ROBSTOWN FARM

160 +/- ACRES

NUECES COUNTY
PROPERTY DESCRIPTION

160+/- Acres of prime farmland located just south of Robstown, Texas.
The farm consists of Victoria Clay Soils - VcA with 0 to 1 percent slope.
This tract is square in shape, level and has County Road frontage on two sides.

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ROBSTOWN FARM

160 +/- ACRES

NUECES COUNTY
LOCATED AT CR 30 AND CR 60

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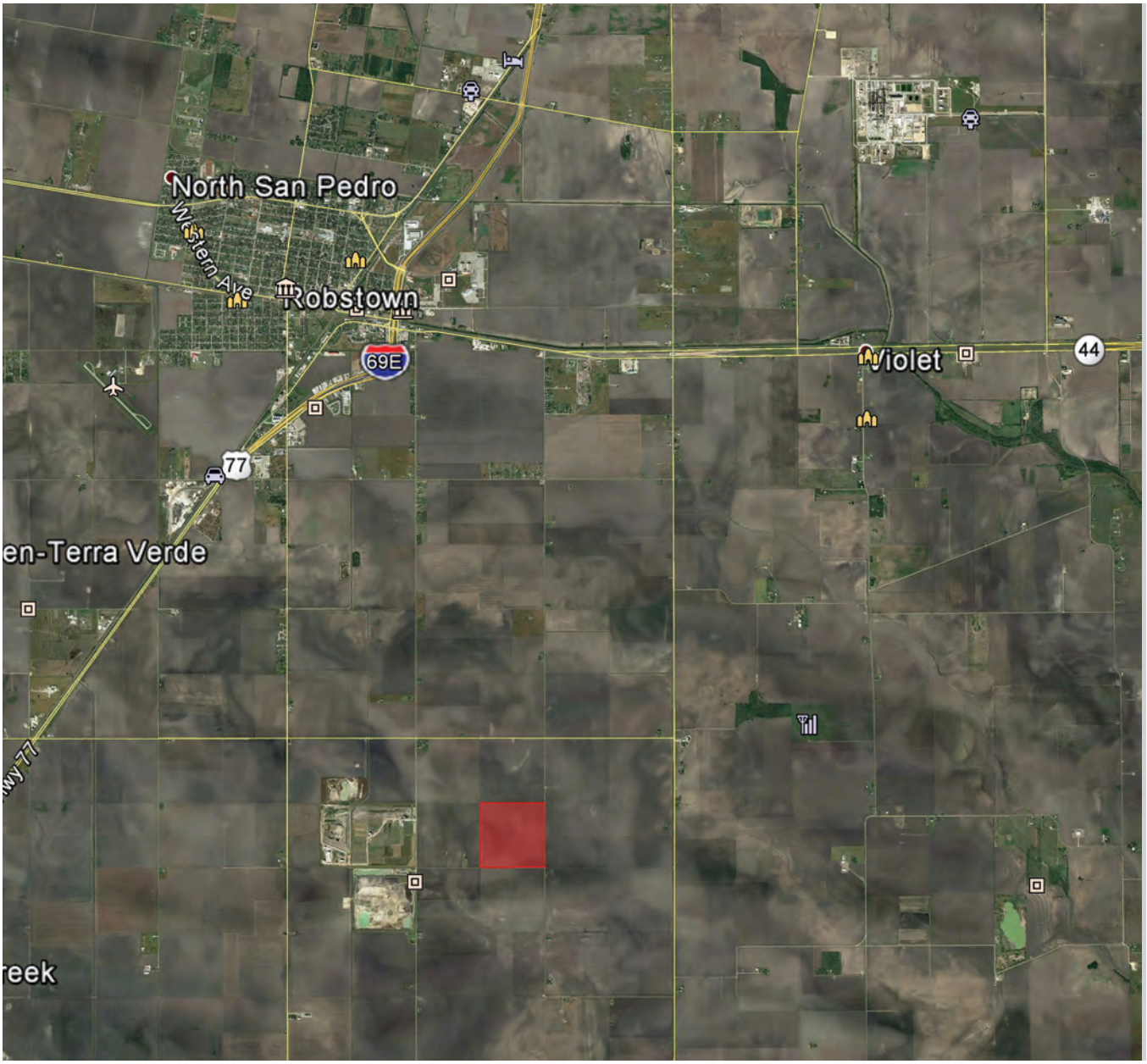
ROBSTOWN FARM

160 +/- ACRES

NUECES COUNTY
LOCATION MAP



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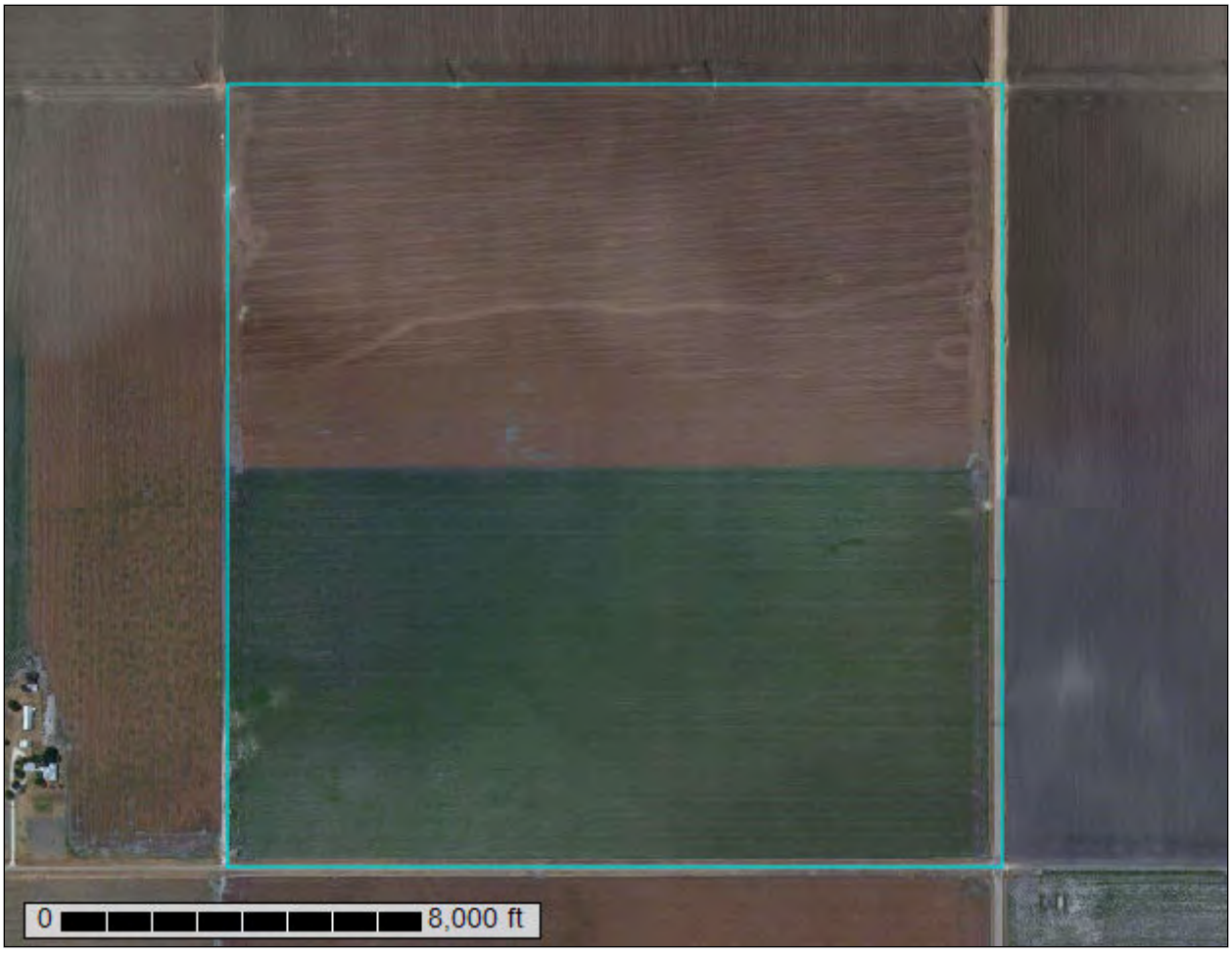
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Nueces County, Texas



March 1, 2017

Custom Soil Resource Report
Soil Map

Map Scale: 1:6,210 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

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

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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: Nueces County, Texas
Survey Area Data: Version 14, Sep 19, 2016

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

Date(s) aerial images were photographed: Dec 9, 2010—Jun 17, 2011

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.

Map Unit Legend

Nueces County, Texas (TX355)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
VcA	Victoria clay 0 to 1 percent slopes	160.1	100.0%
Totals for Area of Interest		**160.1**	**100.0%**

Map Unit Descriptions

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

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

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

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

Nueces County, Texas

VcA—Victoria clay 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tj1f
Elevation: 20 to 100 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 71 to 73 degrees F
Frost-free period: 301 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Victoria and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Victoria

Setting

Landform: Flats
Landform position (three-dimensional): Talf
Microfeatures of landform position: Gilgai
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey fluviomarine deposits derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 6 inches: clay
Bss - 6 to 37 inches: clay
Bnss - 37 to 50 inches: clay
Bkny - 50 to 80 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 19 percent
Gypsum, maximum in profile: 7 percent
Salinity, maximum in profile: Nonsaline to moderately saline (0.5 to 14.5 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 29.0
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C

Ecological site: Blackland 24-44" PZ (R150AY526TX)
Hydric soil rating: No

Minor Components

Cranell

Percent of map unit: 2 percent
Landform: Flats
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Blackland 24-44" PZ (R150AY526TX)
Hydric soil rating: No

Edroy

Percent of map unit: 1 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Lakebed 25-35" PZ (R150AY641TX)
Hydric soil rating: Yes