

SOMERVILLE INDUSTRIAL PARK

Burleson County, Texas

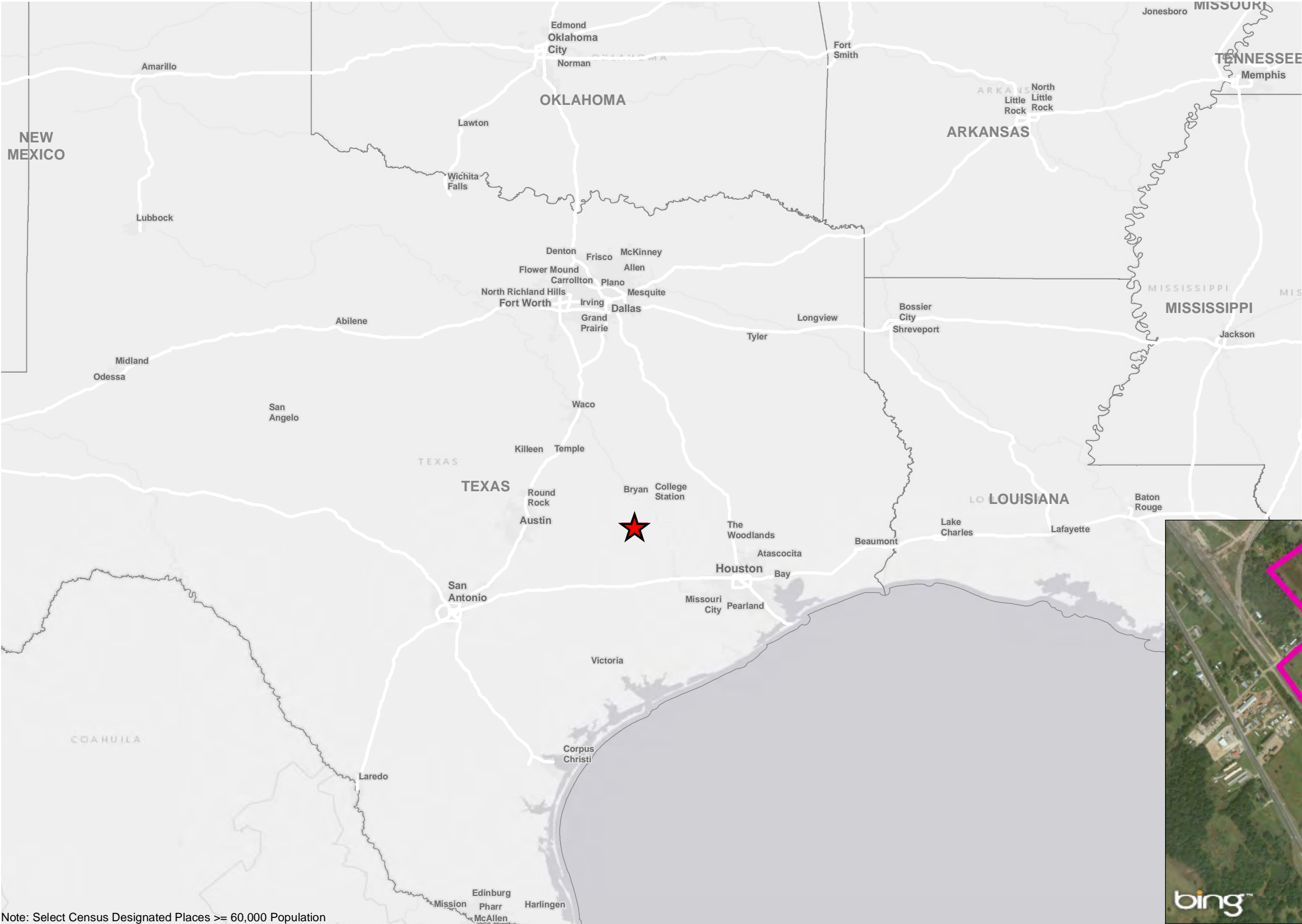
350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
txed@entergy.com

entergy-texas.com

Coordinates: -95.52076, 30.341504

More Information



Note: Select Census Designated Places >= 60,000 Population

Contents

- Aerial
- Transportation Regional
- Transportation Immediate
- Topographic Map
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure





BUSINESS
DEVELOPMENT
TEXAS

Somerville Industrial Park

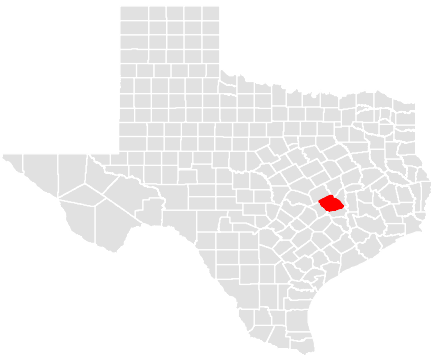
Aerial

10055 Grogans Mill Road
The Woodlands, TX 77380

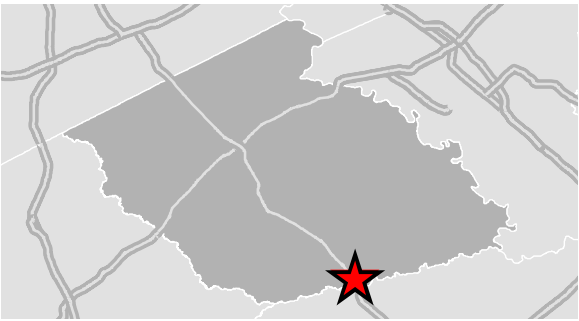
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BURLESON COUNTY



VICINITY



LEGEND

- Property Boundary
- Rail
- State Highway

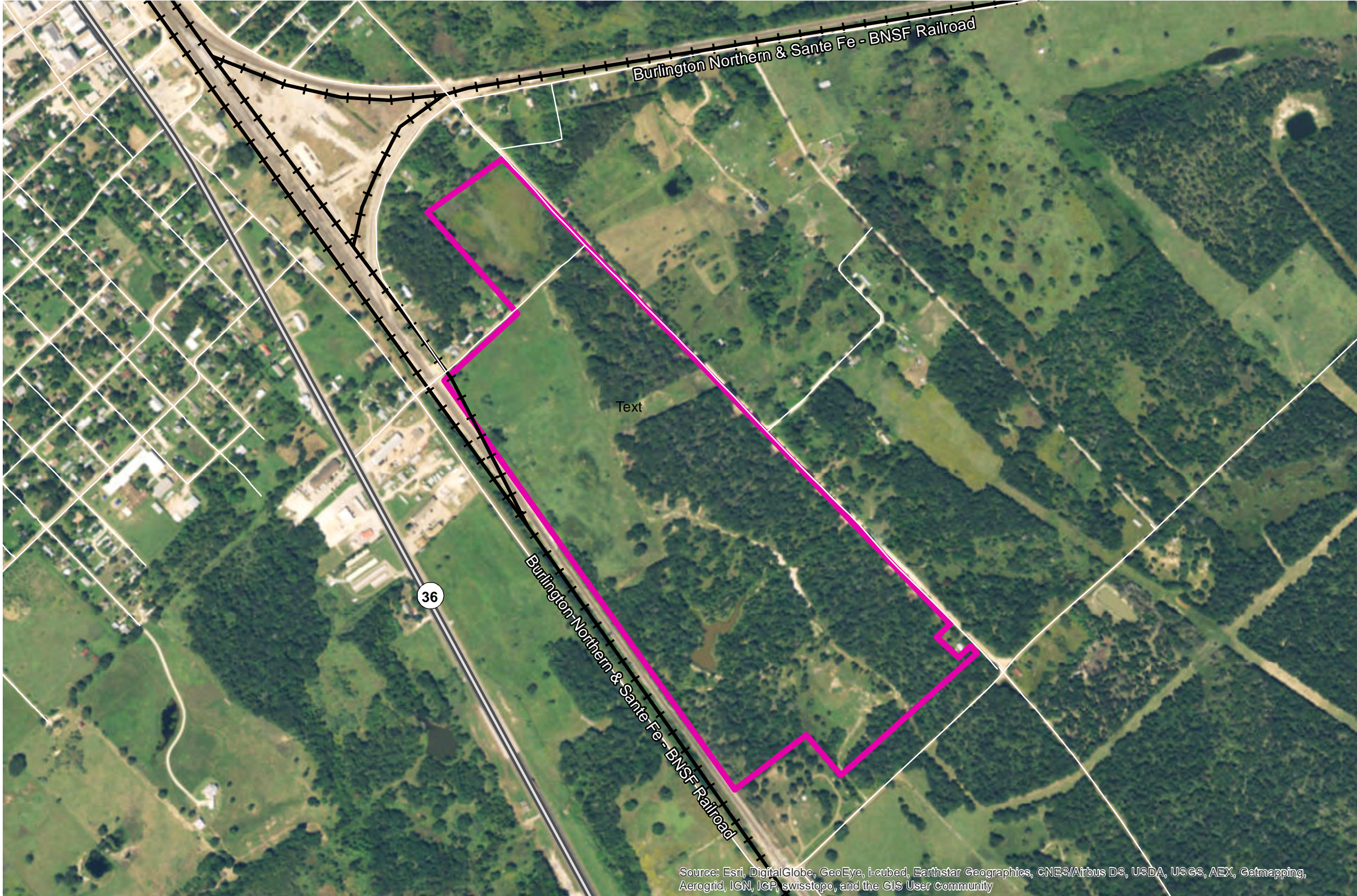
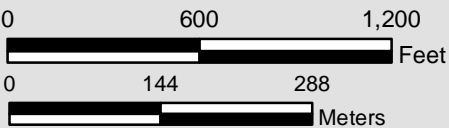
NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE

Source:
- Highway System: TXDOT 2015, Download Date: 11/2017
- Rail: Rail_BureauOfTransportationStats_2014

Created by: RPG
Date: 11/2017



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**BUSINESS
DEVELOPMENT**

TEXAS

Somerville Industrial Park

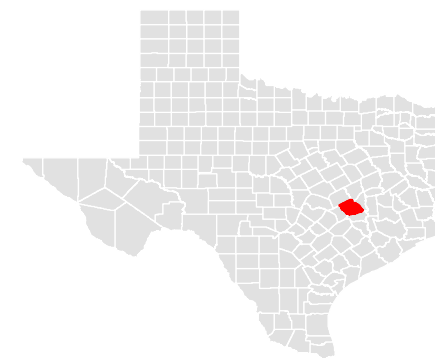
Transportation, Regional

10055 Grogans Mill Road
The Woodlands, TX 77380

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BURLESON COUNTY



VICINITY



LEGEND

- Somerville Industrial Park
- Airports
- Rail
- Interstate
- U.S.

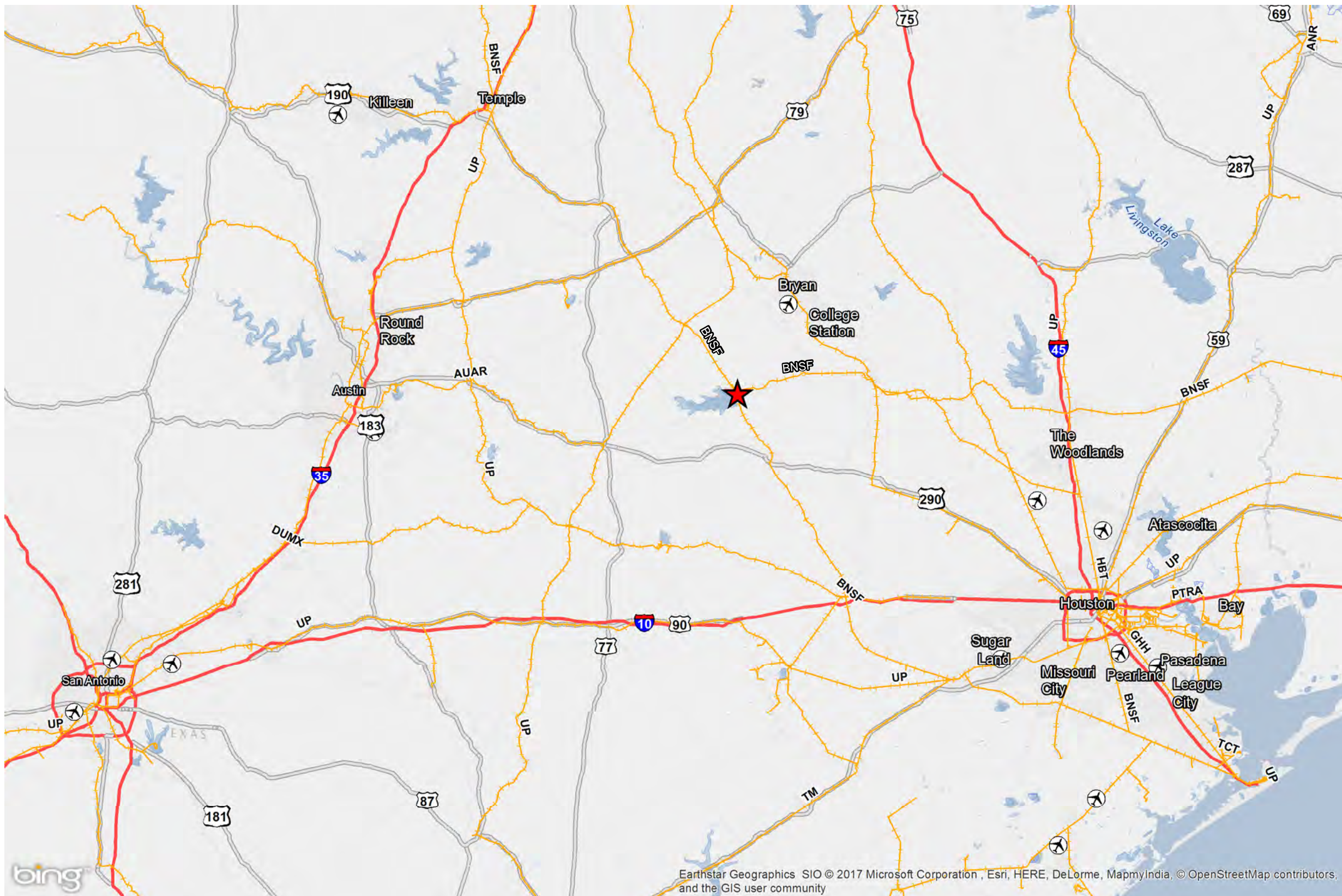
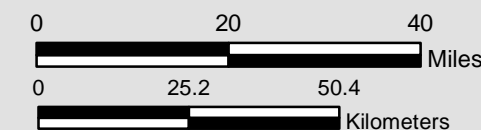
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SOURCE

Source:
-- Census Tiger, 2014; Bureau of Transportation, 2014

Created by: RPG
Date: 11/2017



Earthstar Geographics SIO © 2017 Microsoft Corporation, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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TEXAS

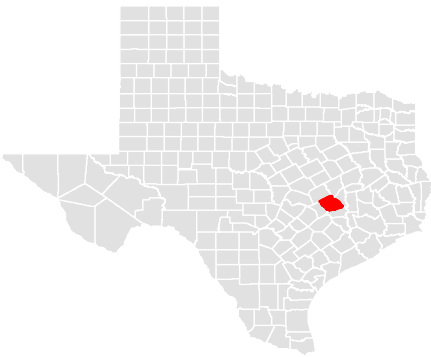
Somerville Industrial Park
Transportation Immediate

10055 Grogans Mill Road
The Woodlands, TX 77380

Phone: 1-800-729-7483
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BURLESON COUNTY



VICINITY



LEGEND

 Property Boundary

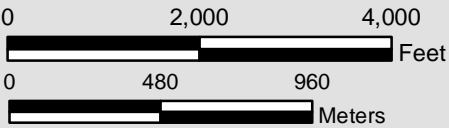
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- Rail: Rail_BureauOfTransportationStats_2014

Created by: RPG
Date: 11/2017



- Over 5000' of combined road frontage on Switchback Road (E 1st Street) and CR 418 (Low Wood Rd)
- Approximately 2800' of rail frontage with approximately 1000' being siding track
- Approximately 700' from Hwy 36 with multiple ways to access the property
- Heavy power is across the road (Entergy Station)
- City water and sewer available
- BNSF representatives believe this property will support a rail facility that will accommodate over 100 cars (with final approvals from BNSF)
- Between Houston and Austin and approximately 20 miles to Bryan/College Station.
- Approximately 1/2 a mile from the BNSF Somerville Yard.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**BUSINESS
DEVELOPMENT**

TEXAS

Somerville Industrial Park

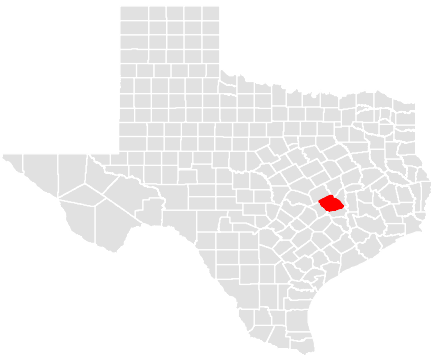
Topographic Map

10055 Grogans Mill Road
The Woodlands, TX 77380

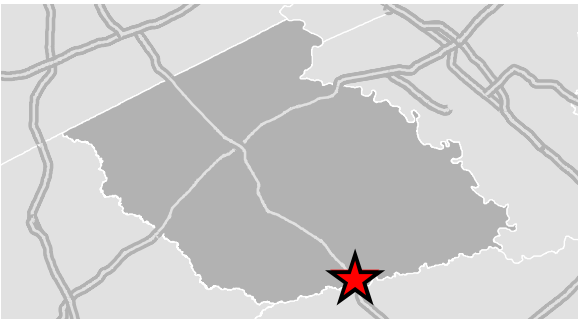
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BURLESON COUNTY



VICINITY



LEGEND

 Property Boundary

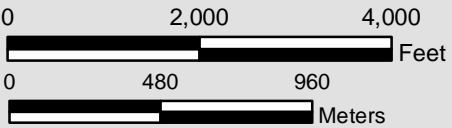
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SOURCE

Source:
- ESRI World Topographic Basemap

Created by: RPG
Date: 11/2017



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Somerville Industrial Park

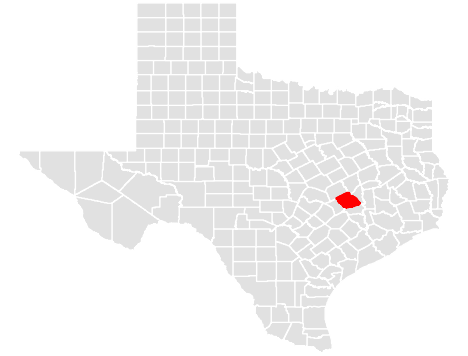
Elevation Contours

10055 Grogans Mill Road
The Woodlands, TX 77380

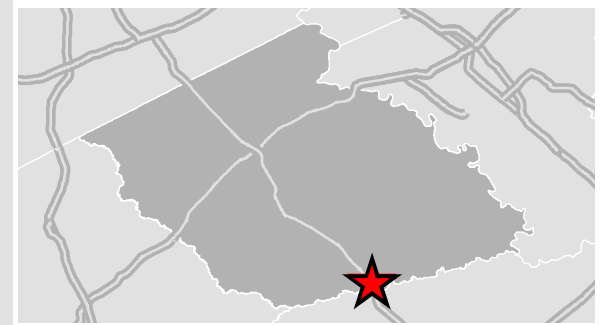
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BURLESON COUNTY



VICINITY



LEGEND

- Property Boundary
- Elevation Contours (ft.)**
- 200 - 210
 - 211 - 230
 - 231 - 240
 - 241 - 260
 - 261 - 290

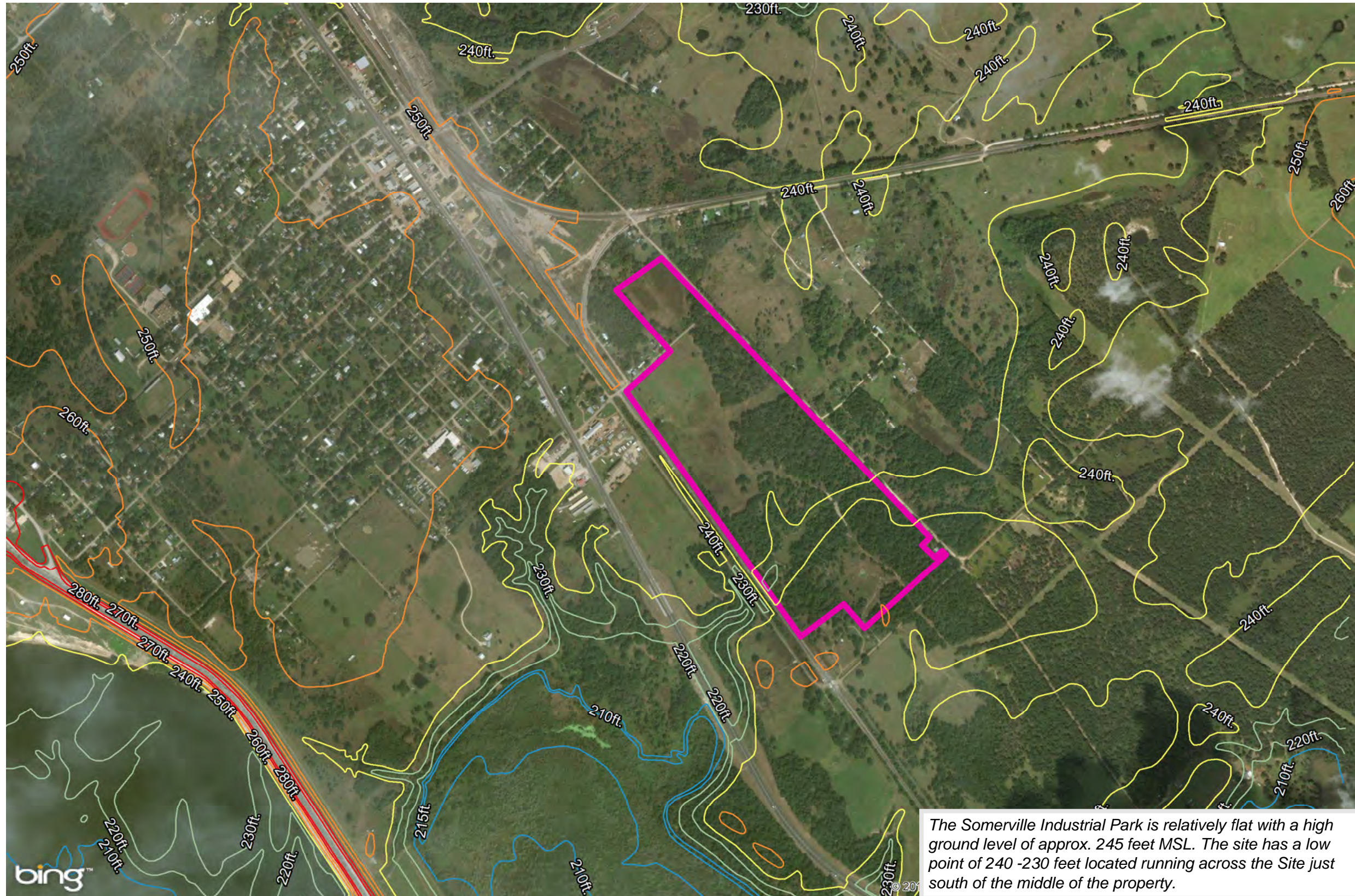
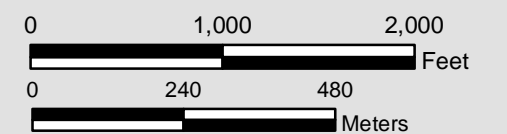
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-- TNIRIS; StratMap Hypso; 1997; Hypsography (elevation contours) Digital Line Graph (DLG-3) data are currently derived by digitizing map features as line graph elements from the cartographic source materials. The scale of the source materials is 1:24,000

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Date: 11/2017



The Somerville Industrial Park is relatively flat with a high ground level of approx. 245 feet MSL. The site has a low point of 240 -230 feet located running across the Site just south of the middle of the property.



BUSINESS
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Somerville Industrial Park

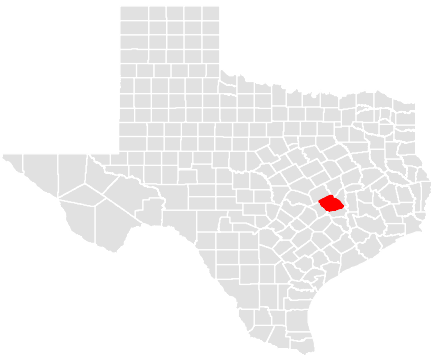
FEMA Flood Hazard

10055 Grogans Mill Road
The Woodlands, TX 77380

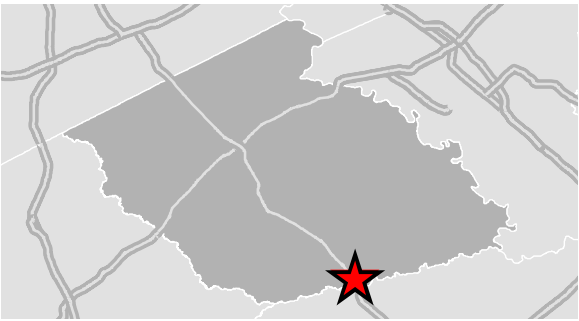
Phone: 1-800-729-7483
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BURLESON COUNTY



VICINITY



LEGEND

- Property Boundary
- Base Flood Elevation
- Flood Zone, Zone Subtype**
 - A,
 - AE,
 - AE, FLOODWAY
 - X, AREA OF MINIMAL FLOOD HAZARD

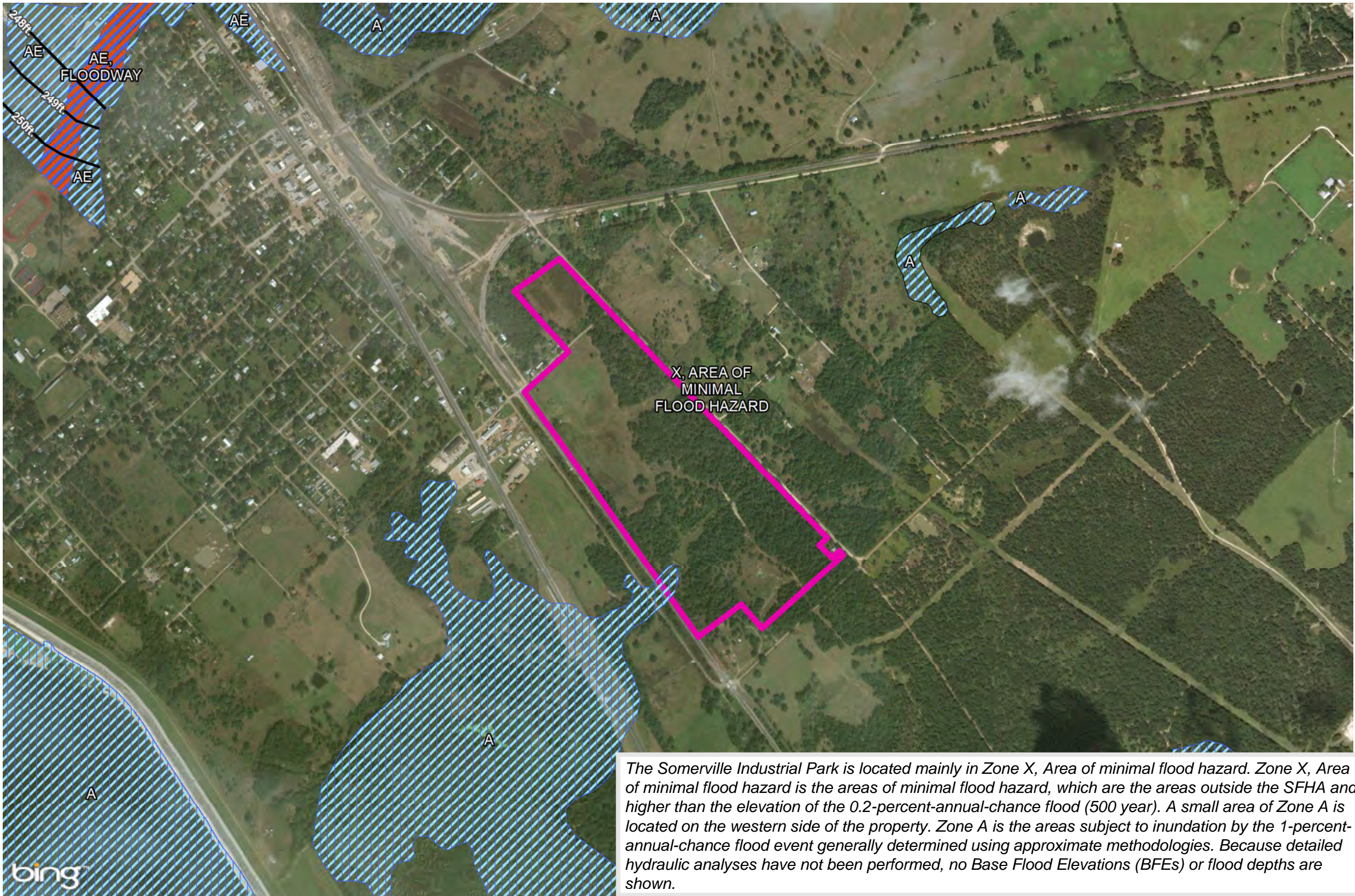
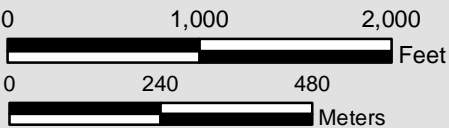
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Date: 11/2017



The Somerville Industrial Park is located mainly in Zone X, Area of minimal flood hazard. Zone X, Area of minimal flood hazard is the areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood (500 year). A small area of Zone A is located on the western side of the property. Zone A is the areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.



Somerville Industrial Park

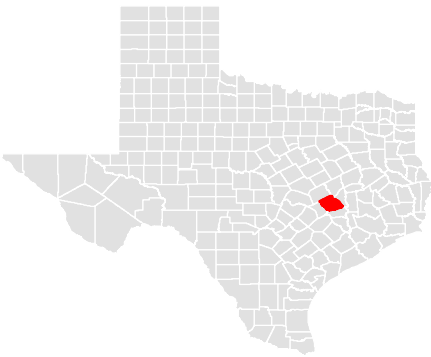
National Wetland Inventory

10055 Grogans Mill Road
The Woodlands, TX 77380

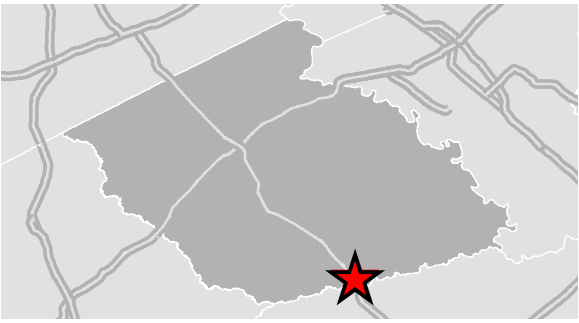
Phone: 1-800-729-7483
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BURLESON COUNTY



VICINITY



LEGEND

- Property Boundary
- Wetland Type
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Riverine

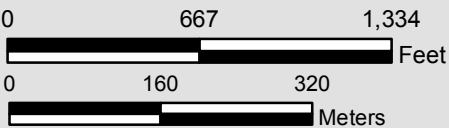
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SOURCE

Source:
– National Wetland Inventory; HU8_12040102; Download Date:11/2017;
This data set represents the extent, status, and location of National Wetland Inventory wetland mapping projects for NWI Version 2, Surface Waters and Wetlands.
Each project polygon contains information on the type and date of imagery used to map the wetlands and a link to a document about specific mapping techniques and habitat information for that project.

Created by: RPG
Date: 11/2017



Description for code PUBHh:
P System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.
UB Class UNCONSOLIDATED BOTTOM: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
H Water Regime Permanently Flooded: Water covers the substrate throughout the year in all years.
Other Modifier(s):
h SPECIAL MODIFIER Diked/Impounded: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.

Description for code R5UBH (this code does not meet the Federal Wetland Classification Standard, but is used in historic and/or scalable data):
R System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.
5 Subsystem UNKNOWN PERENNIAL: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.
UB Class UNCONSOLIDATED BOTTOM: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
H Water Regime Permanently Flooded: Water covers the substrate throughout the year in all years.

The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.





BUSINESS
DEVELOPMENT
TEXAS

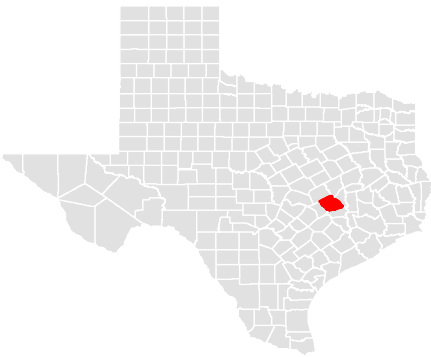
Somerville Industrial Park
Pipeline Infrastructure

10055 Grogans Mill Road
The Woodlands, TX 77380

Phone: 1-800-729-7483
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BURLESON COUNTY



VICINITY



LEGEND

- Property Boundary
- Pipeline Commodity
 - LPG/NGL, Y Grade Products
 - Miscellaneous, Nitrogen
 - Natural Gas,

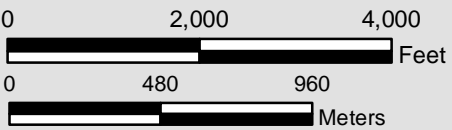
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TEXAS

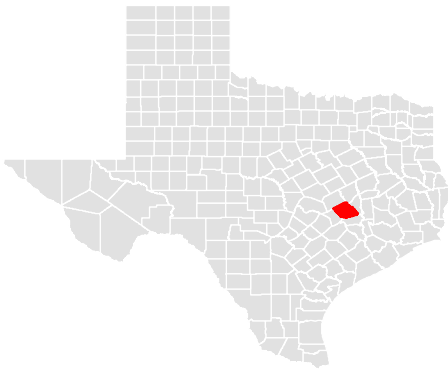
Somerville Industrial Park

Entergy's Electrical Infrastructure

10055 Grogans Mill Road
The Woodlands, TX 77380

Phone: 1-800-729-7483
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goentergy.com/Texas

Burleson County



VICINITY



LEGEND

Property Boundary

Transmission Lines

69 kV

Substation

Distribution

PHASE, SYSTEM_VOLTAGE

Single Phase, 13.2kV

Two Phase, 13.2kV

Three Phase, 13.2kV

Secondary conductors and primary underground
conductors are not shown.
Does not include customer owned substations.

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SOURCE

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Source: Entergy-Transmission Lines, 2016;
Substations, 2014; Distribution, 2017

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Date: 11/2017

TRANSMISSION



DISTRIBUTION



Electric line locations are for illustrative purposes only and
may not depict the actual physical location.