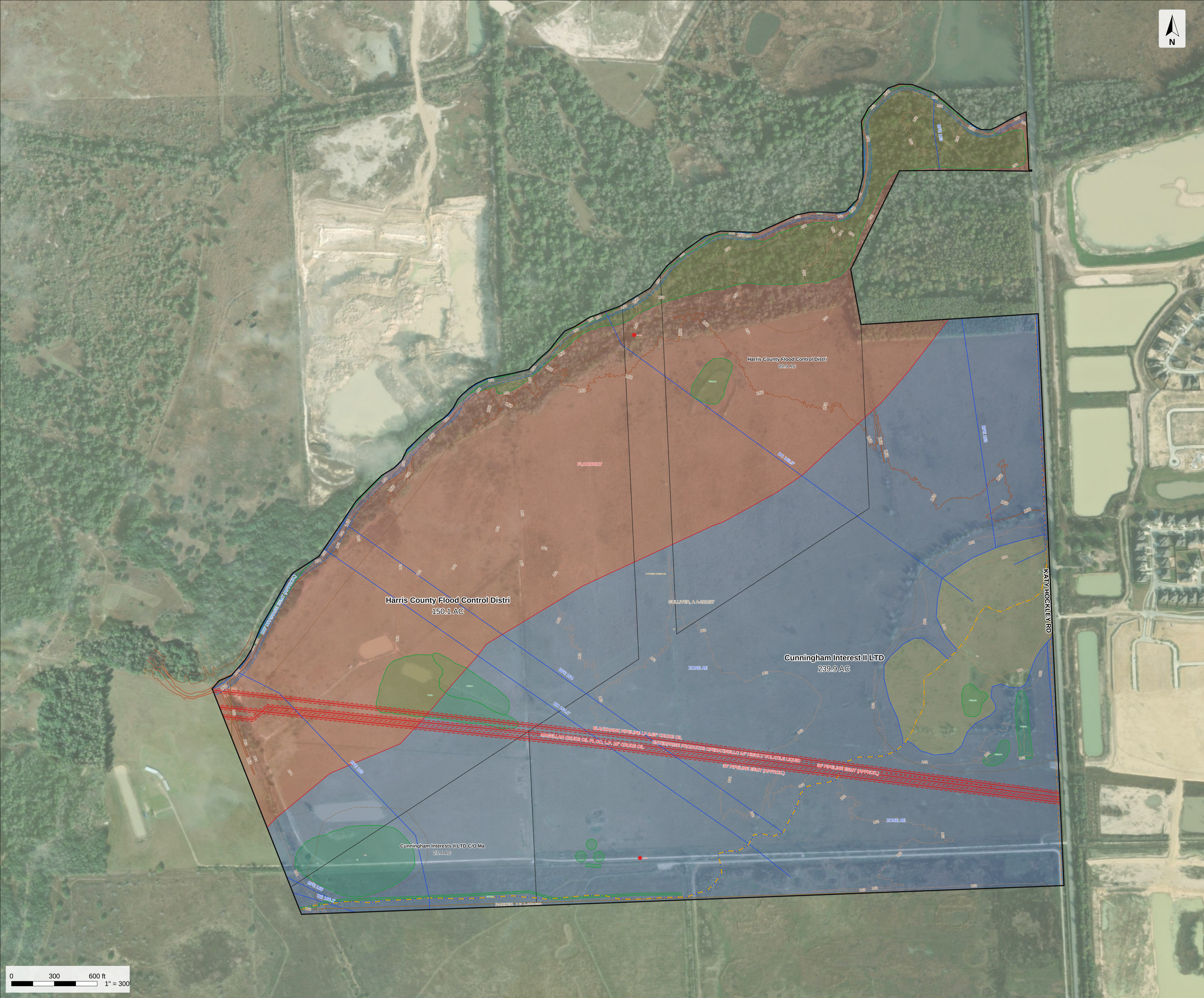




SITE CONSTRAINT MAP
September 27, 2026
Area: 507.33 ac (parcel boundary)
Scale: 1" = 300' on 24x36
NAD83 Texas South Central, US ft (EPSG 2278)

ACREAGE INSIDE AREA	AC	%
Gross area	507.33	
FEMA floodway	199.71	39%
FEMA 100-yr floodplain (outside floodway)	283.24	56%
FEMA 500-yr (0.2%), not deducted	0.00	0%
NWI wetlands	46.84	9%
Drainage easements (100'/60' HCFC, 60'/40' USGS)	9.03	2%
Pipeline easements (30' buffers)	12.23	2%
Power easements (60'/100'/150' by voltage, plus utility-owned strips)	0.00	0%
Thoroughfare ROW, existing and future (thoroughfare plans), incl. future Grand Parkway (400')	1.81	0%
Total constraints (overlaps counted once)	483.92	95%
Area outside mapped constraints	23.40	5%

BY JURISDICTION	GROSS	NET
Unincorporated (outside city limits)	507.33	23.40

LEGEND

County: Harris County
City: Unincorporated

— Site boundary

— Drainage channel

● Oil & gas well

— Pipeline

--- Thoroughfare ROW

--- MUD / water district limits

— NWI wetlands (46.84 ac)

— Floodway (199.71 ac)

— Index contour

..... Soil map unit (NRCS)

— Drainage easement (buffer)

— Base flood elevation

— Pipeline easement (buffer)

— Survey abstract line

— Parcel line

— 100-yr floodplain BFE 163.0'–166.0' (283.24)

— FEMA cross section

— Contour

CONSTRAINTS MAP SUMMARY

FLOODPLAIN INFO:
FIRM panel: 48473C0300E (eff. 2/18/2009); 48201C0390N (eff. 11/15/2019); 48201C0380N (eff. 11/15/2019); 48201C0385N (eff. 11/15/2019); 48201C0395N (eff. 11/15/2019)
Zone: property located in Zone X (unshaded, 24.4 ac), Zone AE (283.2 ac), Zone AE Floodway (199.7 ac)
100-yr BFE on site: 163.0'–166.0' (NAVD88)
Ground elevation: 106.7'–176.4' (NAVD88)

PIPELINE AND WELL INFO:
Pipeline on tract: MAGELLAN CRUDE OIL PL CO, L.P. 18" CRUDE OIL
Pipeline on tract: BLACKHAWK PIPELINE LP 8.63" CRUDE OIL
Pipeline on tract: ENTERPRISE PRODUCTS OPERATINGLLC 14" HIGHLY VOLATILE LIQUID
Oil & gas wells on tract: 2

WETLAND INFO:
Wetlands shown on site according to the NWI database (to be verified)
Freshwater Forested/Shrub Wetland: 25.6 ac
Other: 7.21 ac
Freshwater Pond: 6.46 ac
Freshwater Emergent Wetland: 5.04 ac
Riverine: 2.51 ac

SOILS:
Hydric soils: 14.0 ac (3%) (hydric soil is one of the three wetland tests; field check needed). High shrink-swell: 0.00 ac.
Kf Katy fine sandy loam, 0 to 1 percent slopes: 399.2 ac; Moderately well drained, 1% hydric, shrink-swell moderate; homes: not limited; septic: very limited
Wo Wockley fine sandy loam, 0 to 1 percent slopes: 41.2 ac; Somewhat poorly drained, 2% hydric, shrink-swell low; homes: very limited; septic: very limited
Cd Clodine fine sandy loam, 0 to 1 percent slopes: 10.2 ac; Somewhat poorly drained, 90% hydric, shrink-swell low; homes: very limited; septic: very limited

WATER WELLS: No recorded water wells on the tract (TWDB/TDLR)

DRAINAGE DISTRICT: None

MUD: Cypress Creek DID (439.5 ac)

SCHOOL DISTRICT:
Waller ISD – nearest campuses:
• Roberts Road Elementary (EE-05), 5.7 mi
• Waller Junior High (06-08), 10.7 mi
• Waller High School (09-12), 11.2 mi

UTILITIES & OUTFALL:
Water/sewer: no public line data within 1 mile. Check with the city, MUD or utility provider.
Nearest electric substation: ZENITH (345 kV) 2.5 mi from the boundary (HIFLD)
Nearest drainage outfall: HCFC channel K100-00-00, crosses or touches the site

AIRPORT RESTRICTIONS: IAH – Class B airspace (3,000' MSL to 10,000' MSL)

GOOGLE MAPS LINK: 29.940805, -95.816247 ([click to open](#))

DATA DATES:
Pulled 9/27/2026 (some from saved data dated 9/27/2026)
Source last updated: Electric substations 2/13/2022; Electric transmission lines 8/25/2025; HCFC channels 12/22/2023; Navigation district lands (Texas GLO) 5/18/2021; NWI wetlands 9/27/2026; parks, refuges, conservation easements (USGS PAD-US) 3/20/2024; Road centerlines (TxDOT, statewide) 9/1/2026; TxDOT future toll roads (Segments B & C) 4/25/2023

Public GIS data, approximate and not survey grade. Easements are buffers around mapped centerlines, not recorded widths. Thoroughfare ROW uses plan widths or defaults. Net developable and lot yield are planning estimates (yield uses the lot sizes and lot efficiency set in the tool). Schools are the nearest campuses, not confirmed attendance zones. Sources: FEMA NFHL, USFWS NWI, HCFC, USGS NHD, Texas RRC, HIFLD, TxDOT, TCEQ, TEA, FAA, county and city thoroughfare plans, City of Pearland utilities, county appraisal districts, Aransas County GIS, Texas GLO, USFWS CBRS, NRCS SSURGO soils, TWDB/TDLR water wells, USGS PAD-US, TxGIO statewide parcels, USGS 3DEP, Esri World Imagery.

SITE – DATA SOURCES

Pulled 9/27/2026, 6:05:48 PM. Public GIS data, approximate and not survey grade. Easement and ROW widths are the assumptions listed, not recorded widths.

FEATURES ON THE TRACT THAT SET EASEMENT ACREAGE

LAYER	NAME	TYPE	SOURCE	FEATURE ID / REACH CODE	FEATURE DATE	WIDTH APPLIED	SERVICE
Drainage	K100-00-00	HCFC	HCFC	K100-00-00	n/a	100' (assumed)	open service
Pipeline	BLACKHAWK PIPELINE LP 8.63" CRUDE OIL	Pipeline	Pipelines (Texas RRC)	n/a	n/a	30' (assumed)	open service
Pipeline	ENTERPRISE PRODUCTS OPERATINGLLC 14" HIGHLY VOLATILE LIQUID	Pipeline	Pipelines (Texas RRC)	n/a	n/a	30' (assumed)	open service
Pipeline	MAGELLAN CRUDE OIL PL CO, L.P. 18" CRUDE OIL	Pipeline	Pipelines (Texas RRC)	n/a	n/a	30' (assumed)	open service

LAYERS PULLED FOR THIS MAP

LAYER	SOURCE USED	SERVICE URL	FOUND / ON TRACT	DATA UPDATED	HOW IT IS USED
FEMA flood zones (floodway, 100-yr, 500-yr)	FEMA flood zones (floodway, 100-yr, 500-yr)	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28	6 / 3		Floodway and 100-yr zones deducted as mapped. 500-yr (shaded X) shown, not deducted. Detention allowance is only taken when no FEMA floodplain is on site.
FEMA base flood elevation lines	FEMA base flood elevation lines	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/16	8 / 6		Reference only (elevations reported in the summary). Not deducted.
FEMA cross sections (with 100-yr water surface)	FEMA cross sections (with 100-yr water surface)	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/14	6 / 4		Reference only (elevations reported in the summary). Not deducted.
FEMA LOMR boundaries	FEMA LOMR boundaries	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/1	0 / 0		Reference only. Check LOMR for revised floodplain limits.
FEMA coastal lines	Limit of Moderate Wave Action	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/19	0 / 0		FEMA LiMWA and primary frontal dune lines shown for reference (coastal flood hazard). Not deducted.
	Primary frontal dunes	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/25	0 / 0		
Coastal Barrier Resources System units (USFWS)	Coastal Barrier Resources System units (USFWS)	https://gis1.wim.usgs.gov/server/rest/services/CBRSMapper/CoastalBarrierResourcesSystem/MapServer/3	0 / 0		CBRS units shown and reported in the summary (no new federal flood insurance for new construction). Not deducted.
Soils (NRCS SSURGO)	NRCS Soil Data Access (SSURGO)	https://SDMDataAccess.sc.egov.usda.gov/Tabular/post.rest	7 / 3		Soil map units shown with symbols; hydric acres, shrink-swell, drainage, flooding and NRCS limits for homes and septic in the summary. Not deducted.
NWI wetlands (USFWS)	NWI wetlands (USFWS)	https://services.arcgis.com/P3ePLMys2RVChk3j/arcgis/rest/services/USA_Wetlands/FeatureServer/0	41 / 15	9/27/2026	Wetland polygons deducted as mapped. Not a delineation; field verification required.
Pipelines (Texas RRC)	Pipelines (Texas RRC)	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/13	9 / 9		Centerlines buffered 30' total (assumed). Not recorded easement widths.
Electric transmission lines (HIFLD)	Electric transmission lines (HIFLD)	https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/US_Electric_Power_Transmission_Lines/FeatureServer/0	0 / 0	8/25/2025	Centerlines buffered by voltage: 60'/100'/150' (assumed); utility-owned parcels also deducted.
Electric substations (HIFLD)	Electric substations (HIFLD)	https://services6.arcgis.com/OO2s4OoyCZkYJ6oE/arcgis/rest/services/Substations/FeatureServer/0	0 / 0	2/13/2022	Substations shown; nearest one within 5 miles reported under utilities.
Water wells (TWDB groundwater database, driller and plugging reports)	TWDB groundwater database	https://services.twdb.texas.gov/arcgis/rest/services/Public/TWDB_Groundwater_database/MapServer/0	0 / 0		Recorded water wells shown; wells on the tract listed in the summary. Not deducted.
	Driller reports (TDLR)	https://services.twdb.texas.gov/arcgis/rest/services/Public/WellReports/MapServer/0	1 / 0		
	Plugging reports (TDLR)	https://services.twdb.texas.gov/arcgis/rest/services/Public/PluggingReports/MapServer/0	0 / 0		
Horizontal / directional well paths (Texas RRC)	Wellbore paths	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/10	0 / 0		Horizontal/directional wellbore paths (surface to bottom hole) and their surface locations. Not deducted; wellbores are underground.
	Surface locations	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/9	0 / 0		
Oil & gas wells (Texas RRC)	Oil & gas wells (Texas RRC)	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/1	3 / 2		Well locations shown and counted. Not deducted.
Thoroughfare plans with ROW	Houston MTFP	https://www.gis.hctx.net/arcgishcpid/rest/services/Transportation/MTFP_COH/MapServer/0	2 / 1		Planned ROW from plan widths (or defaults) deducted.
Grand Parkway future alignment (SH 99 Segments B & C)	Segment C design centerline (Brazoria)	Built into the tool (alignment coordinates, no live service)	0 / 0		Future Grand Parkway ROW (400') deducted.
	TxDOT future toll roads (Segments B & C)	https://services.arcgis.com/KTcxITD9dsQw4r7Z/arcgis/rest/services/TxDOT_Future_Texas_Toll_Roads/FeatureServer/0	0 / 0	4/25/2023	
Road centerlines (TxDOT, statewide)	Road centerlines (TxDOT, statewide)	https://services.arcgis.com/KTcxITD9dsQw4r7Z/arcgis/rest/services/TxDOT_Roadways/FeatureServer/0	1 / 0	9/1/2026	Existing road centerlines (assumed ROW: local 60', state 120'). Used to leave the grading buffer off road frontage; fronting roads under 100' ROW are widened to 50' from centerline plus a 25' buffer, counted in ROW acreage.
Railroads (Texas RRC)	Railroads (Texas RRC)	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/21	0 / 0		Reference only. Not deducted.
Parcels	Harris (HCAD)	https://mycity2.houstontx.gov/pubgis02/rest/services/PDD/HCAD_Parcels/MapServer/0	15 / 13		Ownership lines, owner names and acreage labels. Not survey.
Public and conservation lands	parks, refuges, conservation easements (USGS PAD-US)	https://services.arcgis.com/v01ggwM5QqNysAAi/arcgis/rest/services/Manager_Type/FeatureServer/0	0 / 0	3/20/2024	Parks, refuges and conservation easements shown and reported in the summary. Not deducted automatically; check restrictions.
Navigation district lands (Texas GLO)	Navigation district lands (Texas GLO)	https://services1.arcgis.com/YWG34dhJxrbxQWdF/arcgis/rest/services/Navigation_Districts/FeatureServer/0	0 / 0	5/18/2021	State-patented navigation district lands shown for reference.
Survey abstracts (statewide, Texas RRC)	Survey abstracts (statewide, Texas RRC)	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/24	5 / 3		Abstract lines for reference.
City limits (acreage is broken out by city)	City limits (acreage is broken out by city)	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/28	1 / 0		Used to split gross and net acreage by city.
MUD and water district limits (TCEQ)	MUD and water district limits (TCEQ)	https://gisweb.tceq.texas.gov/arcgis/rest/services/Public/WaterDistricts/MapServer/0	5 / 1		District limits shown. Names reported in the summary.
Drainage channels	HCFC	https://services2.arcgis.com/nLI0k0Mja5hnSeSI/arcgis/rest/services/Drainage_Network/FeatureServer/0	3 / 1	12/22/2023	Centerlines buffered (assumed widths): HCFC major 100' / minor 60'; USGS stream 60' / ditch 40'. Confirm ROW with the drainage district.
	USGS streams & ditches	https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer/6	12 / 0		
Contours from USGS 3DEP lidar (NAVD88 ft)	USGS 3DEP elevation (lidar DEM)	https://elevation.nationalmap.gov/arcgis/rest/services/3DEPElevation/ImageServer/exportImage	1889 / 1889		Contours generated at 2' interval from the 3DEP elevation grid.

SUMMARY LOOKUPS

ITEM	SOURCE	SERVICE URL
County and city	Texas RRC county and city boundaries	https://gis.rrc.texas.gov/server/rest/services/rrc_public/RRC_Public_Viewer_Srvs/MapServer/29
FIRM panels	FEMA National Flood Hazard Layer, FIRM panel index	https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/3
Drainage district, MUD	TCEQ water districts	https://gisweb.tceq.texas.gov/arcgis/rest/services/Public/WaterDistricts/MapServer/0
School district	Texas Education Agency, current districts	https://services2.arcgis.com/5MVN2jsqIrNZD4tP/arcgis/rest/services/Current_Districts/FeatureServer/0
Nearest schools	Texas Education Agency, schools 2024-25	https://services2.arcgis.com/5MVN2jsqIrNZD4tP/arcgis/rest/services/Schools_2024_to_2025/FeatureServer/0
Airport restrictions	FAA Class B/C/D airspace	https://services6.arcgis.com/ssFJBXIUYZDrSYZ/arcgis/rest/services/Class_Airspace/FeatureServer/0
Aerial photo (PDF)	Esri World Imagery	https://server.arcgisonline.com/ArcGIS/rest/services/World_Imagery/MapServer