gravelly clay loam	0 cm	15 cm	A-2-6, A-6	GC
H2	Gravelly clay loam	15 cm	25 cm	A-2-6	GP-GC, GC
H3	Bedrock	25 cm	152 cm		

Unnamed (1%)

**Hydrologic Group** 

Soil Drainage Class

**Corrosion Potential - Uncoated Steel** 

**Depth to Restrictive Feature** 

SeC2 - Stephen-Eddy complex, 2 to 5 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 25

Stephen (70%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Silty clay	0 cm	24 cm	A-7-6	CH, CL
A2	Extremely paracobbly silty clay	24 cm	39 cm	A-7-6	CH, CL
Cr	Bedrock	39 cm	68 cm		

Eddy (25%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Gravelly clay loam	0 cm	13 cm	A-7-6, A-2-6, A-6	GC, CL
A2	Very gravelly clay loam	13 cm	25 cm	A-2-6, A-7-6, A-6	GC, CL
Cr	Bedrock	25 cm	51 cm		

Austin (5%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

34 - Eddy very gravelly clay loam, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 23



Eddy (100%)
Hydrologic Group High runoff potential
Soil Drainage Class Well drained
Corrosion Potential - Uncoated Steel Moderate
Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Very gravelly clay loam	0 cm	15 cm	A-2, A-6, A-2-6	GC
H2	Very gravelly clay loam	15 cm	23 cm	A-2	GP-GC, GC
Н3	Bedrock	23 cm	178 cm		

35 - Eddy very gravelly clay loam, 3 to 8 percent slopes

Percent Hydric 0
Minimum Depth to Bedrock 25

Eddy (90%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Very gravelly clay loam	0 cm	13 cm	A-2-6, A-7-6, A-2-7	GC
A2	Very gravelly clay loam	13 cm	25 cm	A-2-6, A-7-6, A-6	GC, CL
Cr	Bedrock	25 cm	51 cm		

Stephen (10%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

**49 - Houston Black clay, 1 to 3 percent slopes Percent Hydric**0

**Minimum Depth to Bedrock** 

Houston Black (80%)
Hydrologic Group High runoff potential
Soil Drainage Class Moderately well drained
Corrosion Potential - Uncoated Steel High
Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ар	Clay	0 cm	15 cm	A-7-6	CH
BCkss	Clay	178 cm	203 cm	A-7-6	CH
Bkss	Clay	15 cm	178 cm	A-7-6	CH



Heiden (15%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Fairlie (5%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

7 - Austin silty clay, 1 to 3 percent slopes

Percent Hydric 0

**Austin (90%)** 

Minimum Depth to Bedrock

**Hydrologic Group** High runoff potential

74

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ар	Silty clay	0 cm	41 cm	A-7-6	CL, CH
Bk	Silty clay	56 cm	74 cm	A-7-6	CL, CH
Bw	Silty clay	41 cm	56 cm	A-6, A-7-6	CL, CH
Cr	Bedrock	74 cm	144 cm		

Houston Black (10%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

70 - Stephen silty clay, 1 to 4 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 39

Stephen (85%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 



Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Silty clay	0 cm	24 cm	A-7-6	CL, CH
A2	Extremely paracobbly silty clay	24 cm	39 cm	A-7-6	CL, CH
Cr	Bedrock	39 cm	68 cm		

Austin (10%)
Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Eddy (5%)
Hydrologic Group High runoff potential
Soil Drainage Class Well drained
Corrosion Potential - Uncoated Steel Moderate
Depth to Restrictive Feature

71 - Stephen silty clay, 3 to 5 percent slopes
Percent Hydric 0
Minimum Depth to Bedrock 39

Stephen (85%)
Hydrologic Group High runoff potential
Soil Drainage Class Well drained
Corrosion Potential - Uncoated Steel High
Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Silty clay	0 cm	24 cm	A-7-6	CH, CL
A2	Extremely paracobbly silty clay	24 cm	39 cm	A-7-6	CH, CL
Cr	Bedrock	39 cm	68 cm		

Eddy (10%)
Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

Austin (5%)

Hydrologic Group

Moderately high runoff potential

Soil Drainage Class

Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature



#### 72 - Sunev clay loam, 5 to 15 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Sunev (100%)

**Hydrologic Group** Moderately low runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clav loam	0 cm	41 cm	A-6. A-7-6	CH. CL
H2	Silty clay loam	41 cm	127 cm	A-6, A-4	CL
НЗ	Clay loam	127 cm	203 cm	A-4, A-6, A-7-6	CL

#### 8 - Austin silty clay, 2 to 5 percent slopes, moderately eroded

Percent Hydric 0

Minimum Depth to Bedrock 74

Austin, moderately eroded (85%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ар	Silty clay	0 cm	41 cm	A-7-6	CH, MH
Bk	Silty clay	56 cm	74 cm	A-7-6, A-6	CH, CL
Bw	Silty clay	41 cm	56 cm	A-7-6	CH, CL
Cr	Bedrock	74 cm	144 cm		

Houston Black (15%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 

#### AuC2 - Austin silty clay, 2 to 5 percent slopes, moderately eroded

Percent Hydric 0

Minimum Depth to Bedrock 74

Austin, moderately eroded (85%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature



Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ар	Silty clay	0 cm	41 cm	A-7-6	CH, MH
Bk	Silty clay	56 cm	74 cm	A-6, A-7-6	CH, CL
Bw	Silty clay	41 cm	56 cm	A-7-6	CH, CL
Cr	Bedrock	74 cm	144 cm		

Houston Black (15%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

EcB - Eddy gravelly clay loam, 1 to 3 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 15

Eddy (95%)
Hydrologic Group High runoff potential
Soil Drainage Class Well drained
Corrosion Potential - Uncoated Steel Moderate
Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Gravelly clay loam	0 cm	15 cm	A-2-6, A-6	GC
H2	Bedrock	15 cm	178 cm		

Unnamed (5%)
Hydrologic Group
Soil Drainage Class
Corrosion Potential - Uncoated Steel
Depth to Restrictive Feature

EdD2 - Eddy soils, 3 to 8 percent slopes, eroded

Percent Hydric 0

Minimum Depth to Bedrock 15

Eddy (95%)
Hydrologic Group High runoff potential
Soil Drainage Class Well drained
Corrosion Potential - Uncoated Steel Moderate
Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Gravelly clay loam	0 cm	15 cm	A-2-6, A-6	GC
H2	Bedrock	15 cm	178 cm		



Unnamed (5%)

**Hydrologic Group** 

Soil Drainage Class

**Corrosion Potential - Uncoated Steel** 

**Depth to Restrictive Feature** 

StB - Stephen silty clay, 1 to 4 percent slopes

Percent Hydric 0

Stephen (85%)

Minimum Depth to Bedrock

Hydrologic Group High runoff potential

39

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
A1	Silty clay	0 cm	24 cm	A-7-6	CL, CH
A2	Extremely paracobbly silty clay	24 cm	39 cm	A-7-6	CL, CH
Cr	Bedrock	39 cm	68 cm		

Austin (10%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

**Depth to Restrictive Feature** 

Eddy (5%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel Moderate

**Depth to Restrictive Feature** 

37 - Ferris clay, 5 to 12 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock 97

Ferris (100%)

Hydrologic Group High runoff potential

Soil Drainage Class Well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature



Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Clay	0 cm	23 cm	A-7-6	CH
H2	Clay	23 cm	97 cm	A-7-6	СН
H3	Clay	97 cm	152 cm	A-7-6	СН

48 - Houston Black clay, 0 to 1 percent slopes

Percent Hydric 0

Minimum Depth to Bedrock

Houston Black (85%)

Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ар	Clay	0 cm	15 cm	A-7-6	CH
BCkss	Clay	178 cm	203 cm	A-7-6	CH
Bkss	Clay	15 cm	178 cm	A-7-6	CH

Wilson (8%)
Hydrologic Group High runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Heiden (7%)	
Hydrologic Group	High runoff potential
Soil Drainage Class	Well drained
Corrosion Potential - Uncoated Steel	High
Depth to Restrictive Feature	

#### **Soils Descriptions**



AASHTO Classification Definitions	
A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), sonte fragments, gravel and sand $$
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions	
сн	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

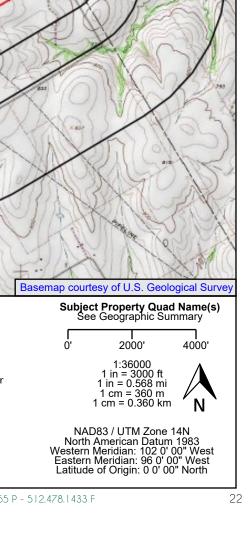
#### Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

#### Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

# **Topographic Overlay Map - 1.0 Mile Radius** Tiles Valley Basemap courtesy of U.S. Geological Survey Subject Property Quad Name(s) See Geographic Summary **Project Files** ▼ Single site (below) ▼ Single site (below) ▼ Single site (below) 4000' 2000' Single site (same) O Single site (same) Single site (same) Subject Site Single site (above) Single site (above) Single site (above) ■ Search Buffer Cluster site (below) Cluster site (below) Cluster site (below) Cluster site (same) • Cluster site (same) Cluster site (same)



▲ Cluster site (above)

Polygon site

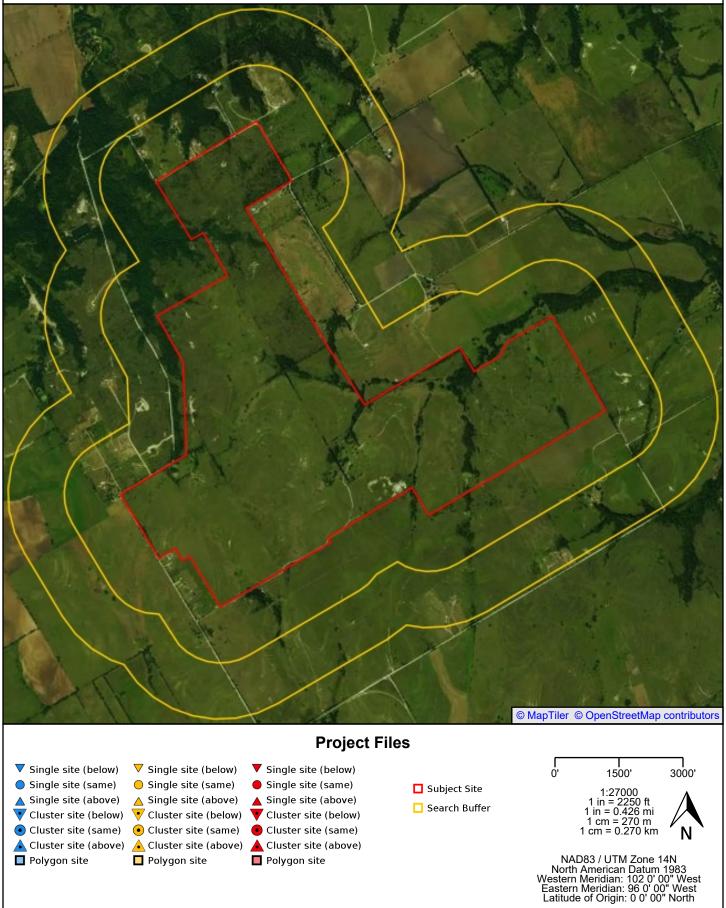
▲ Cluster site (above) ▲ Cluster site (above)

Polygon site

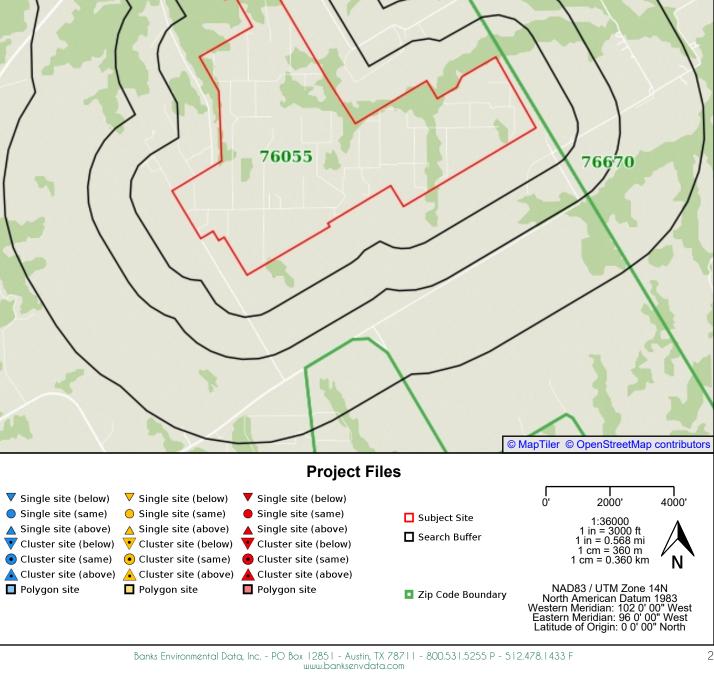
Polygon site

#### **Current Imagery Overlay Map - 0.5 Mile Radius**





# Zip Code Map - 1.0 Mile Radius Files



#### **Mapped Sites Summary**



Banks Environmental Data performed a thorough search and no mapped sites were found.

#### **Unmapped Sites Summary**



Dataset	Facility Site Name	Facility Site Address	Details Page #
ERNS		LAND FARM	27
PST	CITY OF MILFORD WAREHOUSE	WATER	28
HW	CITY OF ITASCA		29

<sup>\*</sup>Sites are sorted by database tier, database, and distance from the subject property.

# **End of Unmapped Sites Summary**

Unmapped Site: ERNS (916417)



Unmapped Site NRC Report #: 916417  LAND FARM, ITASCA, TX	ERNS - Emergency Response Notification System	Source: EPA/National Response Center Banks ID: 916417
Incident Date Time:	2009-08-29 15:00:00	
Responsible Company:	XTO ENERGY	
Source:	TELEPHONE	

#### **ERNS Details**

Additional Info:	CALLER HAD NO ADDITIONAL INFORMATION.				
Additional Medium Info:					
Any Fatalities:	N				
Description Of Incident:	CALLER IS REPORTING A UNKNOWN MATERIAL BEING RELEASED INTO THE AIR WITH A GASOLINE SMELL DUE TO LANDING GRADING OCCURRING IN A PROPERTY NEAR HIS RESIDENCE. CALLER STATED THE UNKNOWN MATERIAL DUST HAS BLOWN INTO HIS RESIDENCE DURING THE EXCAVATION OF THE LAND. CALLER STATED THE PLOWING STARTED AT 1500 LOCAL TIME AND ENDED AROUND 1900 LOCAL TIME ON 29-AUG-09. CALLER STATED HE WOULD LIKE SOMEONE TO COME AND TEST THE SOIL TO ENSURE THIS IS NOT HAZARDOUS MATERIAL.				
Desc Remedial Action:	NONE				
Incident Cause:	OTHER				
Incident Date Time:	2009-08-29 15:00:00				
Incident Location:	XTO ENERGY				
Medium Desc:	SOIL				
Number Fatalities:					
Pipeline Type:					
Railroad Name:					
Responsible Company:	XTO ENERGY				
Seqnos:	916417				
Source:	TELEPHONE				
Type Of Incident:	FIXED				

#### **Materials Involved**

Name Of Material:	UNKNOWN MATERIAL
Seqnos:	916417

Unmapped Site: PST (10129)



Unmapped Site		Source: TCEQ
Facility #: 10129	PST - Petroleum Storage Tank	Banks ID: 10129
CITY OF MILFORD WAREHOUSE		
WATER, MILFORD, TX		
Facility Type:	FLEET REFUELING	
Facility Begin Date:	1986-07-21	
Facility Status:	INACTIVE	
Facility Exempt Status:	N	
Ust Financial Assurance Required:	N	
Number Of Usts:		
Number Of Asts:		
Contact Name:		
Contact Phone:	2144933161	

#### **Underground Storage Tanks**

3				
Ust Id:	26764			
Facility Number:	10129			
Tceq Customer Id:	49605			
Tank ld:	1			
Tank Installation Date:	1983-01-01			
Tank Capacity:	350			
Tank Status:	REMOVED FROM GROUND			
Tank Status Begin Date:	1997-11-04			
Piping Type:				
Substance Stored:	DIESEL			
Tank Materials:	Steel			
Piping Materials:	Steel			
Tank Corrosion Protection Method:				
Piping Corrosion Protection Method:				

Unmapped Site: HW (RN101385771)



Unmapped Site		Source: TCEQ
Regulated Entity Number: RN101385771	HW - Hazardous Waste	Banks ID: RN101385771
CITY OF ITASCA		
TX 76055.0		
Business Type:		
Mailing Address:		
Mailing City:		
Mailing State:		
Mailing Zip Code:		

#### **Violations**

	Regulated Entity Number	Investigation Number	Media	Noe Date	Tceq Docket Number And Creation Dates
ſ			WATE		
١	RN101385771	1770079	R	2021-11-01	2021-1441-PWS-E; 2022-AUG-30
Ī			WATE		
١	RN101385771	1841902	R	2022-09-16	2022-1207-UTL-E; 2023-APR-11

Total Violation Count Notice Of Enforcement Id		Cat A Violation Tracking Numbers		
1	226502772021300	792881		
1	683520262022255			

Cat A Violation Citations	Cat B Violation Tracking Numbers
290.46(f)(2); 290.46(f)(3)(A)(i)(II); 290.46(f)(3)(A)(ii)(II); 290.46(f)(3)(A)(iv); 290.46(f)(3)(B)(iii); 290.46(f)(3)(B)(iv); 290.46(f)(3)(B)(v); 290.46(f)(3)(E)(iv)	
	824277

Cat B Violation Citations Cat C Violation Tracking Numbers		Cat C Violation Citations	
13.1394(b)(2)			

#### **Court Details**

Program	Case Number	Tceq Docket Number	Customer Name	County	Order Date	Penalty Assessed
PUBLIC WATER SUPPLY	61526	2021-1441-PWS-E	CITY OF ITASCA	HILL	2022-08-30	50
PUBLIC WATER SUPPLY	62978	2022-1207-UTL-E	City of Itasca	HILL	2023-04-11	600

Penalty Deferred	Payable Amount	Sep Offset	Regulated Entity Number
10	40	0	RN101385771
120	480	0	RN101385771



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
RCRA COR - RCRA - Corrective	Jource	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act	Jonedule	Jaic	Date	Date	Date
Actions (FED)	EPA	(RCRA) and subject to corrective action activity.	Quarterly	2024-07-30	2024-07-30	2024-07-31	2024-07-29
RCRA TSD - RCRA - Treatment, Storage, Disposal (FED)	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	2024-07-30	2024-07-30	2024-07-31	2024-07-29
RCRA - RCRA (FED)	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly		2024-07-30		
CER NPL - CERCLIS - National Priority List (FED)	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly		2024-07-30		
CER - CERCLIS (FED)	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-29
CER NFRAP - CERCLIS - No Further Remedial Action Planned (FED)	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-29
CER DNPL - CERCLIS - Delisted National Priority List (FED)	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-29
FED BF - Federal Brownfield (FED)	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-30



			Update	Requested	Received	Update	Source Update
Dataset	Source	Dataset Description	Schedule	Date	Date	Date	Date
FED IC - Federal Institutional Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-30
RCRA SQG - RCRA - Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month.	Quarterly	2024-07-30	2024-07-30	2024-07-31	2024-07-29
ERNS - Emergency Response Notification System (FED)	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	2024-01-24	2024-01-24	2024-01-29	2024-01-24
RCRA VSG - RCRA - Very Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Very Small Quanity Generator (VSG) generates less than 100 kg of waste per month.	Quarterly	2024-07-30	2024-07-30	2024-07-31	2024-07-29
RCRA LQG - RCRA - Large Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month.	Quarterly	2024-07-30	2024-07-30	2024-07-31	2024-07-29
FED EC - Federal Engineering Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	2024-07-30	2024-07-30	2024-07-30	2024-07-30
ST PL - State National Priority List (TX)	TCEQ	This database contains sites determined by the TCEQ that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment.	Quarterly	2024-07-11	2024-07-12	2024-07-31	2024-07-12
HW COR - Hazardous Waste Corrective Action (TX)	TCEQ	The mission of the TCEQ's industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.	Quarterly	2024-05-28	2024-06-03	2024-07-03	2024-05-31



			Update	Requested	Received	Update	Source Update
Dataset	Source	Dataset Description  Brownfield sites are former industrial properties that lie dormant or underutilized due to liability	Schedule	Date	Date	Date	Date
DE OUT		associated with real or perceived contamination. In Texas, the TCEQ, in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of Brownfield's through the					
BF - State Brownfield (TX)	TCEQ	development of regulatory, tax, and technical assistance tools.	Quarterly	2024-07-18	2024-07-18	2024-07-22	2024-07-18
VCP - Voluntary Cleanup Program		The Operator Cleanup Program (OCP) under the Site Remediation Section is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may					
(TX)	RRC	require site specific cleanup levels based on risk.  This database is a listing of closed and	Quarterly	2024-08-06	2024-08-08	2024-08-20	2024-08-08
SW - Solid Waste (TX)	TCEQ	abandoned municipal solid waste landfills. The sites included are either unauthorized (UNUM_) or permitted (PERMAPP_).	Historical	2011-03-06	2011-03-06	2011-03-06	2011-03-06
LPST - Leaking Petroleum Storage	504	The Tribal LUST database (maintained by EPA Region 6) provides information on leaking underground storage tank on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and		0004.05.00	0004.05.00	0004.07.04	0004.40.05
Tank (TR6)	EPA	Tribal Nations.  The Railroad Commission of Texas Voluntary	Quarterly	2024-05-02	2024-05-02	2024-07-31	2024-10-25
VCP - Voluntary Cleanup Program (TX)	RRC	Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	2024-07-11	2024-07-12	2024-07-12	2024-07-12
VCP - Voluntary Cleanup Program		This database contains sites from the Voluntary Cleanup Program (VCP). The VCP records contain information on contaminated sites that private parties have cleaned up through assistance from the State in the form of					
(TX) LPST - Leaking	TCEQ	administrative, technical, and legal incentives.  This database contains information on leaking	Quarterly	2024-07-11	2024-07-19	2024-07-23	2024-07-12
Petroleum Storage Tank (TX)	TCEQ	storage tanks, equipment failures, compliance, and releases in the state.	Quarterly	2024-07-11	2024-07-11	2024-07-12	2024-07-08
SW - Solid Waste		The SWLF database contains records of municipal solid waste facilities that may accept various types of municipal solid waste for processing or disposal, depending on the type of facility. A Municipal Solid Waste facility may also accept certain special wastes and non-hazardous industrial solid wastes if approved by the TCEQ					
(TX)	TCEQ	executive director.  This database contains sites from the Innocent	Quarterly	2024-07-18	2024-07-18	2024-07-22	2024-07-12
VCP - Voluntary Cleanup Program		Operator Program (IOP). The IOP records are sites that have received certificates from the State acknowledging that their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of					
(TX)	TCEQ	contamination.	Quarterly	2024-07-11	2024-07-19	2024-07-23	2024-07-12



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
BF - State Brownfield (TX)	RRC	The Railroad Commission of Texas' Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.	Quarterly	2024-07-11	2024-07-12	2024-07-12	2024-07-12
HW - Hazardous Waste (TX)	TCEQ	This dataset lists various court orders affecting a site, including Notices of Enforcement and Administrative Orders.	Quarterly	2024-07-03	2024-07-03	2024-07-03	2024-06-27
HW - Hazardous Waste (TX)	TCEQ	This database contains information on facilities which store, process, or dispose of hazardous waste as maintained by the Industrial and Hazardous Waste Permits section of the TCEQ.	Quarterly	2024-07-18	2024-07-18	2024-07-23	2024-05-06
REG - Regulatory Notices and Violations (TX)	TCEQ	Investigations resulting in a Notice of Violation (NOV) and the details associated with each violation. An investigation may be listed more than once if there were multiple violations associated to that investigation. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations).	Quarterly	2024-08-16	2024-08-16	2024-08-16	2024-07-02
PST - Petroleum Storage Tank (TX)	TCEQ	This database contains information on above and underground storage tanks, compliance, and releases in the state.	Quarterly	2024-07-18	2024-07-18	2024-07-23	2024-07-09
AP - Affected Property (TX)	TCEQ	The Texas Groundwater Protection Committee (TGPC) Joint Groundwater Monitoring and Contamination Report, SFR-56 lists all active and inactive groundwater contamination cases in the state and their enforcement status	Quarterly	2024-07-09	2024-07-09	2024-07-09	2023-05-01
DRYC - Dry Cleaner (TX)	TCEQ	Dry Cleaner data houses both the DCRP Program information and PERC information released by the TCEQ. The DCRP database contains records funded for state-lead clean up of dry cleaner related contaminated sites. The DCRP administers the Dry Cleaning Facility Release Fund to assist with remediation of contamination caused by dry cleaning solvents. There are two listings from this program: LIST#1 - A historic listing of any facility that registered with the DCRP indicating whether or not the facility has used Perchloroethylene (PERC) in the past. LIST#2 - A Prioritization list of dry cleaner sites Facilities on this list will be investigated in order to determine the existence and or extent of possible contamination. Facilities which are not current on their DCRP payments get dropped from the program.		2024-07-01	2024-07-16	2024-07-18	2024-07-16
EC - State Engineering Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination.	Quarterly		2024-07-19		
DRYC - Dry Cleaner (FED)	Banks Enviro	This is a listing of sites generated through internal research at Banks Environmental Data which once contained a dry cleaning facility	Historical		2023-07-19		



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
SPILL - Spill (TX)	TCEQ	Historical Emergency Response Spills once tracked by TCEQ's Consolidated Compliance and Enforcement Data System, contains "open", "closed", and "referred" incidents dating back to 2001.	Historical	2022-09-09	2022-10-04	2022-10-06	2022-10-04
MSD - Municipal Setting Designation (TX)	TCEQ	TCEQ defines a Municipal Settings Designation (MSD) as an official state designation given to a property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records.	Quarterly		2024-07-15		
IC - State Institutional Control (TX)	RRC	The Railroad Commission of Texas Voluntary Cleanup Program provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination.	Quarterly	2024-07-11	2024-07-12	2024-07-12	2024-07-12
PST - Petroleum Storage Tank (TR6)	EPA	The Tribal UST database (maintained by EPA Region 6) provides underground storage tank information on tribal lands in Louisiana, Arkansas, Oklahoma, New Mexico and Tribal Nations.	Quarterly	2024-05-02	2024-05-02	2024-07-31	2024-10-24
SPILL - Spill (TX)	TCEQ	Emergency Response Spills received by the TCEQ are assigned an Incident Tracking Number. The information submitted by the reporting party is documented and associated to that unique number and then further investigated. An Incident Tracking Number may be listed more than once if there are multiple Customer Names, Released Materials, Media, and/or Effects. Contains "closed" and "referred" incidents.	Quarterly	2024-06-13	2024-06-13	2024-06-13	2024-06-13
AP - Affected Property (TX)	TCEQ	The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.	Quarterly	2024-08-06	2024-08-16	2024-08-29	2024-08-02
IC - State Institutional Control (TX)	TCEQ	This database includes Voluntary Cleanup Program (VCP) or Innocent Operator Program (IOP) sites that have been remediated and have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use.	Quarterly	2024-07-11	2024-07-19	2024-07-23	2024-07-12

#### **Disclaimer**



The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential in accuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-21, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

# APPENDIX F Subject Property Photographs



Figure F-1. View of the field office trailer and nearby pole mounted transformers. No signs of release underlying the transformers. Date of Photograph: September 6, 2024.



Figure F-2. View of parking area and fleet vehicles. Date of Photograph: September 6, 2024.



Figure F-3. View of substation and associated infrastructure. Date of Photograph: September 6, 2024.



Figure F-4. View of propane tank and substation infrastructure. Date of Photograph: September 6, 2024.



Figure F-5. View of equipment and solar panel storage. Date of Photograph: September 6, 2024.



Figure F-6. View of substation within subject property. Date of Photograph: September 6, 2024.



Figure F-7. View of the typical solar plant infrastructure within the subject property. Photograph taken at PP-007. Date of Photograph: March 13, 2024.



Figure F-8. View of solar array and vegetation within the subject property. Photograph taken at PP-008. Date of Photograph: March 13, 2024.



Figure F-9. View of solar array and vegetation within the subject property. Photograph taken at PP-012. Date of Photograph: March 13, 2024.



Figure F-10. View of solar array and vegetation within the subject property. Photograph taken at PP-013. Date of Photograph: March 13, 2024.



Figure F-11. View of substation within the subject property. Photograph taken at PP-014. Date of Photograph: March 13, 2024.



Figure F-12. View of gravel access road and solar array within the subject property. Photograph taken at PP-020. Date of Photograph: March 13, 2024.