February 12, 2018

Emanuel Glockzin, Jr.
General Contractor
Brazos Valley Construction, Inc.
4500 Carter Creek Parkway, Suite 101
Bryan, Texas 77802

Re: Montgomery Senior Living Feasibility Report
  A0031 – Rigsby Ben J, Tract 46-H, Acres 37.86
  A0031 – Rigsby Ben J, Tract 33, Acres 1.00

This investigation researched the following items for the property:

- Site Information
- Existing Zoning
- Platting Requirements
- Subdivision Requirements
- Soil Conditions
- Drainage and Detention
- Existing Utilities
- Development Fees
- Timeline for Site Plan Review
- Ingress and Egress
- Parking Requirement
- Tree Preservation and Landscape Requirements
- Fire Hydrant Test and Fire Department Requirements
- Building Code Version

**Site Information**
The 5-acre site is part of a 37.86-acre tract fronting on Lone Star Parkway west of the intersection with Liberty Street, and a 1.00-acre tract at the north-east corner of the 37.86-acre tract. The legal descriptions are:

- A0031 – Rigsby Ben J, Tract 33, Acres 1.000
Following is information from the Montgomery County Tax Appraisal District concerning the property:

- Property ID (37.86-acre tract): R380216
- Property ID (1.00-acre tract): R34499

### Tax Rates for 32.86 Acre Tract

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate Per 100</th>
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</thead>
<tbody>
<tr>
<td>CAD – Appraisal District</td>
<td>0</td>
</tr>
<tr>
<td>CMO- City of Montgomery</td>
<td>0.4155</td>
</tr>
<tr>
<td>F02 – Emergency Ser Dist #2</td>
<td>0.1</td>
</tr>
<tr>
<td>GMO – Montgomery County</td>
<td>0.4667</td>
</tr>
<tr>
<td>HM1- Montgomery Co Hospital</td>
<td>0.0664</td>
</tr>
<tr>
<td>SMO – Montgomery ISD</td>
<td>1.37</td>
</tr>
</tbody>
</table>

### Tax Rates for 1.00 Acre Tract

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td>0</td>
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<tr>
<td>CMO- City of Montgomery</td>
<td>0.4155</td>
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<td>0.0664</td>
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<tr>
<td>SMO – Montgomery ISD</td>
<td>1.37</td>
</tr>
</tbody>
</table>

### Existing Zoning
The City of Montgomery has six development districts. The property in question is zoned as Industrial. The City allows multi-family buildings to be constructed in the Industrial District, subject to compliance with all other applicable regulations in the Development Code. This allows the property to be developed as apartments.

### Platting Requirements
The property will need to be platted prior to development. A preliminary plat will need to be submitted to and approved by Montgomery’s Planning and Zoning commission before a final plat can be approved. Requirements for the preliminary plat and final plat are listed in Montgomery’s Code of Ordinances, Chapter 78-Article III.
Subdivision Requirements
The building shall not exceed 45’ or three stories in height.

For multi-family residential properties, the building setbacks are 10’ for the side and rear, and 35’ for the front (Montgomery’s Code of Ordinances, Chapter 98-Article III.)

Required vegetative setbacks are 25’ where multifamily properties abut any single family residential property, or adjacent acreage that may become single-family residential. Multi-family tracts shall have a vegetation barrier of at least 10’ within their property lines when abutting multi-family or commercial zoning (Montgomery’s Code of Ordinances, Chapter 78-Article VI.

Soil Conditions
The soil on the site is classified as a fine sandy loam, and has a hydrologic soil group rating D. This site has heavy vegetation and tree cover, and has a natural grade of 1.5%.

The site appears to be within 250’ of an area identified on the National Wetlands Inventory Map. An Environmental Site Assessment has not yet been performed on this property.

Drainage and Detention
The site has been located on the Flood Insurance Rate Map (FIRM) No. 48339C0200G effective date August 18, 2014 and is shown to be outside of the 100-year floodplain.

Drainage design shall be in accordance with the City’s Code of Ordinances (Chapter 78, Article V, and will not unreasonably:

• Impede the natural flow of the surface waters from higher adjacent properties;
• Alter the natural flow of surface waters so as to discharge them upon adjacent properties at a more rapid rate, in greater quantities or in a different location than would result from the predevelopment natural flow of surface waters; or
• Collect or concentrate the flow of surface waters for discharge into an existing natural or artificial drainageway in a manner which exceeds the capacity of the receiving watercourse.

Above ground detention is planned for the south-west side of the site with discharge into the Lone Star Parkway right-of-way.
**Existing Utilities**
There is a 12” public water line along the south side of Lone Star Parkway, as well as a public line that runs along the eastern side of the proposed development and serves the adjacent Lonestar Parkway Community Center.

There is a 4” public sanitary sewer force main along the north side of Lone Star Parkway, as well as a public gravity-fed line that runs along the eastern side of the proposed development and serves the adjacent Lonestar Parkway Community Center.

The engineer for the City of Montgomery will require $5,000 to be placed in escrow in order to determine if off-site utility improvements are required for this project. The money placed in escrow will go towards building permit fees prior to construction. Regulations for the extension of utilities are found in the Montgomery Code of Ordinances, Chapter 90, Article II, Section 90-105.

**Development Fees**
Refer to Table 1 for construction permit fees within the City of Montgomery. Permit fees are based on the valuation of the proposed development.

<table>
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<th>Value of Total Work</th>
<th>Permit Fee</th>
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<td>$60</td>
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<tr>
<td>$1,001-$50,000</td>
<td>$15 for first $1000 + $5.00 for each $1000 or fraction thereof</td>
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<td>$50,001-$100,000</td>
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<tr>
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<td>$460 for first $100,000 + $3.00 for each $1000 or fraction thereof</td>
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<tr>
<td>Over $500,000</td>
<td>$1,660 for first $500,000 + $2.00 for each $1000 or fraction thereof</td>
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**Timeline for Site Plan Review**
The City permit process is typically a 3-week process from the time of submittal to completion. Plan review is equal to one half of the permit fee when valuation exceeds 70,000.

**Ingress and Egress**
The site’s primary access is off of Lone Star Parkway. One access point will be provided onto Lone Star Parkway. A driveway permit will be part of the site plan review process and no additional permits will be needed.
Parking Requirement
For an apartment building, 2.0 spaces are required per apartment. (Montgomery Code of Ordinances – Chapter 98-Article IV. Based on the current site plan, the appropriate number of parking spaces will be provided.

Tree Preservation and Landscape Requirements
A tree preservation plan must be submitted with all preliminary plats, and again with all requests for permits. The tree preservation plan’s requirements are listed in the Code of Ordinances (Chapter 78-Article VII.)

Up to 20% of the total caliper inches of existing, protected trees may be proposed for removal during the development process without replacing any trees. Any tree with a 12-inch caliper or greater may not be included in the 20% exemption.

For each caliper-inch of protected trees removed in excess of the allowed percentages, new trees with an equivalent aggregate total number of caliper-inches must be replanted. Multiple trees may be used to achieve the required total number of caliper-inches, but replacement trees must be at least two inches each in caliper. When replacing a protected tree with a caliper greater than 16 inches, at least two five-inch caliper trees shall be included in the total.

Regulations regarding the removal, maintenance, and replacement of trees can be found in Montgomery’s Code of Ordinances, Chapter 78, Article VII, Section 78-175.

Fire Hydrant Test and Fire Department Requirements
Fire flow tests will be provided by the City upon request.

The International Fire Code requires that all portions of the facility are within 150’ of the fire apparatus, and that the fire apparatus is within 300’ of a fire hydrant (IFC – Chapter 5)

Building Code Version
2015 International Building Code (Code of Ordinances, Chapter 18, Article II)
The information given in this report was gathered through online research, engineering experience, and telephone conversations with City of Montgomery officials. Based on the information gathered in this report and the current site plan, this site is conducive to development. We trust that this provides information needed at this time.

Sincerely,
Johnson & Pace Incorporated

Daniel Beamon, P.E.
Project Manager
Attachments

1. Aerial
2. Montgomery County CAD
3. FIRM Map
4. National Wetlands Inventory Map
5. USDA Soil Map
6. Utility Maps
7. Development Cost Schedule
8. Survey
9. Site Plan
Aerial
Montgomery County CAD
<table>
<thead>
<tr>
<th>Property</th>
<th>Owner</th>
<th>Property Address</th>
<th>2017 Assessed Value</th>
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<tbody>
<tr>
<td>R380216</td>
<td>JACOBS, LARRY D &amp; MICHAEL V WISE</td>
<td>-</td>
<td>$265,020</td>
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</table>

### 2018 GENERAL INFORMATION
- **Property Status**: Active
- **Property Type**: Real
- **Legal Description**: A0031 - Rigsby Ben J, TRACT 46-H, ACRES 37.86
- **Neighborhood**: Abstract Area 2 (SH 105 influence West of Montgomery)
- **Account**: 0031-01-04604
- **Map Number**: KM123j-58

### 2018 OWNER INFORMATION
- **Owner Name**: JACOBS, LARRY D & MICHAEL V WISE
- **Owner ID**: 00326855
- **Percent Ownership**: 100%
- **Mailing Address**: 35 STONE SPRINGS CIR SPRING, TX 77381-6321

### 2017 VALUE INFORMATION
- **Improvement Homesite Value**: $0
- **Improvement Non-Homesite Value**: $0
- **Total Improvement Market Value**: $0
- **Land Homesite Value**: $0
- **Land Non-Homesite Value**: $265,020
- **Land Agricultural Market Value**: $0
- **Total Land Market Value**: $265,020
- **Total Market Value**: $265,020
- **Agricultural Use**: $0
- **Total Appraised Value**: $265,020
- **Homestead Cap Loss**: $0
- **Total Assessed Value**: $265,020

### 2017 ENTITIES & EXEMPTIONS

<table>
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<tr>
<th>TAXING ENTITY</th>
<th>EXEMPTIONS</th>
<th>EXEMPTIONS AMOUNT</th>
<th>TAXABLE VALUE</th>
<th>TAX RATE PER 100</th>
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<td>0.1</td>
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<td>GMO- Montgomery Cnty</td>
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<tr>
<td>HM1- Mont Co Hospital</td>
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<td>0.0664</td>
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<td>SMO- Montgomery ISD</td>
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<tr>
<td><strong>TOTALS</strong></td>
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### 2017 LAND SEGMENTS

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<tr>
<th>LAND SEGMENT TYPE</th>
<th>STATE CODE</th>
<th>HOMESITE</th>
<th>MARKET VALUE</th>
<th>AG USE LOSS</th>
<th>LAND SIZE</th>
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<tbody>
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### VALUE HISTORY

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<th>MARKET</th>
<th>AG MARKET</th>
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### SALES HISTORY

<table>
<thead>
<tr>
<th>DEED DATE</th>
<th>SELLER</th>
<th>BUYER</th>
<th>INSTR #</th>
<th>VOLUME/PAGE</th>
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<td>10/1/2007</td>
<td>SIMONTON, R D</td>
<td>JACOBS, LARRY D &amp; MICHAEL V WISE</td>
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</tbody>
</table>

### DISCLAIMER

http://mcad-tx.org/Property-Detail?PropertyQuickRefID=R380216&PartyQuickRefID=00326855
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<th>Owner</th>
<th>Property Address</th>
<th>2017 Assessed Value</th>
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</thead>
<tbody>
<tr>
<td>R34499</td>
<td>BROOKS, MICHAEL L &amp;</td>
<td>-</td>
<td>$13,000</td>
</tr>
</tbody>
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### 2018 GENERAL INFORMATION
- **Property Status**: Active
- **Property Type**: Real
- **Legal Description**: A0031 RIGSBY BENJ, TRACT 33, ACRES 1.000
- **Neighborhood**: SMO CMO FRONT FM149 & FM1097
- **Account**: 0031-01-03300
- **Map Number**: KM123j-36

### 2018 OWNER INFORMATION
- **Owner Name**: BROOKS, MICHAEL L &
- **Owner ID**: 00244579
- **Percent Ownership**: 100%
- **Mailing Address**: BILLIE R ET AL 5423 RIDGEWAY DR HOUSTON, TX 77033-2837

### 2017 ENTITIES & EXEMPTIONS

<table>
<thead>
<tr>
<th>TAXING ENTITY</th>
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<td>$13,000</td>
<td>0</td>
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<td>$0</td>
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<td>0.4155</td>
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<tr>
<td>F02- Emergency 5er Dist #2</td>
<td>$0</td>
<td>$13,000</td>
<td>0.1</td>
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<tr>
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<td>$0</td>
<td>$13,000</td>
<td>0.4667</td>
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<td>0.0664</td>
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<td>SMO- Montgomery ISD</td>
<td>$0</td>
<td>$13,000</td>
<td>1.37</td>
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**TOTALS**: 2.4186

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<th>HOMESITE</th>
<th>MARKET VALUE</th>
<th>AG USE LOSS</th>
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**TOTALS**: 43,560 Sq. ft / 1.000000 acres

### VALUE HISTORY

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<th>YEAR</th>
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<th>MARKET</th>
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<th>HS CAP LOSS</th>
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<tbody>
<tr>
<td>2016</td>
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<td>$13,000</td>
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<th>BUYER</th>
<th>INSTR #</th>
<th>VOLUME/PAGE</th>
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</tr>
</tbody>
</table>

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FIRM Map
Approximate Location of Proposed Development
National Wetlands Inventory Map
February 6, 2017

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This page was produced by the NWI mapper
Utility Map
USDA Soil Map
Custom Soil Resource Report for
Montgomery County, Texas
Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
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<td>SuC</td>
<td>Woodville fine sandy loam, 1 to 5 percent slopes</td>
<td>5.6</td>
<td>96.4%</td>
</tr>
<tr>
<td>Th</td>
<td>Gowker sandy clay loam, overwash</td>
<td>0.2</td>
<td>3.6%</td>
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<td><strong>Totals for Area of Interest</strong></td>
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<td><strong>5.9</strong></td>
<td><strong>100.0%</strong></td>
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Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the...
development of resource plans. If intensive use of small areas is planned, however,
onsite investigation is needed to define and locate the soils and miscellaneous
areas.

An identifying symbol precedes the map unit name in the map unit descriptions.
Each description includes general facts about the unit and gives important soil
properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for
differences in texture of the surface layer, all the soils of a series have major
horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness,
salinity, degree of erosion, and other characteristics that affect their use. On the
basis of such differences, a soil series is divided into soil phases. Most of the areas
shown on the detailed soil maps are phases of soil series. The name of a soil phase
commonly indicates a feature that affects use or management. For example, Alpha
silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas.
These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate
pattern or in such small areas that they cannot be shown separately on the maps.
The pattern and proportion of the soils or miscellaneous areas are somewhat similar
in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or
miscellaneous areas that are shown as one unit on the maps. Because of present
or anticipated uses of the map units in the survey area, it was not considered
practical or necessary to map the soils or miscellaneous areas separately. The
pattern and relative proportion of the soils or miscellaneous areas are somewhat
similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas
that could be mapped individually but are mapped as one unit because similar
interpretations can be made for use and management. The pattern and proportion
of the soils or miscellaneous areas in a mapped area are not uniform. An area can
be made up of only one of the major soils or miscellaneous areas, or it can be made
up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil
material and support little or no vegetation. Rock outcrop is an example.
Montgomery County, Texas

SuC—Woodville fine sandy loam, 1 to 5 percent slopes

Map Unit Setting
- National map unit symbol: 2tf4g
- Elevation: 40 to 440 feet
- Mean annual precipitation: 45 to 54 inches
- Mean annual air temperature: 64 to 68 degrees F
- Frost-free period: 227 to 287 days
- Farmland classification: Not prime farmland

Map Unit Composition
- Woodville and similar soils: 90 percent
- Minor components: 10 percent
- Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodville

Setting
- Landform: Interfluvess
- Landform position (two-dimensional): Shoulder
- Landform position (three-dimensional): Interfluve
- Down-slope shape: Convex
- Across-slope shape: Linear
- Parent material: Clayey marine deposits

Typical profile
- A - 0 to 3 inches: fine sandy loam
- E - 3 to 6 inches: fine sandy loam
- Bt1 - 6 to 34 inches: clay
- Bt2 - 34 to 46 inches: clay
- Bt3 - 46 to 65 inches: clay
- BC - 65 to 80 inches: clay

Properties and qualities
- Slope: 1 to 5 percent
- Depth to restrictive feature: More than 80 inches
- Natural drainage class: Somewhat poorly drained
- Runoff class: Very high
- Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
- Depth to water table: About 30 to 48 inches
- Frequency of flooding: None
- Frequency of ponding: None
- Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- Available water storage in profile: High (about 9.0 inches)

Interpretive groups
- Land capability classification (irrigated): 4e
- Land capability classification (nonirrigated): 4e
- Hydrologic Soil Group: D
- Ecological site: Loamy Claypan Upland (F133BY004TX)
- Hydric soil rating: No
Minor Components

Burkeville
Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: Clayey Upland (F133BY003TX)
Hydric soil rating: No

Th—Gowker sandy clay loam, overwash

Map Unit Setting
National map unit symbol: m9z0
Elevation: 50 to 300 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 66 to 70 degrees F
Frost-free period: 240 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition
Gowker and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gowker

Setting
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium of holocene age derived from mixed sources

Typical profile
H1 - 0 to 16 inches: sandy clay loam
H2 - 16 to 60 inches: clay

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 30 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: High (about 9.6 inches)
Interpretive groups
  Land capability classification (irrigated): None specified
  Land capability classification (nonirrigated): 5w
  Hydrologic Soil Group: C/D
  Ecological site: Loamy Bottomland 32-40 PZ (R086BY219TX)
  Hydric soil rating: No