NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION
March 10, 2026
10:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX

Zoom Link: https://us06web.zoom.us/j/85676174907?pwd=lNw1UTxExjfcvDh6mpSFItaOLGvuD4.1

Meeting ID: 856 7617 4907
Passcode: 006904

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand." Learn more here.

Follow us live at: facebook.com/PalestineTxEDC

A. **CALL TO ORDER**

B. **PROPOSED CHANGES OF AGENDA ITEMS**

C. **PUBLIC COMMENTS**
Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the board. Members of the public may join via Zoom or in person.

D. **CONFLICT OF INTEREST DISCLOSURES**

E. **ITEMS FROM BOARD**

F. **DIRECTOR'S REPORT**

1. Review Monthly Director's Report.
   a.) Strategic Plan Activity
   b.) Retail Sector Data
   c.) Workforce Data
   d.) Development Services Report
   e.) All Other Economic Development Activities

2. Review Monthly Marketing Analyst Report.
   a.) Monthly Marketing Activities
   b.) Monthly Marketing Analytics
   c.) All Other Marketing Activities

G. **DISCUSSION AND ACTION ITEMS**

1. Consider approval of PEDC Minutes from February 10, 2026.
2. Consider approval of PEDC Minutes from February 20, 2026.
3. Presentation by Jeremy Rowden in regards to the Wetlands Delineation Study for the PEDC Rail Park Property.
4. Discussion and possible action regarding a Second Amendment to a Downtown Grant Performance Agreement between PEDC and Cecil Staples.

H. **CLOSED SESSION**
The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.071 consultation with attorney
a.) Pending or contemplated litigation

2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
a.) PEDC Office Space

I. **RECONVENE IN REGULAR SESSION**

J. **TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS**

1. Possible action regarding pending or contemplated litigation.

2. Discussion and possible action regarding PEDC Office Space.

K. **ADJOURNMENT**

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Wednesday, March 4, 2026.**

Melissa Temple, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Review Monthly Director's Report.

SUMMARY:

Review Monthly Director's Report.
a.) Strategic Plan Activity
b.) Retail Sector Data
c.) Workforce Data
d.) Development Services Report
e.) All Other Economic Development Activities

RECOMMENDED ACTION:

Staff recommends the board review the monthly Director's Report.

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Review Monthly Marketing Analyst Report.

SUMMARY:

Review Monthly Marketing Analyst Report.
a.) Monthly Marketing Activities
b.) Monthly Marketing Analytics
c.) All Other Marketing Activities

RECOMMENDED ACTION:

Staff recommends the board review the monthly Marketing Analyst Report.

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Approval of PEDC Minutes From February 10, 2026.

SUMMARY:

Consider approval of PEDC Minutes from February 10, 2026.

RECOMMENDED ACTION:

Staff recommends approval of PEDC Minutes from February 10, 2026.

Attachments

Minutes 02.10.2026

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a regular called meeting on Tuesday, February 10, 2026, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Dan Bochsler; Secretary/Treasurer Charles Drane; Directors: Joseph Thompson, Debbie Wacha, Firouz Haghighi and Ernest Williams (Via Zoom).

Staff present: PEDC Director Christophe Trahan and Administrative Assistant Melissa Temple.

Others Present: City Manager Teresa Herrera; City Finance Director Andrew Sibai; Tyler Schmill and Heather Cook (Via Zoom).

A. CALL TO ORDER
With a quorum present, President Dan Bochsler called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS
There were none.

C. PUBLIC COMMENTS
There were none.

D. CONFLICT OF INTEREST DISCLOSURES
There were none.

E. ITEMS FROM BOARD
There were none.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.
   - Strategic Plan Activity
   - Retail Sector Data
   - Workforce Data
   - All other Economic Development Activities

-Tyler Schmill entered meeting at 10:13 a.m.

2. Review monthly Marketing Analyst Report.
   - Monthly Marketing Activities
   - Monthly Marketing Analytics
   - All Other Marketing Activities

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of minutes from January 10, 2026.

Motion by Director Firouz Haghighi, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, the motion carried unanimously 6-0.

2. Consider approval of the January 2026 Financial Report.

Motion by Director Joseph Thompson, seconded by Director Firouz Haghighi to approve item as presented. Upon vote, the motion carried unanimously 6-0.

3. Discussion and possible action regarding an Economic Development Performance Agreement and Lease Agreement between PEDC and Bitcoin Mining Institute, LLC.

-City Manager Teresa Herrera left at 10:20 a.m.

EDC Director Christophe Trahan gave a summary of the Performance Agreement between PEDC and Bitcoin Mining Institute, LLC. to the board and detailed final changes to lease agreement made including articles 6 and 20 dealing with Right of First Refusal and Intellectual Property.

Motion by Director Joseph Thompson, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, motion carried unanimously 6-0.

I. CLOSED SESSION

President Dan Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:32 a.m.

1. Section 551.02 deliberation regarding real property: the purchase, exchange, lease, or value of real property

-City Manager Teresa Herrera entered meeting at 10:35 a.m.

a.) PEDC Office Space

-City Manager Teresa Herrera left meeting at 11:07 a.m.

2. Section 551.087 deliberation regarding Economic Development Negotiations

b.) Titan Rail Services, LLC.

J. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 11:52 a.m.

K. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

1. Take necessary action regarding PEDC Office Space.

No action taken.

2. Take any necessary action regarding Titan Rail Services, Inc.

No action taken.

L. ADJOURN
With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 11:53 a.m.

PASSED AND APPROVED THIS 10th DAY OF March 2026.

_____
Dan Bochsler, President

ATTEST:

_____
Melissa Temple, Administrative Assistant

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Approval of PEDC Minutes From February 20, 2026.

SUMMARY:

Consider approval of PEDC Minutes from February 20, 2026.

RECOMMENDED ACTION:

Staff recommends approval of PEDC Minutes from February 20, 2026.

Attachments

Minutes 02.20.2026

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a special called meeting on Tuesday, February 20, 2026, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Dan Bochsler; Secretary/ Treasurer Charles Drane; Directors: Joseph Thompson, Debbie Wacha and Firouz Haghighi.

Staff present: PEDC Director Christophe Trahan; Marketing Analyst Mary Ann Admire and Administrative Assistant Melissa Temple.

Others Present: City Manager Teresa Herrera

A. CALL TO ORDER
With a quorum present, President Dan Bochsler called the meeting to order at 9:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS
There were none.

C. PUBLIC COMMENTS
There were none.

D. CONFLICT OF INTEREST DISCLOSURES
There were none.

E. ITEMS FROM BOARD
There were none.

F. CLOSED SESSION
President Dan Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 9:04 a.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property

-Director Ernest Williams entered via Zoom at 9:06 a.m.

a.) PEDC Office Space

-Director Ernest Williams exited the meeting via Zoom at 9:45 a.m.

G. RECONVENE IN REGULAR SESSION
President Dan Bochsler announced the board would reconvene into Regular Session. The time was 9:46 a.m.

H. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

1. Take necessary action regarding PEDC Office Space.

No action taken.

I. ADJOURN

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 9:49 a.m.

PASSED AND APPROVED THIS 10th DAY OF March 2026.

_____
Dan Bochsler, President

ATTEST:

_____
Melissa Temple, Administrative Assistant

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Presentation by Jeremy Rowden in regards to the Wetlands Delineation Study for the PEDC Rail Park Property.

SUMMARY:

Presentation by Jeremy Rowden in regards to the Wetlands Delineation Study for the PEDC Rail Park Property.

RECOMMENDED ACTION:

No action required.

Attachments

Wetlands Delineation Study

Rowden Consulting, LLC
Environmental Services

February 10, 2026

Christophe Trahan, CTED
Palestine Economic Development Corporation
100 Willow Creek Pkwy Suite A
Palestine, TX 75801

Re: Section 404 Delineation of Aquatic Features
Approximately 270 Acres, US Highway 84, Palestine, Texas

Mr. Trahan:

Rowden Consulting, LLC has prepared this evaluation and delineation of aquatic features on the property referenced above in Palestine, Anderson County, Texas. The entire study area (approximately 270 acres) was evaluated in accordance with the procedures outlined in the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, and the USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). Under current guidance and policy, jurisdictional aquatic features were delineated in the study area in the form of wetlands, a perennial stream, intermittent streams, and an open water pond. The total areas of the features delineated included 4.8 acres of wetland, 0.23 acres (1,170 linear feet) of perennial stream, 0.39 acres (3,882 linear feet) of intermittent stream, and 0.03 acres of on-channel pond. The locations of the delineated features are shown on the attached *Delineated Aquatic Features Map*. The remainder of the study area is characterized as uplands with nonjurisdictional aquatic features.

Jurisdictional waters ("waters of the U.S." or "WOTUS") are regulated under Section 404 of the Clean Water Act. The USACE administers the permitting program for projects impacting waters of the U.S. Since adverse impacts to waters of the U.S. require a permit from the USACE, prospective permit applicants must plan for the mitigation of impacts to waters of the U.S. Mitigation is described as the sequential process of avoidance, minimization and compensation for impacts. Avoidance is defined as taking all appropriate and practicable measures to avoid those adverse impacts to the aquatic ecosystem that are not necessary. Minimization is defined as taking all appropriate and practicable measures to minimize those adverse impacts to the aquatic ecosystem that cannot reasonably be avoided. Impacts to waters of the U.S. that cannot be avoided or minimized may require compensation. Compensatory mitigation typically requires the purchase of mitigation credits from a mitigation bank. If future plans on the property result in unavoidable impacts to the waters of the U.S., a Section 404 Permit may be required.

For the reasons more fully described in the Jurisdictional Determination section on the pages below, several aquatic features were delineated on the property that are not currently regulated. These additional features include an isolated wetland, upland man-made ponds, and ephemeral streams. The locations of all delineated features are shown on the attached *Site Map Showing Nonjurisdictional Features*. In the opinion of Rowden Consulting, LLC, only the features shown on the *Delineated Aquatic Features Map* are currently subject to regulation under Section 404 of the Clean Water Act. All other features are nonjurisdictional. The user should note that the EPA and USACE have proposed a new rule and definition of waters of the U.S., which may further limit Section 404 jurisdiction later in 2026. In review of the proposed rule, wetlands located on the south side of the property are likely to be deregulated. We recommend using the *Delineated Aquatic Features* map for planning for avoidance and minimization of impacts to waters currently regulated under Section 404.

WETLAND DELINEATION

The USACE 1987 Wetland Delineation Manual defines wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands have the following general diagnostic environmental characteristics: (1) Vegetation - the prevalent vegetation consists of macrophytes that are typically adapted to areas having hydrologic and soil conditions found in wetlands; (2) Soil - soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions; and (3) Hydrology - the area is inundated either permanently or periodically, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation.

In order to evaluate the property for wetlands, observation points were established along transects. Wetland parameters were characterized at each observation point. The dominant plant species, soil characteristics, and hydrology indicators occurring at each observation point were recorded on Data Forms, copies of which are attached. At each of the established observation points (sample plots) in the field, a soil pit was excavated to evaluate soil characteristics. The soil pits were excavated using a sharp shooter shovel, and the pits were excavated with a minimum one-foot diameter. The sharp shooter was extended to the blade depth in a full circle to circumscribe the pit perimeter, and the final mass of soil was lifted from each hole. This method produced pits with an approximate depth of fifteen inches where practical. Note that this method was employed at each observation point. In addition to observation points, undocumented check plots were also established when confirming upland conditions and mapping aquatic features.

The boundaries of the aquatic areas were identified during the delineation, and the features are represented on the attached Delineated Aquatic Features Map. Photographs are also included as an attachment. The boundaries of aquatic features were mapped in the field using a combination of digital LIDAR elevation data interpretation and field mapping with a mapping grade global positioning (GPS) system. The collected data was used to create the attached exhibits. A Global Navigation Satellite System (GNSS) GPS receiver was used in the delineation. Real-time correction was utilized to attempt meter to submeter accuracy. Accuracy was closely monitored during fieldwork and critical data point collection was allowed to average over time until near or sub-meter results were achieved. The GNSS GPS is typically capable of producing sub-meter positional accuracy using GPS, Precise Point Positioning (PPP), and Satellite-based Augmentation System (SBAS). PPP technology is made possible by stabilizing measurements of the distance between GNSS satellites and the receiver (pseudo-ranges) using carrier phase tracking. Additional accuracy is achieved from ionospheric correctional data received from satellite-based augmentation systems. Benchmark points were utilized to ensure accuracy at the beginning and end of the field day, and control points were carefully monitored with sufficient time to ensure that accuracy levels were acceptable for critical field shots.

The property was found to be mostly comprised of uplands transected by an intermittent stream with connected wetlands on the southwest side. Overall, wetland area was found to be limited in comparison to upland acreage. Three distinct areas of wetland were delineated on the south side of the property. The following sections provide a description of the characteristics of the property observed at the sample plots.

Vegetation

Plot 1 was established on a stream terrace near an intermittent stream on the north side of the property. Vegetation at Plot 1 was represented by water oak (*Quercus nigra*), eastern red cedar (*Juniperus virginiana*), Chinese privet (*Ligustrum sinense*), broomsedge (*Andropogon virginicus*), goldenrod (*Solidago altissima*), and late-flowering thoroughwort (*Eupatorium serotinum*). The area of Plot 1 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetland hydrology were absent.

Plot 2 was established on wide, flat area that exhibited mesic characteristics. Vegetation at Plot 2 was represented by water oak, sweetgum (*Liquidambar styraciflua*), and Chinese privet. The area of Plot 2

exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetland hydrology were absent.

Plot 3 was established in a linear wetland on the southwest side of the property. The presence of poorly drained terrain and a dammed pond appear to support wetland conditions in this area. Vegetation at Plot 3 was represented by American elm (*Ulmus americana*), black willow (*Salix nigra*), sweetgum, tall goldenrod (*Solidago gigantea*), soft rush (*Juncus effusus*), rattlepod (*Sesbania drummondii*), and smartweed (*Persicaria hydropiperoides*). The area of Plot 3 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. Hydric soils and wetland hydrology were also confirmed.

Plot 4 was established beyond the boundary of the wetland identified at Plot 3. Vegetation at Plot 4 was represented by water oak, sweetgum, and eastern woodland sedge (*Carex blanda*). The area of Plot 4 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetlands hydrology were absent.

Plot 5 was established in a floodplain wetland on the south side of the property. Historical aerial photographs show this area to have once been inundated, but inundation does not appear to be a frequent occurrence. Vegetation at Plot 5 was represented by American elm, hackberry (*Celtis laevigata*), and Chinese privet. The area of Plot 5 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. Hydric soils and wetland hydrology were also confirmed.

Plot 6 was established in a flat, linear wetland identified on the south side of the property. Vegetation at Plot 6 was represented by water oak, soft rush, smartweed, and tall flatsedge (*Cyperus eragrostis*). The area of Plot 6 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. Hydric soils and wetland hydrology were also confirmed. Note that this area does not appear to meet the "continuous surface connection" requirement for wetland regulation, as described in the Jurisdictional Determination section below.

Plot 7 was established beyond the boundary of the wetland identified at Plot 6. Vegetation at Plot 7 was represented by water oak, sweetgum, eastern red cedar, and winged elm (*Ulmus alata*). The area of Plot 7 did not exhibit a dominance or prevalence of hydrophytes, and wetlands criteria for vegetation were not satisfied.

Plot 8 was established beyond the boundary of the wetland identified at Plot 5 within the floodplain of a perennial stream. The plot was established on an elevation gradient slightly higher than that of Plot 5. Vegetation at Plot 8 was represented by American elm, hackberry, Chinese privet, and muscadine (*Vitis rotundifolia*). The area of Plot 8 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetlands hydrology were absent.

Plot 9 was established on a slightly concave hillslope above wetlands delineated at Plot 3. Vegetation at Plot 9 was represented by sweetgum, eastern red cedar, Chinese privet, and coralberry (*Symphoricarpos orbiculatus*). The area of Plot 9 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetlands hydrology were absent.

Plot 10 was established on a moderately sloping drainageway. Vegetation at Plot 10 was represented by sweetgum, sycamore (*Platanus occidentalis*), and Chinese privet. The area of Plot 10 exhibited a dominance of facultative hydrophytes, which satisfied wetlands criteria for vegetation. However, hydric soils and wetlands hydrology were absent.

Soils

According to soil survey information, the property is mapped within several soil series. Plots were established within the Alto fine sandy loam, 1 to 3 percent slopes soil series; the Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded soil series; an area designated as water; the Trawick and Bub soils, moderately steep soil series; and the Trawick fine sandy loam, 2 to 8 percent slopes soil series. A map depicting

the NRCS hydric ratings by map type (attached) shows the hydric soil ratings for these map units to be an estimated 0% hydric. Soil conditions were generally representative of the series mapped on the property; however, an area designated as water no longer appears to be frequently inundated as the soil survey and historical aerial suggest.

Plot 1 was established on a stream terrace near an intermittent stream on the north side of the property. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 2/2 without redoximorphic features, which did not satisfy hydric soil criteria. Plot 2 was established on wide, flat area that exhibited mesic characteristics. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 2/2 and 10YR 3/2 without redoximorphic features, which did not satisfy wetlands criteria for hydric soils. Plot 3 was established in a linear wetland on the southwest side of the property. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 3/2 with redoximorphic features, which satisfied hydric soil criteria as a redox dark surface. Plot 4 was established beyond the boundary of the wetland identified at Plot 3. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 7.5YR 3/2 and 4/4 without redoximorphic features, which did not satisfy hydric soil criteria.

Plot 5 was established in a floodplain wetland on the south side of the property. Historical aerial photographs show this area to have once been inundated, but inundation does not appear to be a frequent occurrence. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 2/2 with redoximorphic features, which satisfied hydric soil criteria as a redox dark surface. Plot 6 was established in a flat, linear wetland identified on the south side of the property. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 2/2 (surface) and 10YR 5/2 with redoximorphic features, which satisfied hydric soil criteria as a depleted matrix. Plot 7 was established beyond the boundary of the wetland identified at Plot 6. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 3/3 and 4/3, which did not satisfy hydric soil criteria. Plot 8 was established beyond the boundary of the wetland identified at Plot 5 within the floodplain of a perennial stream. The plot was established on an elevation gradient slightly higher than that of Plot 5. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 10YR 3/2 without redoximorphic features, which did not satisfy hydric soil criteria.

Plot 9 was established on a slightly concave hillslope above wetlands delineated at Plot 3. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 5YR 3/2 without redoximorphic features, which did not satisfy hydric soil criteria. Plot 10 was established on a moderately sloping drainageway. Munsell soil colors observed throughout the diagnostic horizons of the sample plot were 7.5YR 3/3 and 4/4, which did not satisfy wetlands criteria for hydric soils.

Hydrology

The property was studied during a seasonal period of drier-than-normal conditions during the wet season. To ensure that observations were conducted during a typical year, the USACE Antecedent Precipitation Tool was used to make an empirical comparison between reference rainfall data and conditions at the time of observation. The output of this tool is included as an attachment, which supports drier-than-normal conditions during the wet season. An ongoing moderate drought was noted. Three field days were required for the delineation, and two of the days actually fell into the "normal" category. However, conditions were very close to being drier-than-normal as was the condition in the middle of the study period. In consideration of this, careful attention was paid to both primary and secondary indicators of hydrology.

No wetlands hydrology was confirmed at Plots 1, 2, 4, 7, 8, 9, or 10. Wetlands hydrology was confirmed at Plots 3, 5, and 6. Plot 3 was the wettest and it exhibited wetlands hydrology indicators in the form of a high water table, saturation, and the FAC-Neutral Test. Plot 5 was observed to be drier than expected since inundation was visible in very historic aerials. However, downstream modifications to a pond may have changed on-site conditions. Soils at Plot 5 were saturated and vegetation satisfied the FAC-Neutral Test. The area of Plot 6 was observed to be relatively dry, but wetlands hydrology was confirmed by the presence of

oxidized rhizospheres along living roots, a sparsely vegetated concave surface, drainage patterns, and the FAC-Neutral Test.

Other Waters – Streams and Ponds

Other waters (non-wetland aquatic areas) included several streams and open water ponds. The stream channels and ponds were delineated at their ordinary high water mark (OHWM). The OHWM defines the lateral extent of non-tidal aquatic features and the limits of regulatory jurisdiction under Section 404 of the Clean Water Act. The federal regulatory definition of the OHWM, 33 CFR 328.3(c)(7), states, "The term ordinary high water mark means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

Two nonjurisdictional ponds were delineated at their OHWM, which was represented by a clearly impressed line along the bank and a change in vegetation character. A third pond on the southwest side of the property was delineated at the OHWM evidenced by a change in vegetation character. This pond (the only regulated pond) is surrounded by wetlands and was impounded on an intermittent stream.

The relatively permanent (and non-permanent) stream channels were also delineated at their OHWM, which was represented by a scour, a clearly impressed line along the bank, and a change in vegetative character. The primary stream channel on the southwest side of the property transitions from intermittent to perennial within the limits of the study area. The downstream, perennial reach was holding deep water that may be influenced by downstream beaver activity. The perennial stream transitions to an intermittent stream where narrow flows were observed within a wider, mostly dry channel. Some reaches of the intermittent portion of the channel were observed to be dry. However, deep, gravelly substrate likely allows for subsurface flow during a time that's characterized as drier-than-normal. Considering the drier-than-normal conditions during the wet season, the channel likely exhibits stronger flows during normal wet seasons, but is also likely to cease flowing during dry months. As such, the primary drainage ditch was found to exhibit an intermittent flow regime that transitions to perennial within the limits of the study area. This primary stream channel is considered to be relatively permanent, at least seasonally.

A second, smaller intermittent stream was identified on the southwest side of the property. Stream flows were very slight, and the channel is likely to cease flowing during dry months. As such, the channel on the southwest side of the property that drains through wetlands and a small pond was found to exhibit an intermittent flow regime that is considered to be relatively permanent, at least seasonally.

Several additional ephemeral stream channels were observed on the property, which are displayed as dashed red lines on the attached *Site Map Showing Nonjurisdictional Features*. These channels exhibited no flow during the wet season and wouldn't exhibit flow except immediately following precipitation events. Therefore, the flow regime of these channels was characterized as ephemeral, or non-relatively permanent.

Jurisdictional Determination

Only the USACE has the authority to confirm the classification of nonjurisdictional waters. However, in the professional opinion of Rowden Consulting, LLC, all of the delineated features shown on the *Delineated Aquatic Features Map* are expected to be currently jurisdictional and regulated. As a professional opinion only, it does not represent final agency approval of the jurisdictional status of delineated features, and we recommend submitting this information to the USACE for review and verification if agency approval is needed for future planning.

The regulatory agencies issued a rule defining waters of the U.S. (WOTUS) in early 2023. On May 25, 2023, the U.S. Supreme Court issued an opinion in the Sackett v. Environmental Protection Agency (EPA) case stating "the Clean Water Act extends only to wetlands that have a continuous surface connection with 'waters" of the United States – i.e., with a relatively permanent body of water connected to traditional interstate navigable waters,

33 U.S.C. § 1362(7) – making it difficult to determine where the water ends and the wetland begins." In response to this ruling, the USACE and the EPA have issued a rule amendment and regulatory guidance to revise the definition of WOTUS.

Note that Texas is currently one of twenty-seven states where the original 2023 WOTUS rule is enjoined due to ongoing litigation, which makes the subsequent agency rule amendment inapplicable in Texas. For enjoined states such as Texas, guidance has been issued to USACE districts with no formal publication. It is our understanding they have been instructed to operate under the "pre-2015 regulatory regime" while incorporating the effective provisions of the Sackett case. The attached *Delineated Aquatic Features Map* reflects our understanding of current jurisdiction.

In response to the Sackett case, streams (and ditches) are now being characterized as relatively permanent waters (RPW) or non-relatively permanent waters (non-RPW) as this terminology reflects the difference between regulated streams (RPW) and non-regulated streams (non-RPW). The jurisdictional status of wetlands and other waters has also been updated, depending on their connectivity or lack of connectivity to RPW, which is now a requirement for regulation.

The primary stream channel that drains through the southwest side of the property and the smaller intermittent stream on the southwest side of the property, which are shown on the attached *Delineated Aquatic Features Map* as intermittent and perennial streams, exhibit relatively permanent flows, at least seasonally, and they function as tributaries. The relatively permanent flow regime of the streams and their function as tributaries with a continuous surface connection to other RPWs classifies the streams as RPWs and they are regulated as waters of the U.S.

One small pond was observed within the drainage path of the smaller intermittent stream on the southwest side of the property. The pond was constructed as an impoundment of the stream. The pond's current open water status and impoundment upon current waters of the U.S. makes the pond subject to regulation under Section 404 and is also considered to be waters of the U.S.

Areas of wetland were identified along two stream channels on the southwest side of the property. The wetlands are characterized by Plots 3 and 5. These wetlands exhibited a continuous surface connection to the streams, which are RPWs. The presence of a continuous surface connection to RPWs results in the regulation of these wetlands under current regulatory guidance.

Based on current guidance and policy, all remaining semi-aquatic features identified on the property are considered to be nonjurisdictional and unregulated. These nonjurisdictional features are shown on the attached *Site Map Showing Nonjurisdictional Features*. Numerous ephemeral streams and erosional features were identified on the property are considered to be nonjurisdictional because they are non-RPWs. They do not exhibit the relative permanence of flow required for current regulation.

Two open water ponds were observed on the northeast side of the property. Both ponds were impounded on non-RPWs. The ponds are not impoundments of waters of the U.S., and they are considered to be isolated ponds that are nonjurisdictional. Upland man-made ponds that were not constructed within other regulated waters have been unregulated since the January 2001 decision by the U.S. Supreme Court in Solid Waste Agency of Northern Cook County (SWANCC) v. USACE, which disallowed regulation of isolated wetlands and ponds under the Clean Water Act through the "Migratory Bird Rule." Previously, the USACE assumed jurisdiction over isolated waters based on its 1986 preamble stating that migratory birds used these habitats. However, the SWANCC case clarified that ponds must have been impounded on regulated waters in order to be jurisdictional. No Section 404 permit should be required to fill or disturb the ponds identified on the property.

Finally, one isolated wetland was identified on the south side of the property. The wetland is formed in a somewhat linear flat surrounded by uplands. Poor drainage in this area has contributed to wetland conditions. The area may have once been a pond as a small dam and culvert were observed on the downstream end, and these features have been washed out. The wetland is formed at the headwaters of an ephemeral stream, which

discharges westward. The ephemeral channel is not an RPW. Since the wetland identified at Plot 6 has no continuous surface connection to an RPW, it is considered isolated and unregulated according to recent regulatory rules and guidance.

The user should note that the EPA and USACE have proposed a new rule and definition of waters of the U.S., which may further limit Section 404 jurisdiction. Under the proposed rule defining waters of the United States, wetlands must exhibit surface water during the wet season in addition to having a continuous surface connection to RPWs. Wetlands identified at Plots 3 and 5 on the southwest side of the property did not exhibit surface water during a time considered to be the wet season. As such, these wetlands may become deregulated. The streams would remain jurisdictional. The proposed rule has not been finalized and is subject to change before being finalized. Further, this opinion is somewhat speculative as very little guidance has been issued for the proposed rule change. We recommend using the *Delineated Aquatic Features* map for planning for avoidance and minimization of impacts to waters currently regulated under Section 404.

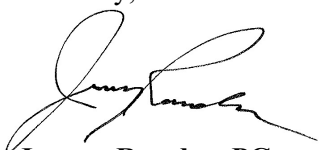
SUMMARY

This delineation was prepared using currently applicable guidance and methodology, and it represents the best professional judgment of Rowden Consulting, LLC. As a professional opinion only, it does not represent final agency approval of the jurisdictional status of delineated features, and we recommend submitting this information to the USACE for review and verification if agency approval is needed for future planning.

Under current guidance and policy, jurisdictional aquatic features were delineated in the study area in the form of wetlands, a perennial stream, intermittent streams, and an open water pond. The locations of the delineated features are shown on the attached *Delineated Aquatic Features Map*. The remainder of the study area is characterized as uplands with nonjurisdictional aquatic features. If future plans on the property result in unavoidable impacts to jurisdictional waters of the U.S., a Section 404 Permit may be required.

Please give us a call to discuss project plans and strategies that may avoid or minimize permit requirements.

Sincerely,

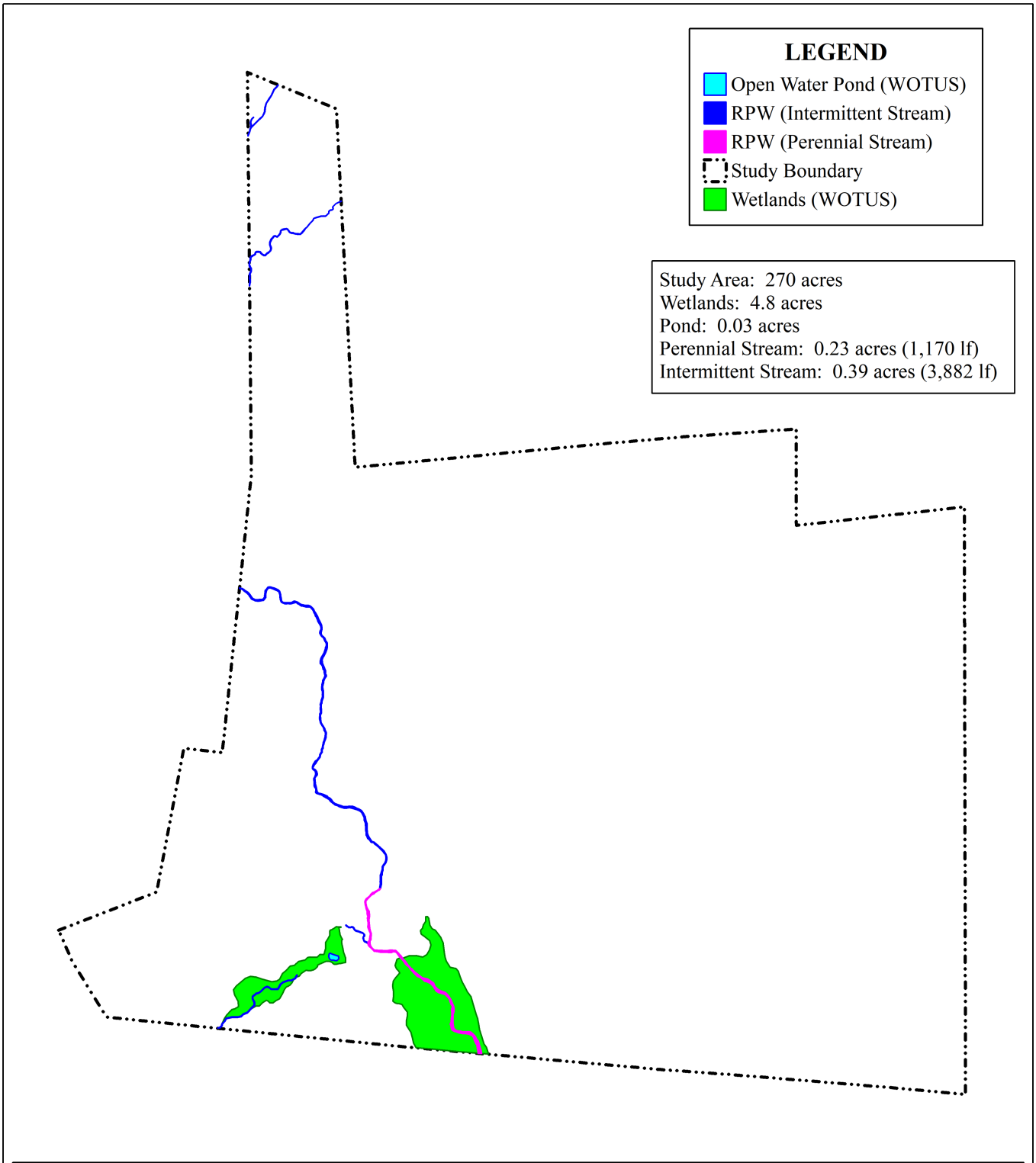


Jeremy Rowden, PG

Enclosures

Attachment 1 – Maps and Exhibits

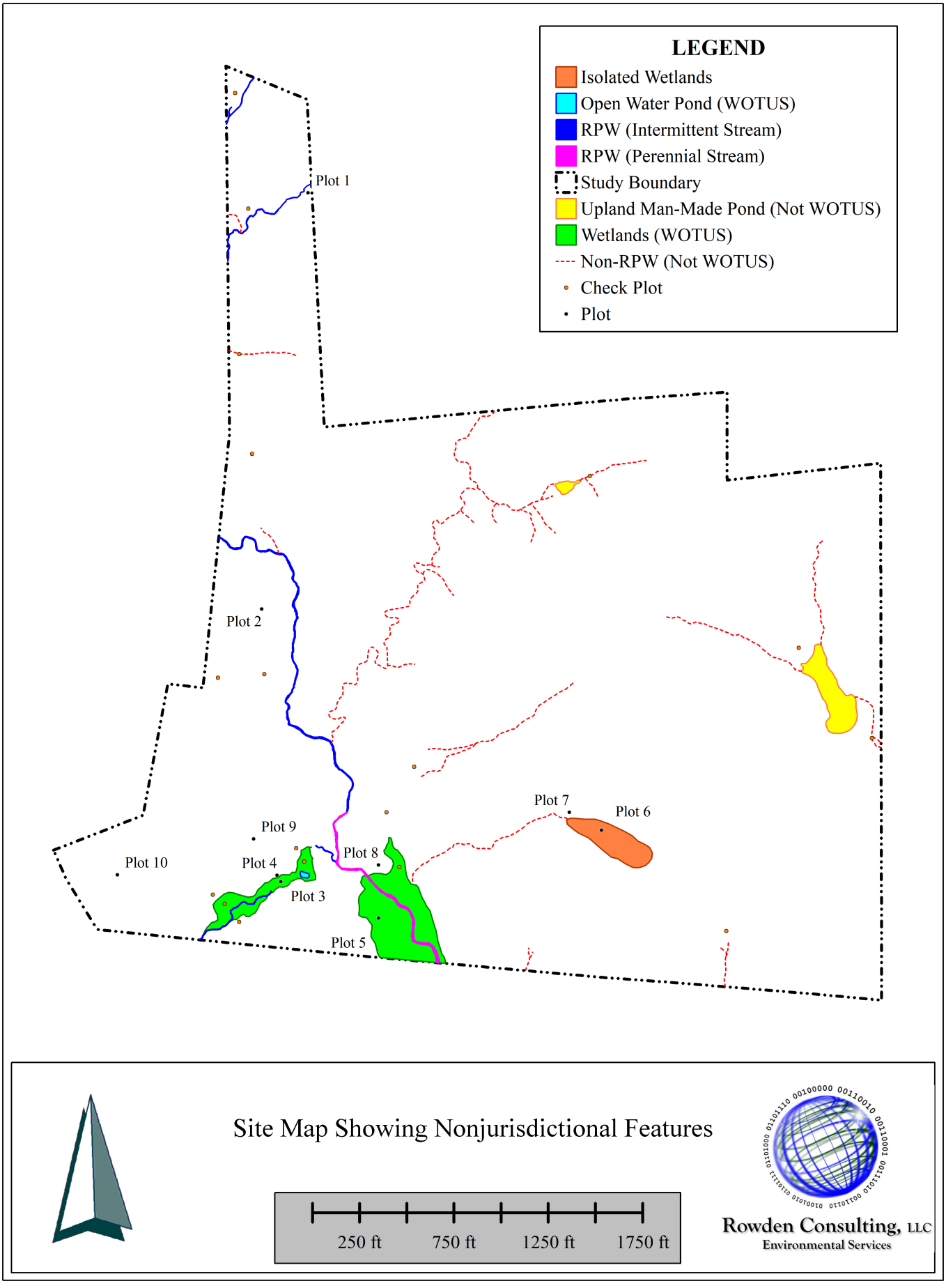

LEGEND
Study Boundary
Roselawn Park Cemetery
US 84
CR 380
County Road 384
PR 70
Texas State Railroad
Palestine
Baze Chemicals
Calhoun Lake Number 1 Dam
Calhoun Lake Number 1
Calhoun Lake Number 2 Dam
Location Map
0 ft
1000 ft
2000 ft
3000 ft
Rowden Consulting, LLC
Environmental Services



Delineated Aquatic Features

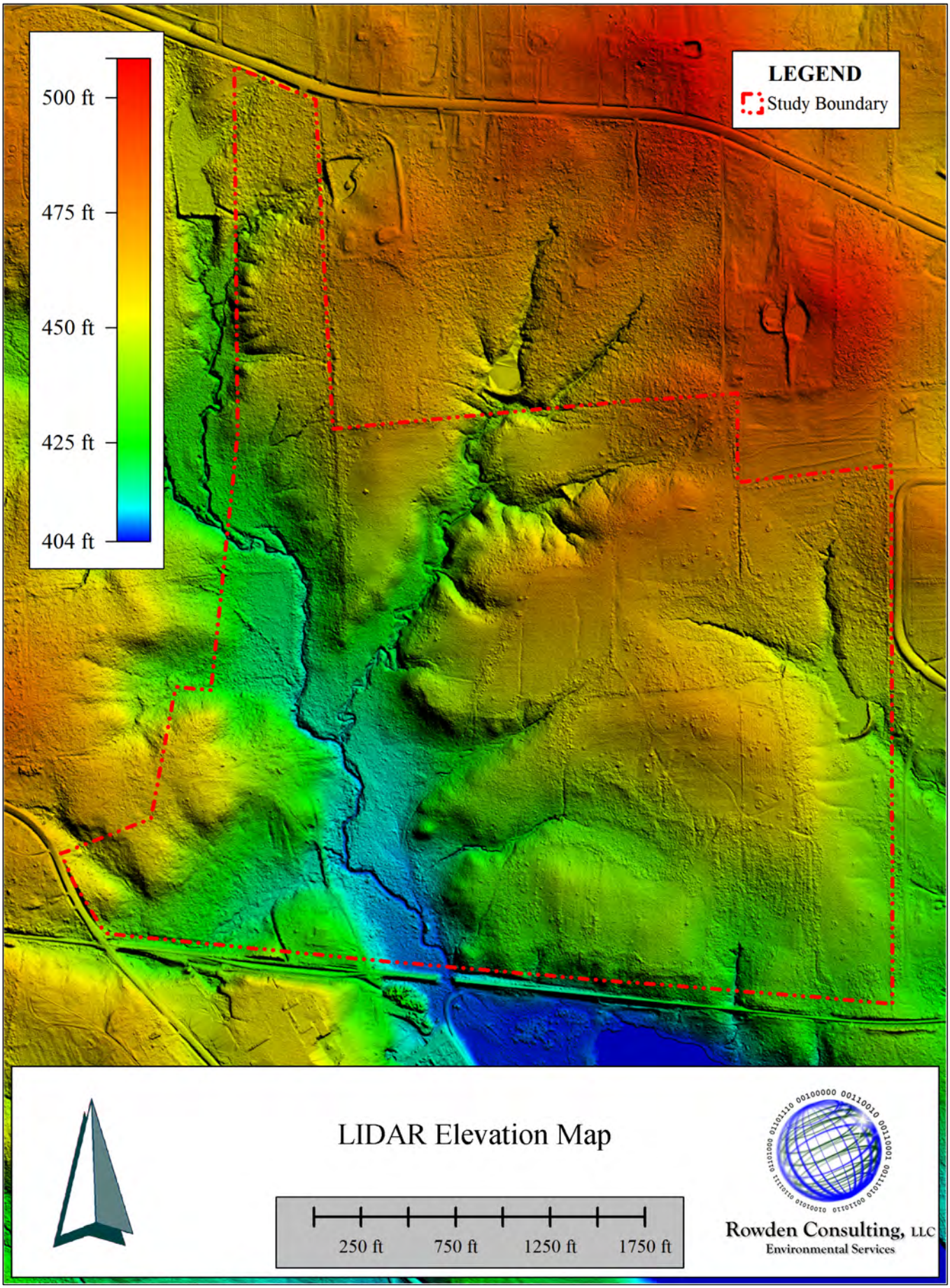
250 ft 750 ft 1250 ft 1750 ft

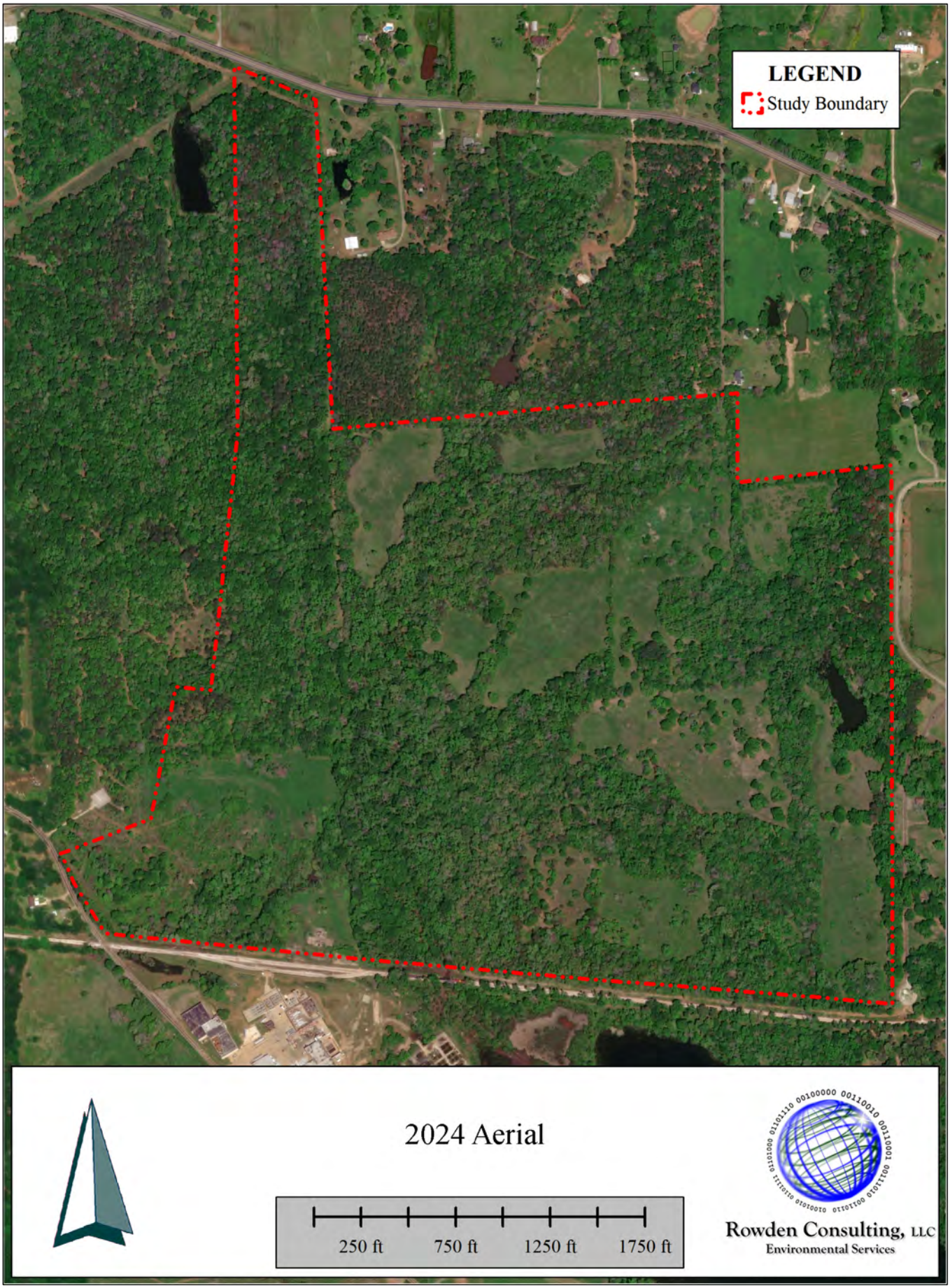
Rowden Consulting, LLC
Environmental Services

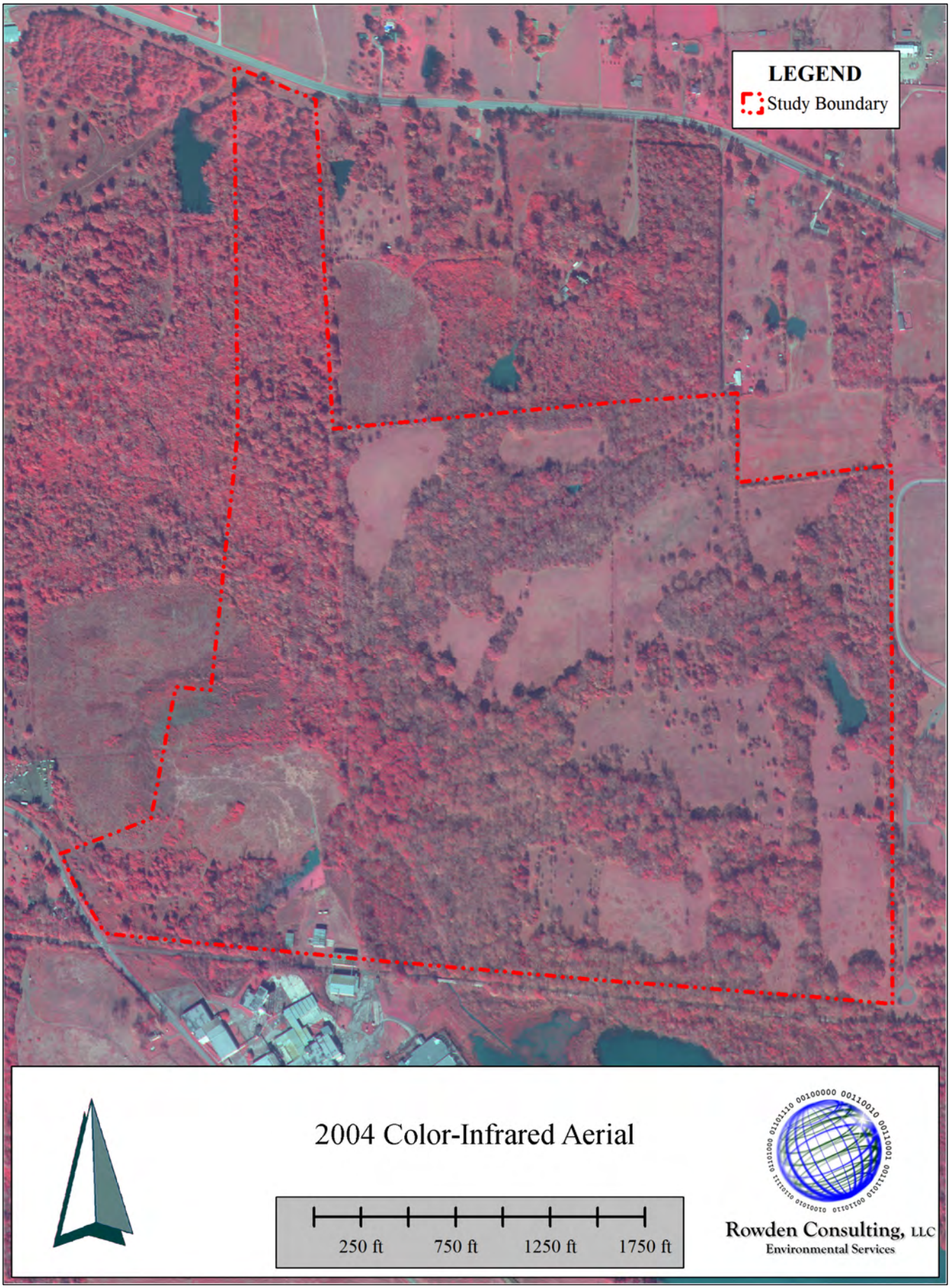


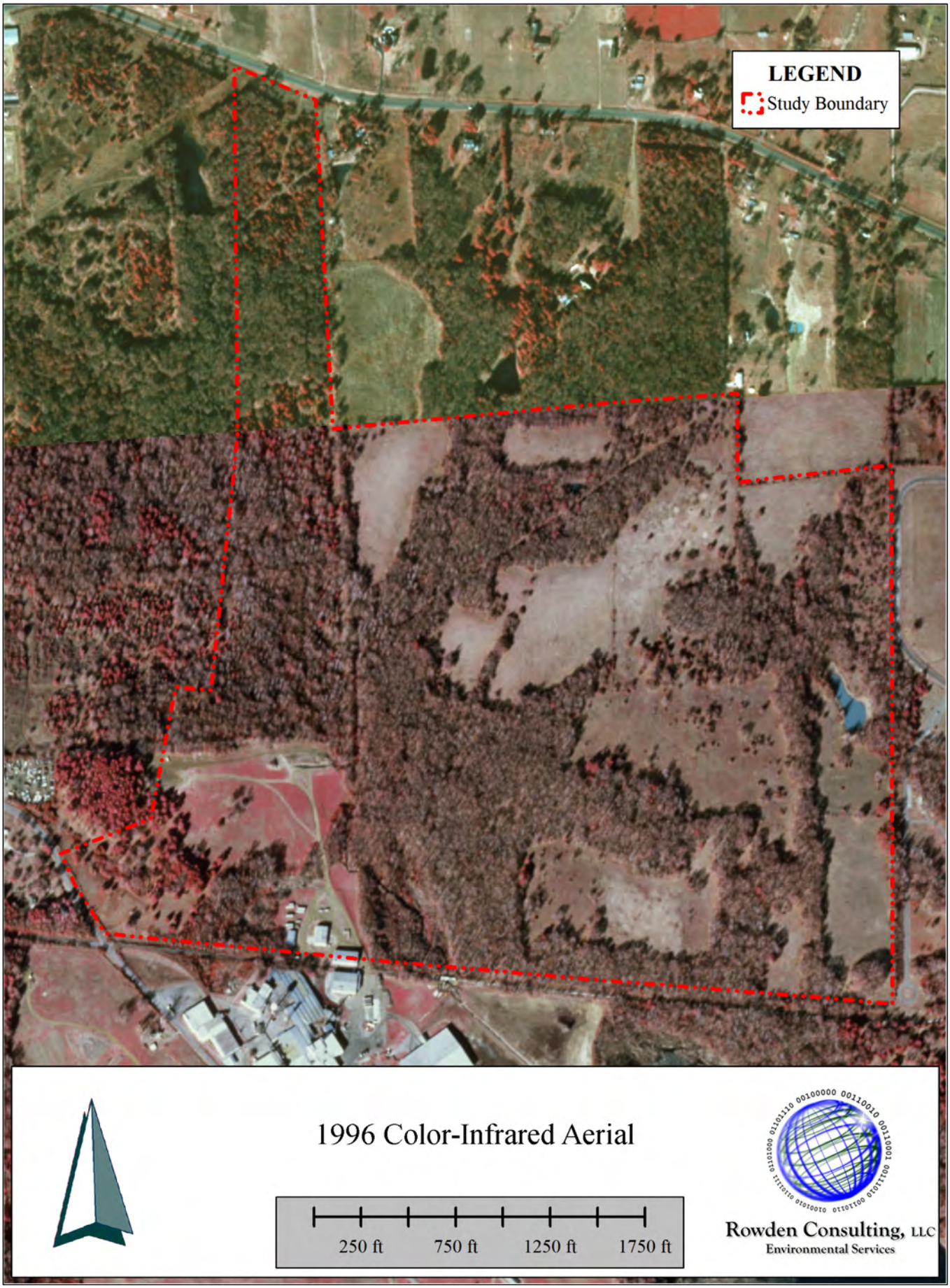
Site Map Showing Nonjurisdictional Features

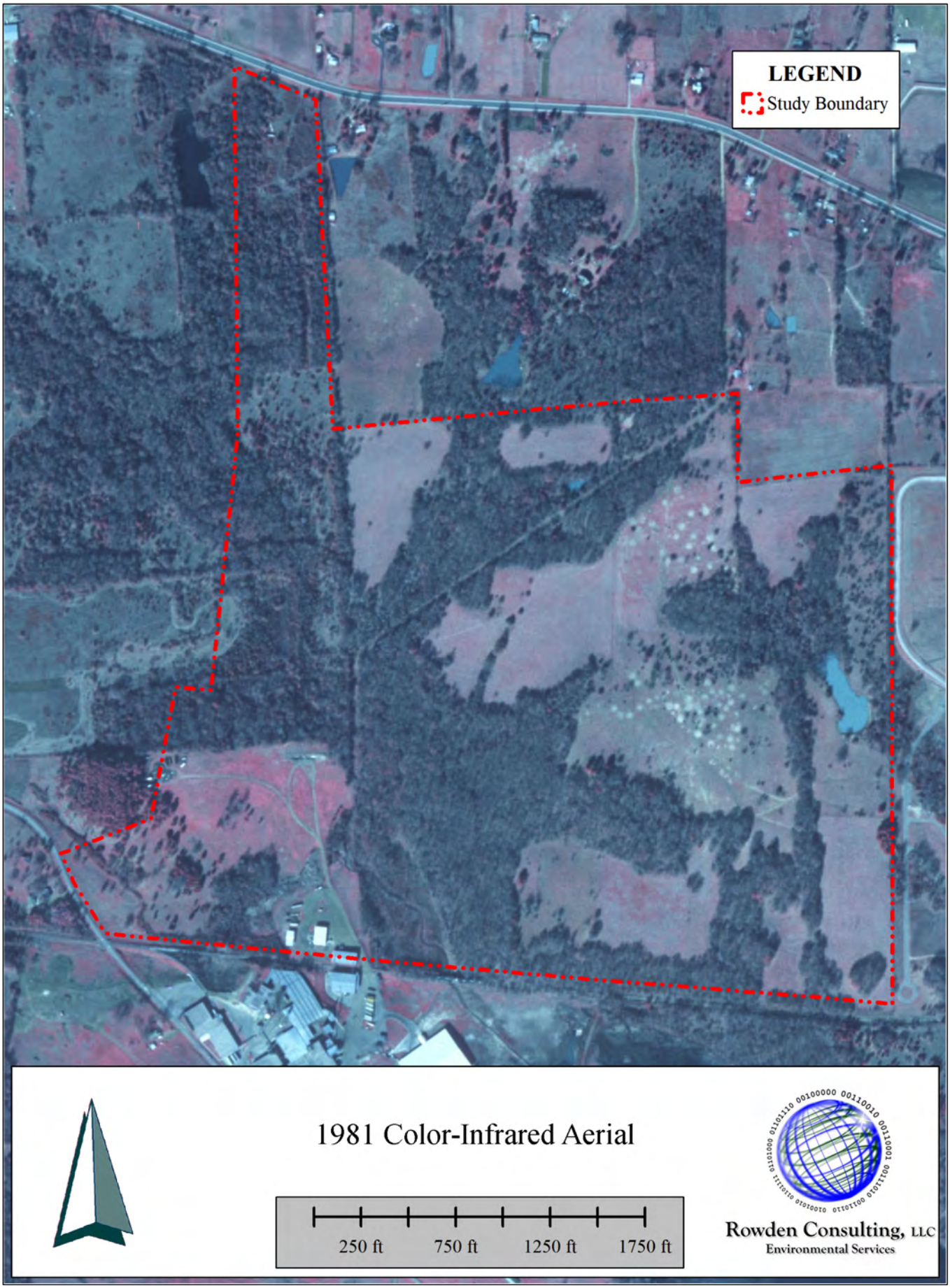
Rowden Consulting, LLC
Environmental Services

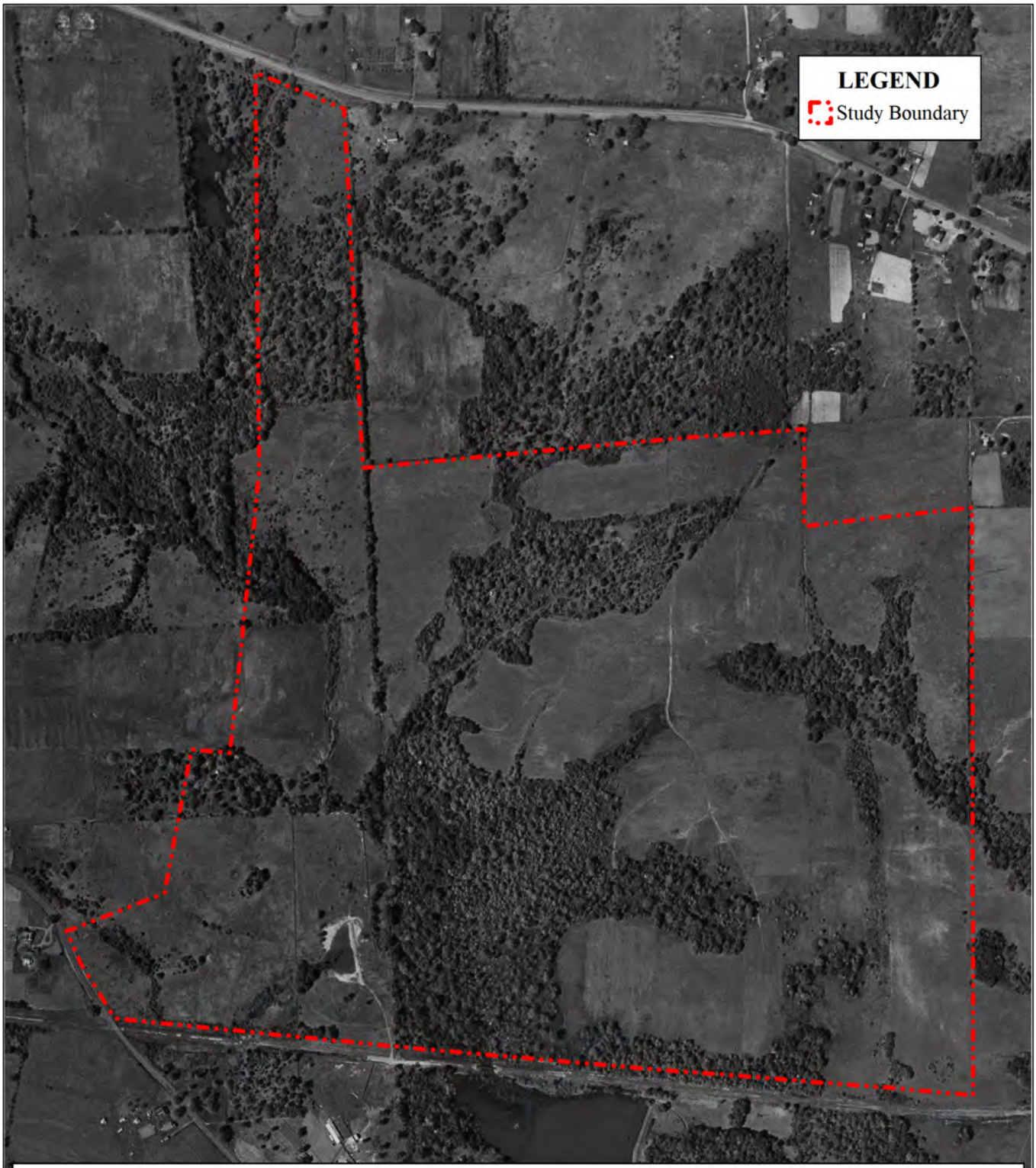

500 ft
475 ft
450 ft
425 ft
404 ft
LEGEND
Study Boundary
LIDAR Elevation Map
250 ft
750 ft
1250 ft
1750 ft
Rowden Consulting, LLC
Environmental Services


LEGEND
Study Boundary
2024 Aerial
250 ft
750 ft
1250 ft
1750 ft
Rowden Consulting, LLC
Environmental Services


LEGEND
Study Boundary
2004 Color-Infrared Aerial
250 ft
750 ft
1250 ft
1750 ft
Rowden Consulting, LLC
Environmental Services


LEGEND
Study Boundary
1996 Color-Infrared Aerial
250 ft
750 ft
1250 ft
1750 ft
Rowden Consulting, LLC
Environmental Services

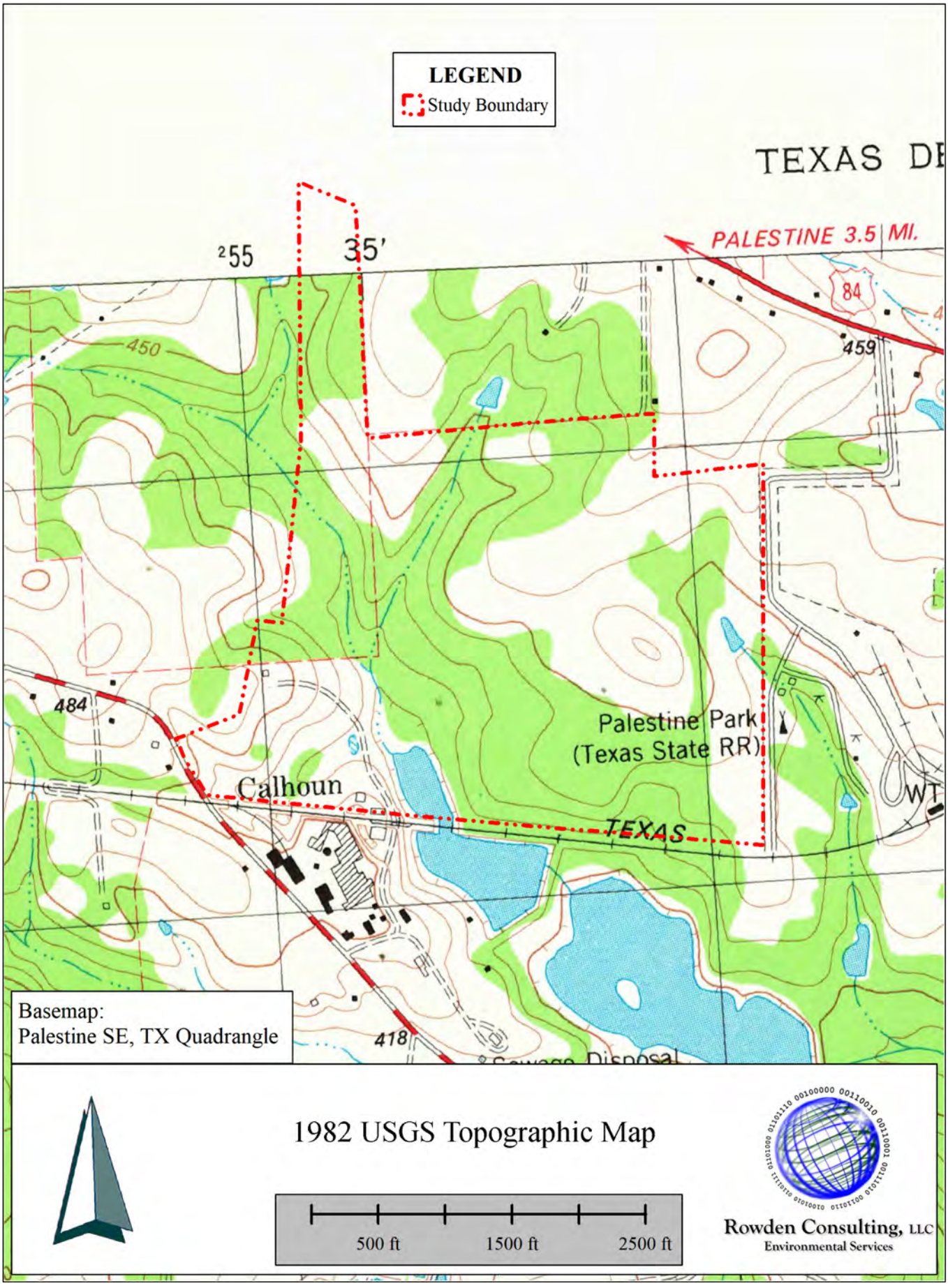

LEGEND
Study Boundary
1981 Color-Infrared Aerial
250 ft
750 ft
1250 ft
1750 ft
Rowden Consulting, LLC
Environmental Services

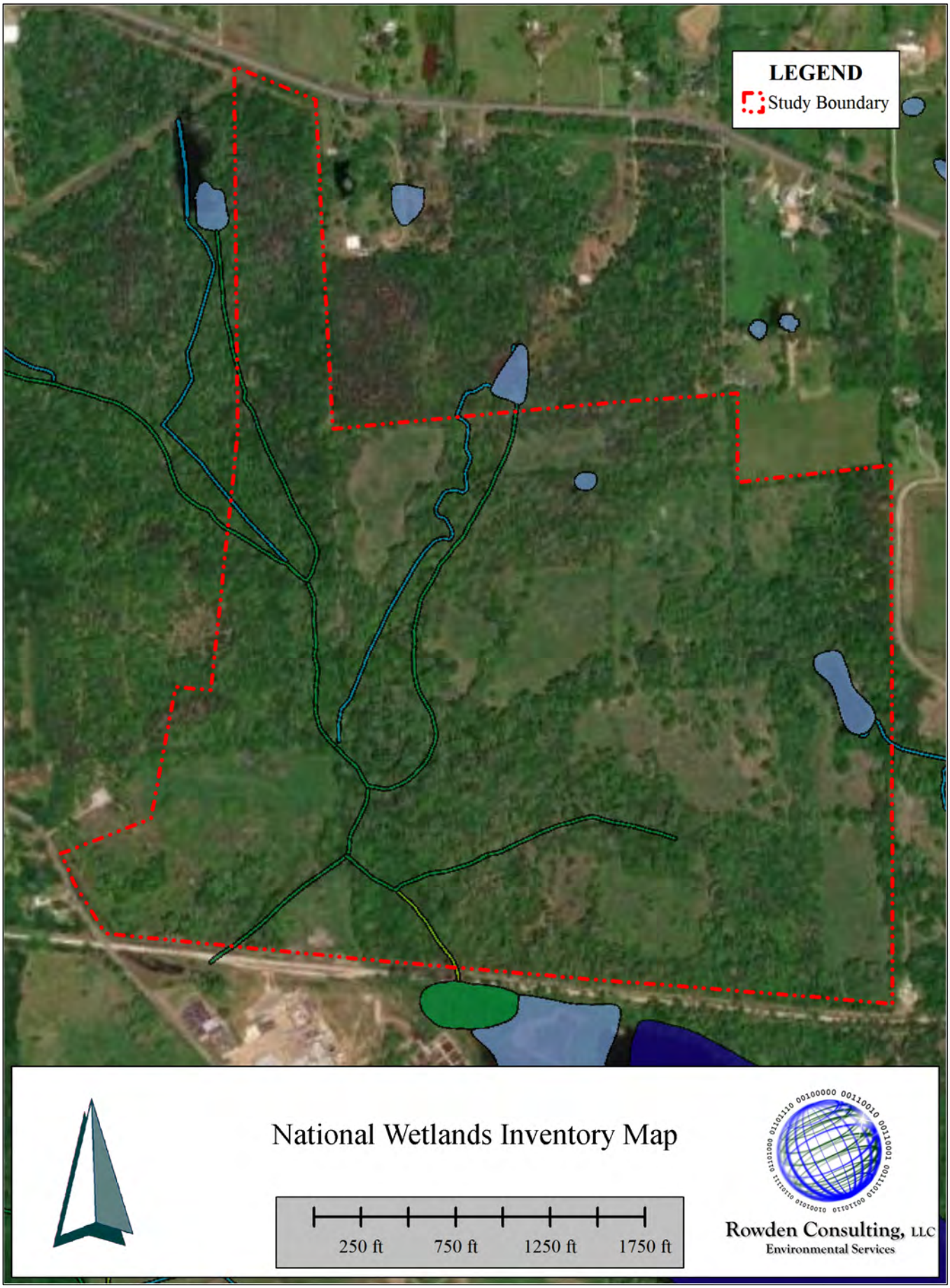


1947 Aerial

250 ft 750 ft 1250 ft 1750 ft

Rowden Consulting, LLC
Environmental Services


LEGEND
Study Boundary
TEXAS DE
PALESTINE 3.5 MI.
255
35'
450
459
84
484
Palestine Park
(Texas State RR)
Calhoun
TEXAS
WT
418
Basemap:
Palestine SE, TX Quadrangle
1982 USGS Topographic Map
500 ft
1500 ft
2500 ft
Rowden Consulting, LLC
Environmental Services

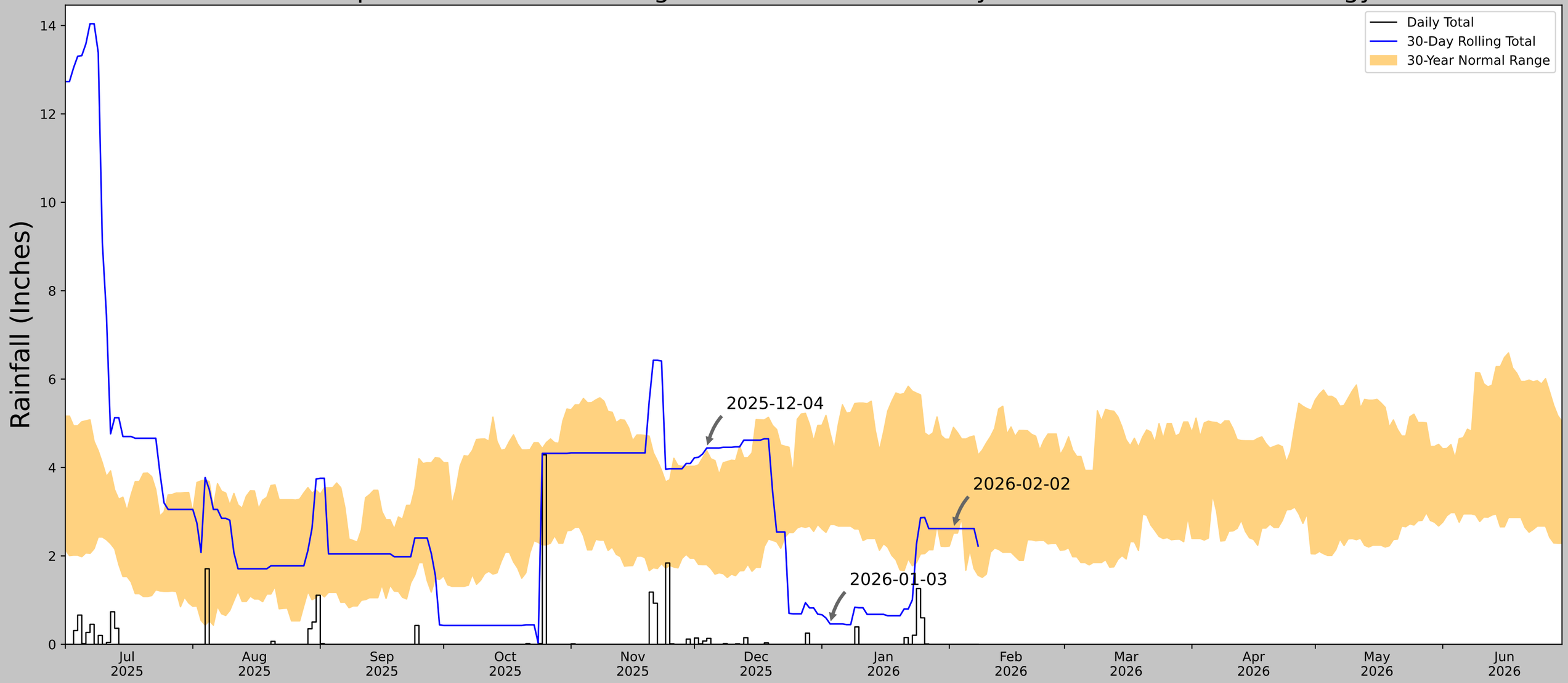


National Wetlands Inventory Map

250 ft 750 ft 1250 ft 1750 ft

Rowden Consulting, LLC
Environmental Services

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	31.74102, -95.57965
Observation Date	2026-02-02
Elevation (ft)	434.717
Drought Index (PDSI)	Moderate drought (2026-01)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-02-02	2.516929	4.908662	2.61811	Normal	2	3	6
2026-01-03	2.711024	4.777953	0.46063	Dry	1	2	2
2025-12-04	1.8	4.380315	4.440945	Wet	3	1	3
Result							Normal Conditions - 11

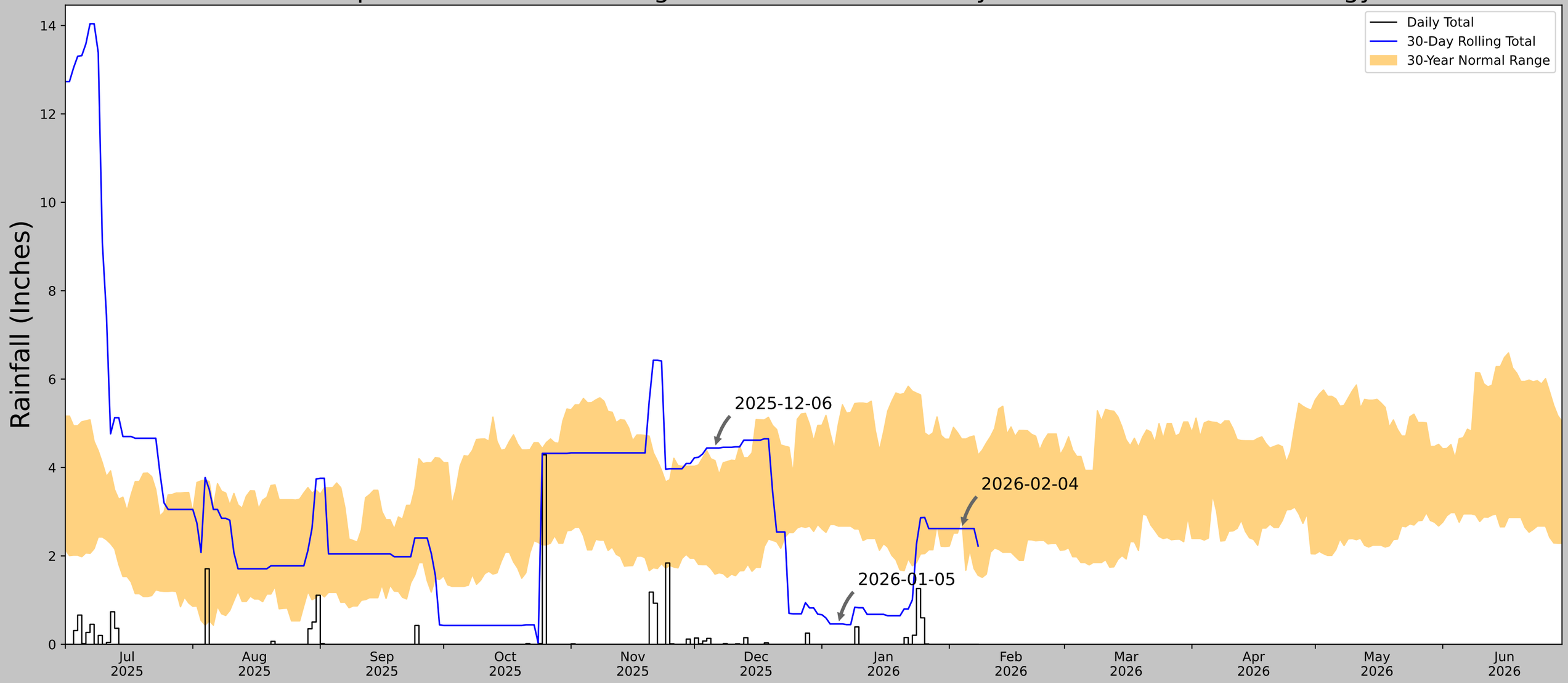
Figures and tables made by the Antecedent Precipitation Tool Version 3.0

US Army Corps of Engineers.
ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
PALESTINE 6 WNW	31.7797, -95.7233	382.874	8.852	51.843	4.442	8136	70
PALESTINE MUNI AP	31.7797, -95.7064	422.9	0.993	40.026	0.487	7	20
PALESTINE 1.8 E	31.7596, -95.6154	481.955	6.489	99.081	3.563	1	0
PALESTINE 2 NE	31.7831, -95.6039	464.895	7.017	82.021	3.733	3176	0
PALESTINE 1.8 ESE	31.7446, -95.6192	545.932	6.579	163.058	4.033	1	0
OAKWOOD	31.5914, -95.8442	284.121	14.825	98.753	8.135	32	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	31.74102, -95.57965
Observation Date	2026-02-04
Elevation (ft)	434.717
Drought Index (PDSI)	Moderate drought (2026-01)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-02-04	2.864173	4.644488	2.61811	Dry	1	3	3
2026-01-05	2.673622	4.983465	0.46063	Dry	1	2	2
2025-12-06	1.585827	4.157087	4.440945	Wet	3	1	3
Result							Drier than Normal - 8

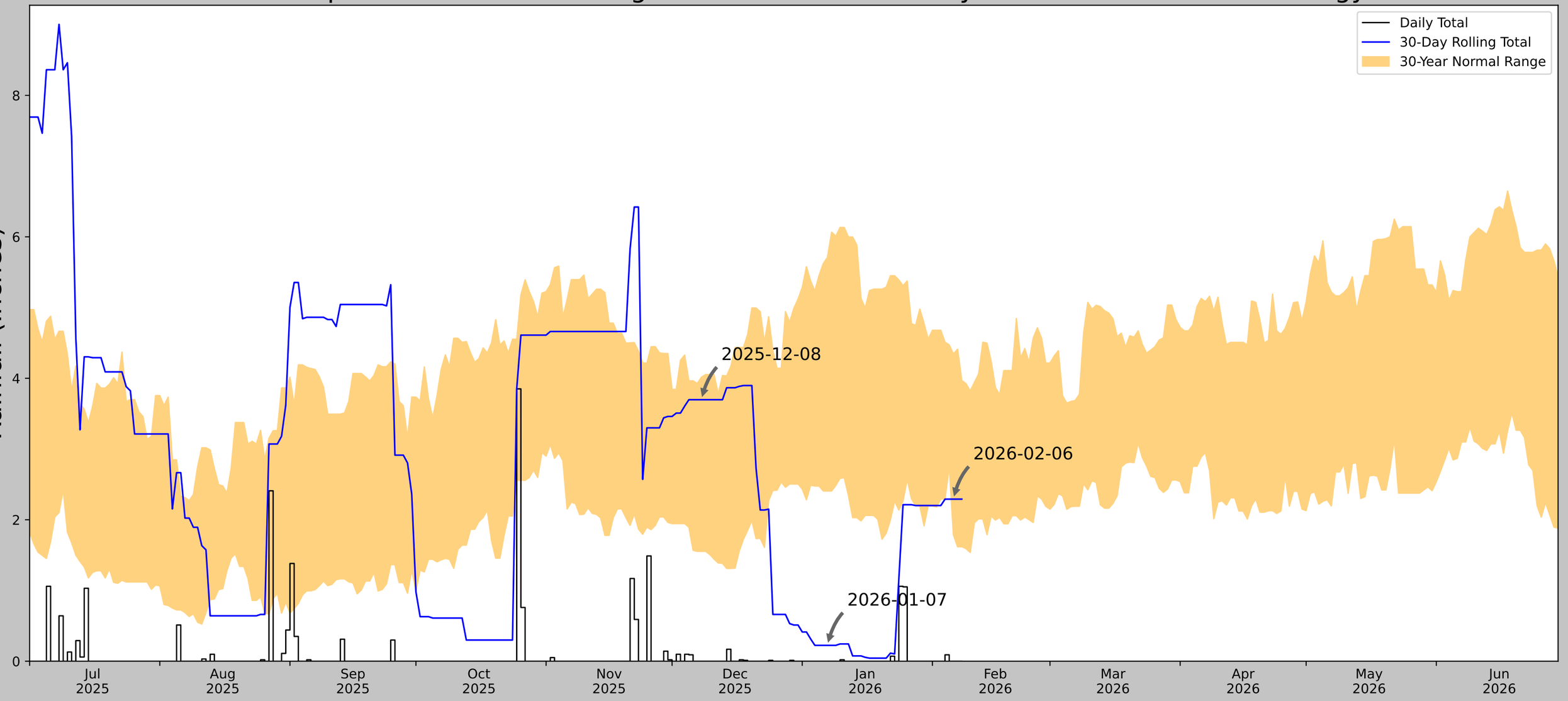
Figures and tables made by the Antecedent Precipitation Tool Version 3.0

US Army Corps of Engineers.
ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
PALESTINE 6 WNW	31.7797, -95.7233	382.874	8.852	51.843	4.442	8136	68
PALESTINE MUNI AP	31.7797, -95.7064	422.9	0.993	40.026	0.487	7	22
PALESTINE 1.8 E	31.7596, -95.6154	481.955	6.489	99.081	3.563	1	0
PALESTINE 2 NE	31.7831, -95.6039	464.895	7.017	82.021	3.733	3176	0
PALESTINE 1.8 ESE	31.7446, -95.6192	545.932	6.579	163.058	4.033	1	0
OAKWOOD	31.5914, -95.8442	284.121	14.825	98.753	8.135	32	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	31.74102, -95.57965
Observation Date	2026-02-06
Elevation (ft)	434.717
Drought Index (PDSI)	Moderate drought (2026-01)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-02-06	1.785039	4.343307	2.291339	Normal	2	3	6
2026-01-07	2.407087	5.708662	0.224409	Dry	1	2	2
2025-12-08	1.55315	4.016536	3.696851	Normal	2	1	2
Result							Normal Conditions - 10

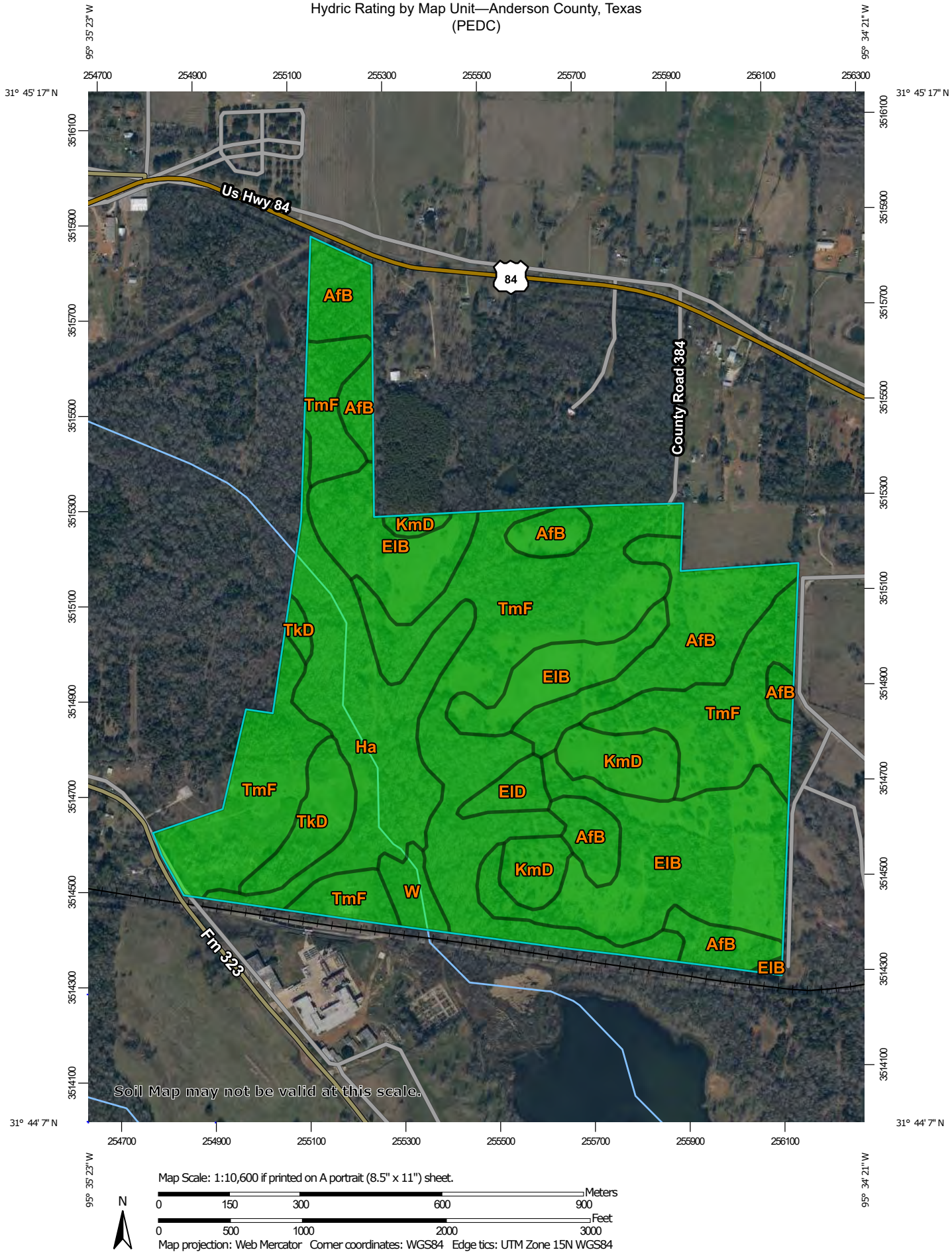
Figures and tables made by the Antecedent Precipitation Tool Version 3.0

US Army Corps of Engineers.
ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
OAKWOOD 4.2 NE	31.6334, -95.8063	265.092	15.26	169.625	9.455	6316	90
OAKWOOD	31.5914, -95.8442	284.121	3.66	19.029	1.717	4674	0
OAKWOOD 5.2 WSW	31.5462, -95.9276	376.969	9.342	111.877	5.249	31	0
PALESTINE 6 WNW	31.7797, -95.7233	382.874	11.224	117.782	6.373	179	0
PALESTINE 2 NE	31.7831, -95.6039	464.895	15.765	199.803	10.244	153	0

Hydric Rating by Map Unit—Anderson County, Texas
(PEDC)



Map Scale: 1:10,600 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 150 300 600 900

Feet
0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anderson County, Texas
Survey Area Data: Version 25, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 18, 2019—Feb 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AfB	Alto fine sandy loam, 1 to 3 percent slopes	0	42.4	15.7%
ElB	Elrose fine sandy loam, 1 to 3 percent slopes	0	59.2	22.0%
ElD	Elrose fine sandy loam, 3 to 8 percent slopes	0	3.4	1.3%
Ha	Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0	33.5	12.4%
KmD	Kirvin complex, graded, 2 to 8 percent slopes	0	13.3	4.9%
TkD	Trawick fine sandy loam, 2 to 8 percent slopes	0	9.0	3.3%
TmF	Trawick and Bub soils, moderately steep	0	104.7	38.9%
W	Water	0	3.9	1.4%
Totals for Area of Interest			**269.5**	**100.0%**

Attachment 2 – Photographs

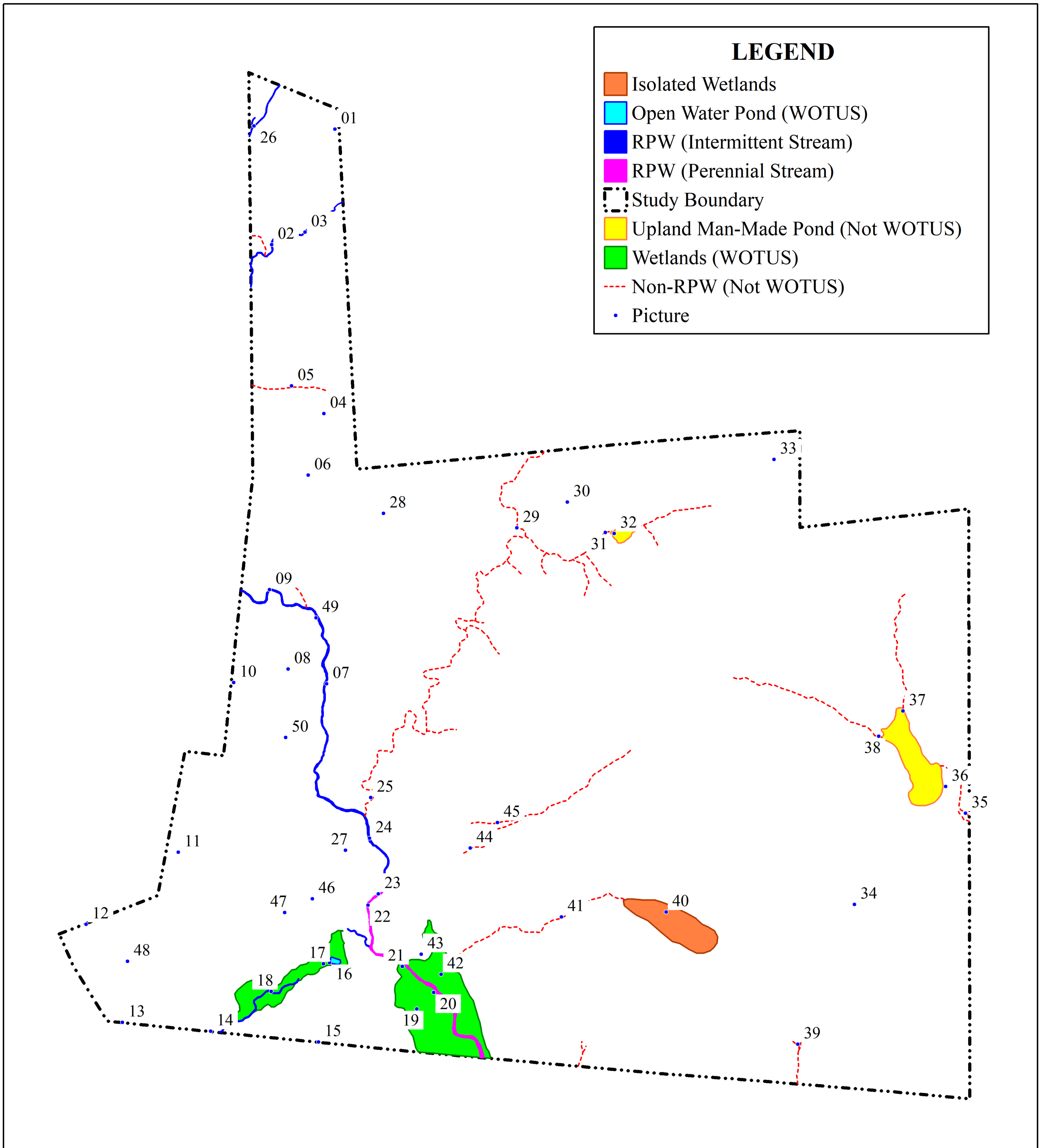
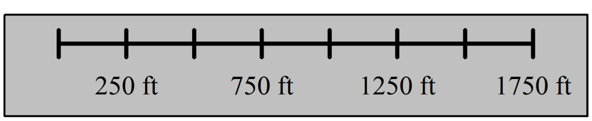


Photo Key



Rowden Consulting, LLC
Environmental Services

Site Photos

1

View of uplands on the linear, northwest side of the property.

2

View of an intermittent stream (RPW) on the northwest side of the property.

Site Photos

3

View of an intermittent stream (RPW) on the northwest side of the property.

4

View of forested uplands on the northwest side of the property.

Site Photos

5

View of non-RPW, linear channel on the northwest side of the property.

6

View of an erosional feature observed on the northwest side of the property.

Site Photos

7

View of an intermittent stream (RPW) on the west side of the property.

8

View of mesic (non-wetland) conditions at Plot 2.

Site Photos

9

View of an intermittent stream (RPW) on the west side of the property.

10

View of forested uplands on the west side of the property.

Site Photos

11

View of cleared uplands on the southwest side of the property.

12

View of pooled water in a swale, which transitions to uplands at lower elevations.

Site Photos

13

View of upland conditions on the southwest corner of the property.

14

View of an intermittent stream (RPW) on the southwest side of the property with riparian wetlands.

Site Photos

15

View of uplands (formerly developed with buildings) on the southwest side of the property.

16

View of an on-channel pond on the southwest side of the property.

Site Photos

17

View of wetlands near Plot 3.

18

View of an intermittent stream (RPW) draining through wetlands on the southwest side of the property.

Site Photos

19

View of forested wetlands at Plot 5.

20

View of a perennial stream (RPW) on the southwest side of the property.

Site Photos

21

View of a perennial stream (RPW) on the southwest side of the property.

22

View of a perennial stream (RPW) on the southwest side of the property.

Site Photos

23

View of a stream (RPW) on the southwest side of the property near the zone of transition between intermittent and perennial flow regimes.

24

View of an intermittent stream (RPW) on the southwest side of the property.

Site Photos

25

View of an ephemeral stream (non-RPW) on the west side of the property. These features are not regulated as waters of the U.S.

26

View of an intermittent stream (RPW) on the northwest side of the property.

Site Photos

27

View of upland conditions on the southwest side of the property.

28

View of upland conditions on the northwest side of the property.

Site Photos

29

View of an ephemeral stream (non-RPW) on the north side of the property. These features are not regulated as waters of the U.S.

30

View of upland conditions on the north side of the property.

Site Photos

31

View of an ephemeral stream (non-RPW) on the west side of the property just below the spillway of a small pond. These features are not regulated as waters of the U.S.

32

View of an upland man-made pond constructed on unregulated waters on the north side of the property.

Site Photos

33

View of upland conditions on the northeast side of the property.

34

View of upland conditions on the southeast side of the property.

Site Photos

35

View of an ephemeral stream (non-RPW) on the east side of the property just below the spillway of a pond. These features are not regulated as waters of the U.S.

36

View of an upland man-made pond constructed on unregulated waters on the east side of the property.

Site Photos

37

View of an ephemeral stream (non-RPW) on the east side of the property above a pond. These features are not regulated as waters of the U.S.

38

View of an ephemeral stream (non-RPW) on the east side of the property above a pond. These features are not regulated as waters of the U.S.

Site Photos

39

View of an ephemeral stream (non-RPW) on the southeast side of the property. These features are not regulated as waters of the U.S.

40

View of wetland conditions at Plot 6.

Site Photos

41

View of an ephemeral stream (non-RPW) on the south side of the property just below a wetland. These features are not regulated as waters of the U.S.

42

View of wetland conditions at a check plot.

Site Photos

43

View of upland conditions at Plot 8.

44

View of an ephemeral stream (non-RPW) near the middle of the property. These features are not regulated as waters of the U.S.

Site Photos

45

View of an ephemeral stream (non-RPW) near the middle of the property. These features are not regulated as waters of the U.S.

46

View of upland conditions on the southwest side of the property.

Site Photos

47

View of upland conditions at Plot 9.

48

View of upland conditions at Plot 10.

Site Photos

49

View of dry reach of intermittent stream (RPW) on the west side of the property.

50

View of mesic (non-wetland) conditions at a check plot on the west side of the property.

Site Photos

Plot 1

View of the non-hydric soil profile at Plot 1.

Plot 2

View of the non-hydric soil profile at Plot 2.

Site Photos

Plot 3

View of the hydric soil profile at Plot 3. Also note the standing water in the soil pit.

Plot 4

View of the non-hydric soil profile at Plot 4.

Site Photos

Plot 5

View of the hydric soil profile at Plot 5. Soils were also observed to be saturated.

Plot 6

View of redoximorphic features in a depleted matrix taken from hydric soils at Plot 6.

Site Photos

Plot 7

View of the non-hydric soil profile at Plot 7.

Plot 8

View of the non-hydric soil profile at Plot 8.

Site Photos

Plot 9

View of the non-hydric soil profile at Plot 9.

Plot 10

View of the non-hydric soil profile at Plot 10.

Attachment 3 – Data Forms

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 1

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR or MLRA): LRR P Lat: 31.75020385° N Long: 95.58366058° W Datum: NAD83

Soil Map Unit Name: Alto fine sandy loam, 1 to 3 percent slopes NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: 1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	20	Yes	FAC
2. Juniperus virginiana	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling/Shrub Stratum (Plot size: 30')			
1. Ligustrum sinense	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 30')			
1. Andropogon virginicus	20	Yes	FAC
2. Solidago altissima	20	Yes	FACU
3. Eupatorium serotinum	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50 = Total Cover		

50% of total cover: 25 20% of total cover: 10

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 2/2	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 2

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): flat terrace Local relief (concave, convex, none): none Slope (%): <2

Subregion (LRR or MLRA): LRR P Lat: 31.74416924° N Long: 95.58475494° W Datum: NAD83

Soil Map Unit Name: Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: 2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	30	Yes	FAC
2. Liquidambar styraciflua	40	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	70	= Total Cover	

50% of total cover: 35 20% of total cover: 14

Sapling/Shrub Stratum (Plot size: 30')			
1. Ligustrum sinense	30	Yes	FAC
2. Quercus nigra	10	No	FAC
3. Liquidambar styraciflua	20	Yes	FAC
4.			
5.			
6.			
7.			
8.			
	60	= Total Cover	

50% of total cover: 30 20% of total cover: 12

Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 2/2	100					loam	
2-15	10YR 3/2	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 3

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): flat Local relief (concave, convex, none): concave Slope (%): <2

Subregion (LRR or MLRA): LRR P Lat: 31.74018288° N Long: 95.58462524° W Datum: NAD83

Soil Map Unit Name: Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes X	No _____	Depth (inches): 5
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Salix nigra	40	Yes	OBL
2. Liquidambar styraciflua	10	No	FAC
3. Ulmus americana	10	No	FAC
4.			
5.			
6.			
7.			
8.			
	60	= Total Cover	

50% of total cover: 30 20% of total cover: 12

Sapling/Shrub Stratum (Plot size: 30')			
1. Liquidambar styraciflua	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 30')			
1. Solidago gigantea	30	Yes	FACW
2. Juncus effusus	10	No	OBL
3. Sesbania drummondii	20	Yes	FACW
4. Persicaria hydropiperoides	30	Yes	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	= Total Cover	

50% of total cover: 45 20% of total cover: 18

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/2	90	5YR 4/4	10	C	M	loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 4

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): LRR P Lat: 31.74028015° N Long: 95.58468628° W Datum: NAD83

Soil Map Unit Name: Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 4

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	10	No	FAC
2. Liquidambar styraciflua	50	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	60	= Total Cover	

50% of total cover: 30 20% of total cover: 12

Sapling/Shrub Stratum (Plot size: 30')			
1. Liquidambar styraciflua	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 30')			
1. Carex blanda	20	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: 30')			
1. Campsis radicans	5	Yes	FAC
2.			
3.			
4.			
5.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	7.5YR 3/2	100					loam	
2-15	7.5YR 4/4	100					clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 5

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): floodplain Local relief (concave, convex, none): none Slope (%): <2

Subregion (LRR or MLRA): LRR P Lat: 31.73959351° N Long: 95.58298492° W Datum: NAD83

Soil Map Unit Name: Water NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): 5

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 5

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Ulmus americana	40	Yes	FAC
2. Celtis laevigata	40	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling/Shrub Stratum (Plot size: 30')			
1. Ligustrum sinense	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/2	90	5YR 4/6	10	C	M	loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☑ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/4/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 6

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): none Slope (%): <2

Subregion (LRR or MLRA): LRR P Lat: 31.74073601° N Long: 95.57911682° W Datum: NAD83

Soil Map Unit Name: Alto fine sandy loam, 1 to 3 percent slopes NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	
Wetland Hydrology Present?	Yes X	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☑ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☑ Sparsely Vegetated Concave Surface (B8)
- ☑ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: 6

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 30')			
1. Quercus nigra	20	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 30')			
1. Juncus effusus	10	Yes	OBL
2. Persicaria hydropiperoides	5	Yes	OBL
3. Cyperus eragrostis	10	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25 = Total Cover		
50% of total cover: 12.5	20% of total cover: 5		
Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 2/2	100					loam	
1-15	10YR 5/2	80	5YR 5/6	20	C	M/PL	loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** C **No** _____

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/4/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 7

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR or MLRA): LRR P Lat: 31.74101639° N Long: 95.57965088° W Datum: NAD83

Soil Map Unit Name: Trawick and Bub soils, moderately steep NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 7

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus nigra	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 30')			
1. Ulmus alata	20	Yes	FACU
2. Ligustrum sinense	30	Yes	FAC
3. Juniperus virginiana	20	Yes	FACU
4.			
5.			
6.			
7.			
8.			
	70 = Total Cover		
50% of total cover: 35	20% of total cover: 14		
Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species	60	x 3 =	180
FACU species	40	x 4 =	160
UPL species		x 5 =	
Column Totals:	100 (A)		340 (B)

Prevalence Index = B/A = 3.4

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-1	10YR 3/3	100					loam	
1-15	10YR 4/3	90	5YR 4/3	10	C	M	clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/4/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 8

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): <2

Subregion (LRR or MLRA): LRR P Lat: 31.74036806° N Long: 95.58294605° W Datum: NAD83

Soil Map Unit Name: Hannahatchee fine sandy loam, 0 to 1 percent slopes, occasionally flooded NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 8

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Celtis laevigata	40	Yes	FACW
2. Ulmus americana	20	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	60	= Total Cover	

50% of total cover: 30 20% of total cover: 12

Sapling/Shrub Stratum (Plot size: 30')			
1. Ligustrum sinense	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: 30')			
1. Vitis rotundifolia	5	Yes	FAC
2.			
3.			
4.			
5.			
		= Total Cover	

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 3/2	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/6/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 9

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 2-4

Subregion (LRR or MLRA): LRR P Lat: 31.74082565° N Long: 95.58506012° W Datum: NAD83

Soil Map Unit Name: Trawick fine sandy loam, 2 to 8 percent slopes NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	
Wetland Hydrology Present?	Yes _____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 9

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling/Shrub Stratum (Plot size: 30')			
1. Liquidambar styraciflua	20	Yes	FAC
2. Juniperus virginiana	10	No	FACU
3. Ligustrum sinense	10	No	FAC
4. Symphoricarpos orbiculatus	20	Yes	FACU
5.			
6.			
7.			
8.			
	60 = Total Cover		

50% of total cover: 30 20% of total cover: 12

Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 67 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	5YR 3/4	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: PEDC 270 City/County: Palestine / Anderson Sampling Date: 2/2/26

Applicant/Owner: Palestine EDC State: TX Sampling Point: 10

Investigator(s): Jeremy Rowden Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): drainageway Local relief (concave, convex, none): concave Slope (%): 5-8

Subregion (LRR or MLRA): LRR P Lat: 31.74038696° N Long: 95.58740997° W Datum: NAD83

Soil Map Unit Name: Trawick and Bub soils, moderately steep NWI classification: nonwet

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____ No X	
Wetland Hydrology Present?	Yes _____ No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: 10

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	20	Yes	FAC
2. Platanus occidentalis	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			

____ = Total Cover

50% of total cover: ____ 20% of total cover: ____

Sapling/Shrub Stratum (Plot size: 30')			
1. Ligustrum sinense	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			

____ = Total Cover

50% of total cover: ____ 20% of total cover: ____

Herb Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

____ = Total Cover

50% of total cover: ____ 20% of total cover: ____

Woody Vine Stratum (Plot size: 30')			
1. none			
2.			
3.			
4.			
5.			

____ = Total Cover

50% of total cover: ____ 20% of total cover: ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x 1 =	____
FACW species	____	x 2 =	____
FAC species	____	x 3 =	____
FACU species	____	x 4 =	____
UPL species	____	x 5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

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Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (If observed, list morphological adaptations below).

SOIL

Sampling Point: 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-4	7.5YR 3/3	100					loam	
4-15	7.5YR 4/4	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

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- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
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- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
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- ☐ 1 cm Muck (A9) **(LRR O)**
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- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

Agenda Date:	03/10/2026
To:	Palestine Economic Development Corporation
From:	Melissa Temple, EDC Administrative Assistant
Agenda Item:	Discussion and possible action regarding a Second Amendment to a Downtown Grant Performance Agreement with Cecil Staples.

SUMMARY:

Discussion and possible action regarding a Second Amendment to a Downtown Grant Performance Agreement between PEDC and Cecil Staples.

RECOMMENDED ACTION:

Staff recommends board approve a Second Amendment to a Downtown Grant Performance Agreement between PEDC and Cecil Staples.

Attachments

Second Amendment to Performance Agreement

SECOND AMENDMENT TO DOWNTOWN GRANT PERFORMANCE AGREEMENT

THIS SECOND AMENDMENT TO DOWNTOWN GRANT PERFORMANCE AGREEMENT ("Second Amendment") is made effective the 23rd day of March 2026, ("Effective Date") by and among Palestine Economic Development Corporation, a Texas non-profit Type B economic development corporation ("PEDC"), and Cecil Staples ("Mr. Staples"). The PEDC, and Mr. Staples may be referred to herein as the "Parties" and, each separately, as a "Party."

RECITALS

A. The Parties entered into that certain Downtown Grant Performance Incentive Agreement executed by PEDC on November 25, 2024 ("Performance Agreement"), which is incorporated herein by reference.

B. The Parties entered into that certain First Amendment to Downtown Grant Performance Agreement effective January 26th, 2026 ("First Amendment"), which is incorporated herein by reference.

C. Unless otherwise defined herein, all capitalized terms used in this Second Amendment shall have the same meanings as defined in the Performance Agreement.

D. Mr. Staples has requested a sixty-two (62) day extension to the requirement in the Performance Agreement that they will secure completion of all the improvements, including window replacement, exterior painting, interior wall replacement, interior stucco repair, HVAC replacement, and roof repair at the business property of Palestine Resource Center, that being 421 Ave. A, Palestine, TX 75801, before March 31, 2026.

E. Mr. Staples understands that payment of the remaining 50% of his total grant award will not be made until a finding of completion of all improvements is made by the PEDC board of directors.

F. The Parties wish to modify the Performance Agreement to extend the deadline to ensure the successful completion of the obligations and requirements under the Performance Agreement.

G. The ultimate purposes and goals of the Performance Agreement for encouraging economic development shall still be met; therefore, the extension of deadlines is warranted to accomplish those purposes and goals.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The above-stated recitals are true and correct and are incorporated herein by reference and made a part hereof.

2. Section 1.4 of the Performance Agreement is amended as follows:

APPLICANT shall secure completion of the improvements in compliance with its APPLICATION, the GRANT APPLICATION APPROVAL, and the GRANT PROGRAM before June 1, 2026.

IN WITNESS WHEREOF, the Parties hereto have caused this Second Amendment to be executed as of the Effective Date.

Palestine Economic Development Corporation
(a Texas non-profit Type B economic development corporation)

By: _____
Name: Dan Bochsler
Its: President

Cecil Staples

By: _____
Name: Cecil Staples

City of Palestine

By: _____
Name: Mitchell Jordan
Its: Mayor

This is the signature page to that certain Second Amendment to Performance Agreement effective March 23, 2026.