



BUSINESS
DEVELOPMENT

TEXAS

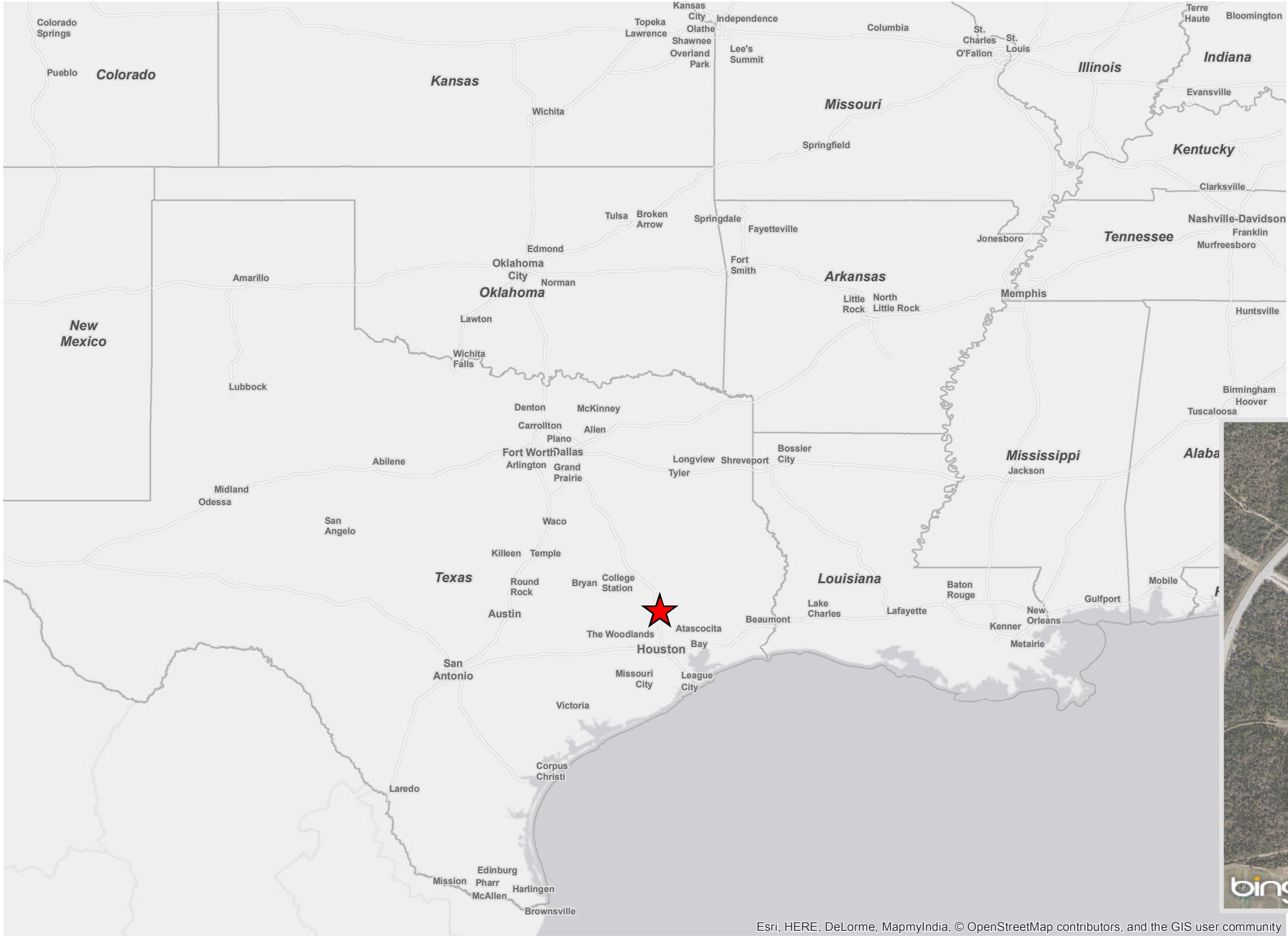
DEISON TECHNOLOGY PARK

Conroe, Texas

350 Pine Street
Beaumont, Texas 77701

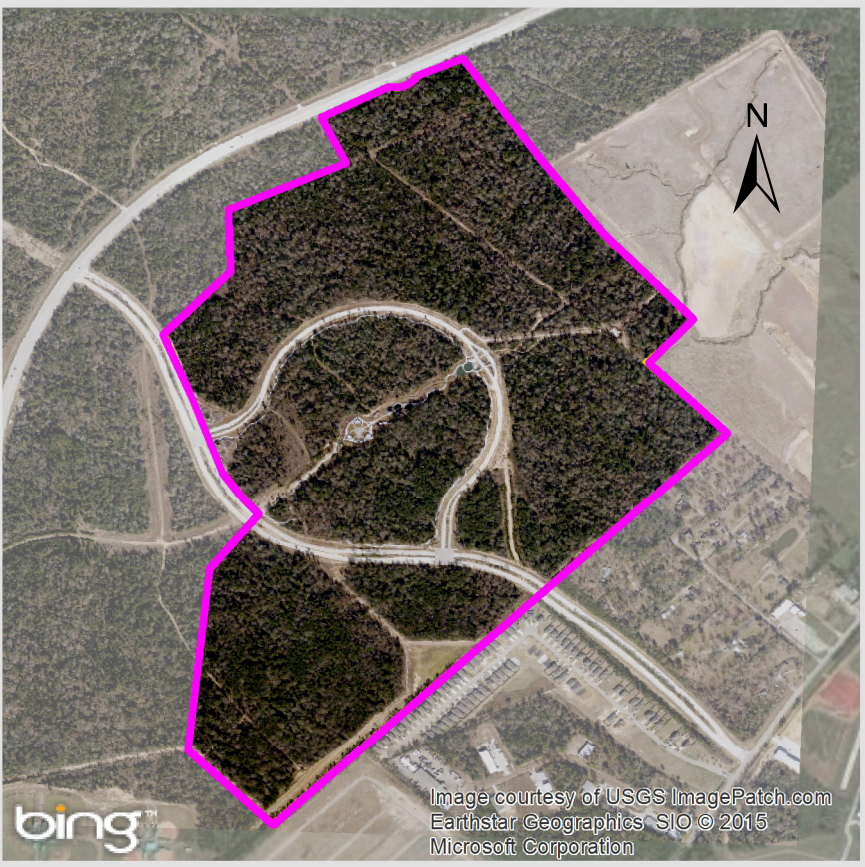
Phone: 1-800-729-7483
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Contents

- Aerial Site Map
- Transportation, Regional
- Transportation, Immediate Vicinity
- Elevation Contours
- National Wetlands Inventory
- FEMA Flood Hazard
- Entergy's Electrical Infrastructure
- Pipeline Infrastructure





BUSINESS
DEVELOPMENT

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DEISON TECHNOLOGY PARK

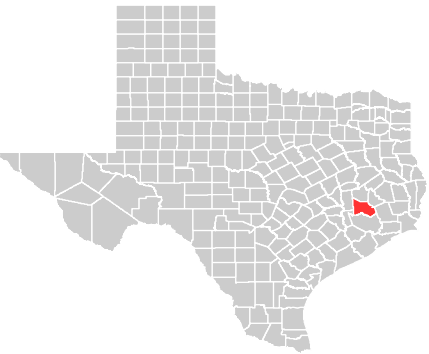
Aerial Site Map

350 Pine Street
Beaumont, Texas 77701

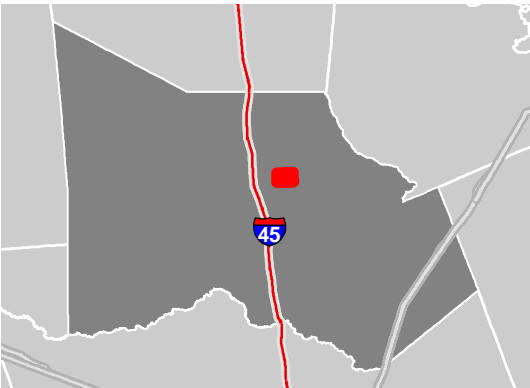
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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Conroe City Limits

NOTE

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

SOURCE

Aerial: Bing, 2014; Montgomery County Appraisal District, 2014



1:8,400

0 350 700 1,400
Feet

0 125 250 500
Meters

Created by: PCW,RPG
Date: 1/2015

Summary

Deison Technology Park brings together the elements that contribute to today's successful technology business within its 248 acres.

Image courtesy of USGS Image courtesy of ImagePatch.com



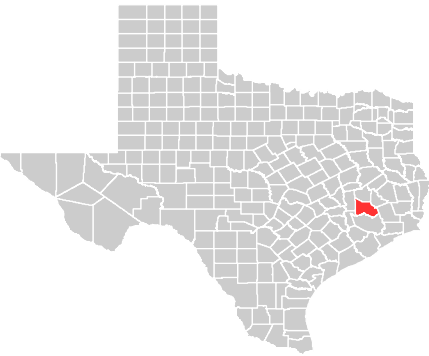
DEISON TECHNOLOGY PARK
Transportation, Regional

350 Pine Street
Beaumont, Texas 77701

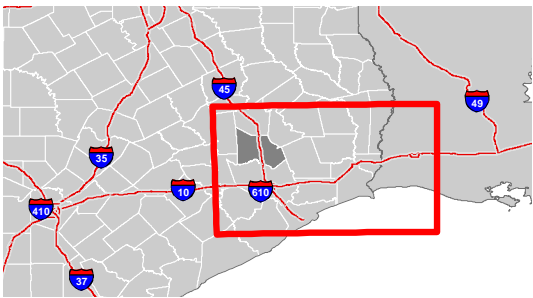
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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

- ★ Deison Technical Park
- ✈ Airport
- Ports
- Rail
- Roads**
 - Interstate
 - U.S.
 - State recognized

NOTE

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SOURCE

Source:
—Census Tiger, 2014; Bureau of Transportation, 2014; US Army Corps of Engineers; Visual Inspection

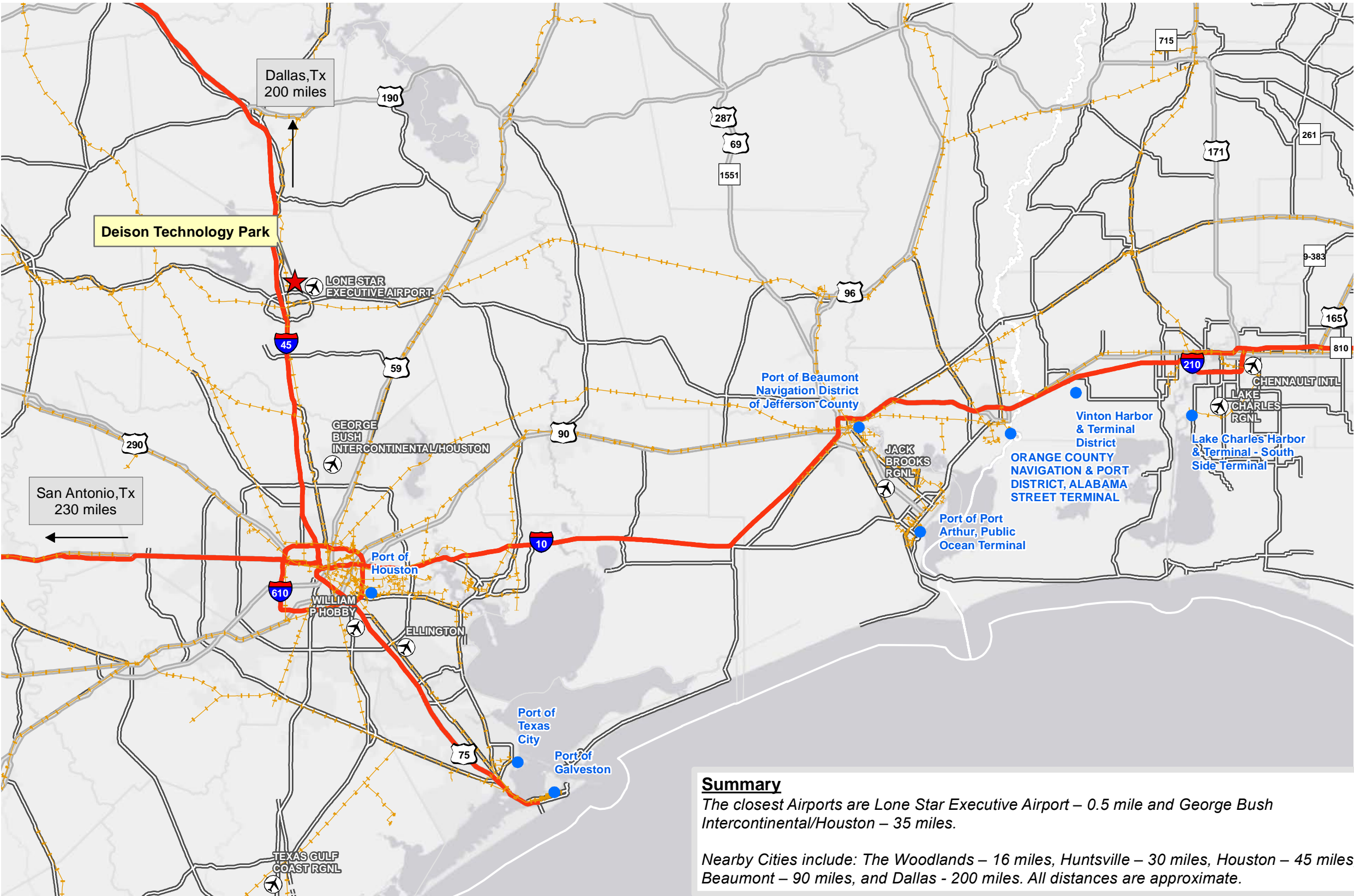


1:950,400

Created by: Pamela Webster
Date: 12/2014

0 7.5 15 30
Miles

0 13.75 27.5 55
Kilometers



Summary

The closest Airports are Lone Star Executive Airport – 0.5 mile and George Bush Intercontinental/Houston – 35 miles.

Nearby Cities include: The Woodlands – 16 miles, Huntsville – 30 miles, Houston – 45 miles, Beaumont – 90 miles, and Dallas - 200 miles. All distances are approximate.



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DEISON TECHNOLOGY PARK

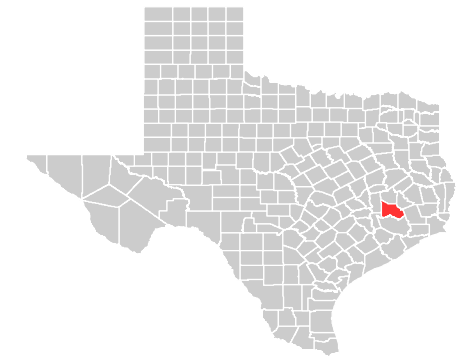
Transportation, Immediate Vicinity

350 Pine Street
Beaumont, Texas 77701

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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Airport
- Rail
 - Union Pacific RR - UP
- Primary & Secondary Roads
 - Interstate
 - State recognized
 - Common name

NOTE

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SOURCE

Source:
--Census Tiger, 2014; Bureau of Transportation, 2014;
Montgomery County Appraisal District, 2014; Desktop Visual Examination



1:36,000

Created by: PCW,RPG
Date: 1/2015

0 1,500 3,000 6,000
Feet

0 540 1,080 2,160
Meters

Summary

Deison Technology Park is a developing Industrial Park. The site has direct access to FM 1484 Road approx. 3.75 miles to I-45 access ramp and approx. 0.5 miles to Lone Star Executive Airport.



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DEISON TECHNOLOGY PARK

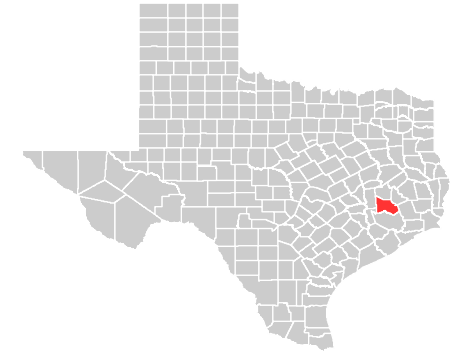
Elevation Contours

350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

Property Boundary

Contours (ft)

- 161 - 210
- 211 - 260
- 261 - 320

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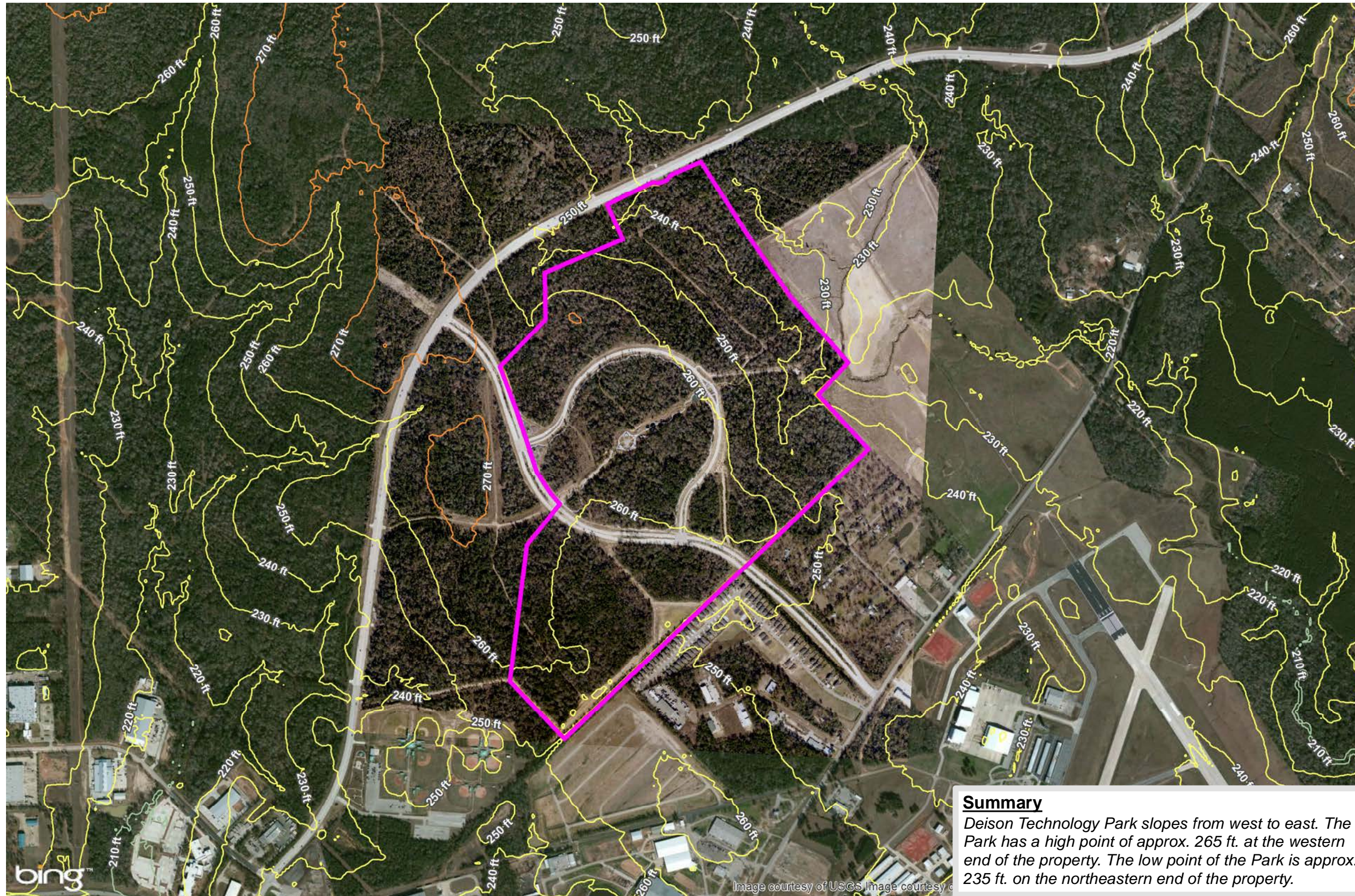
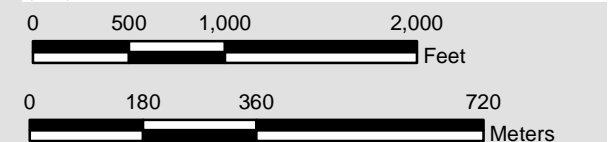
SOURCE

Source:
--Contours derived from elevation data from The U.S.
Department of Agriculture, Service Center Agencies, 2014
--Montgomery County Appraisal District, 2014



1:12,000

Created by: PCW,RPG
Date: 1/2015



Summary

Deison Technology Park slopes from west to east. The Park has a high point of approx. 265 ft. at the western end of the property. The low point of the Park is approx. 235 ft. on the northeastern end of the property.



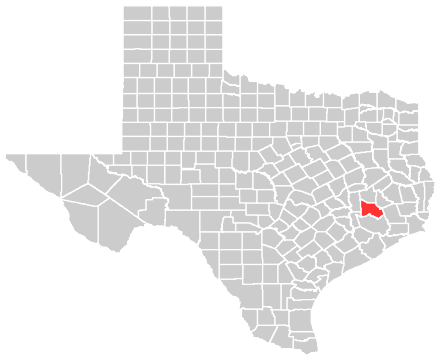
DEISON TECHNOLOGY PARK
National Wetlands Inventory

350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
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entergy-texas.com

MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

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

NOTE

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SOURCE

Source:
--Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, 10/2014
--Montgomery County Appraisal District, 2014

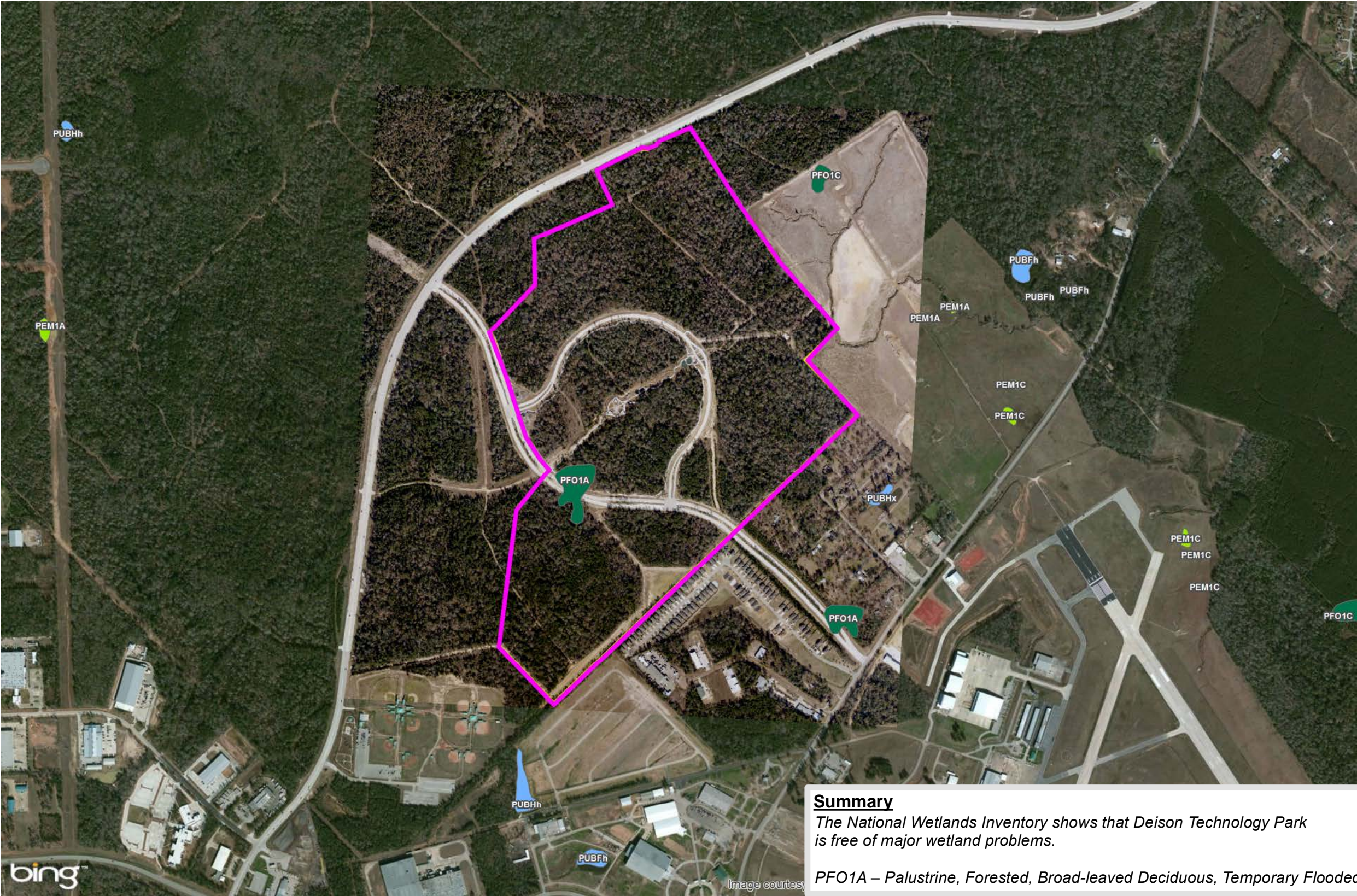


1:12,000

Created by: Pamela Webster
Date: 12/2014

0 500 1,000 2,000
Feet

0 180 360 720
Meters



Summary

The National Wetlands Inventory shows that Deison Technology Park is free of major wetland problems.

PFO1A – Palustrine, Forested, Broad-leaved Deciduous, Temporary Flooded



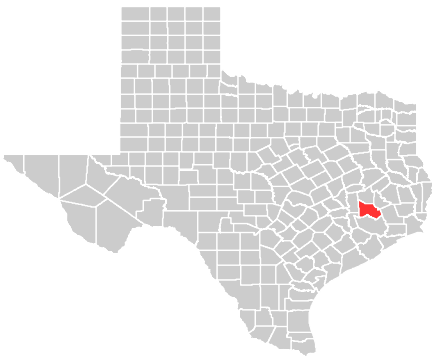
DEISON TECHNOLOGY PARK
FEMA Flood Hazard

350 Pine Street
Beaumont, Texas 77701

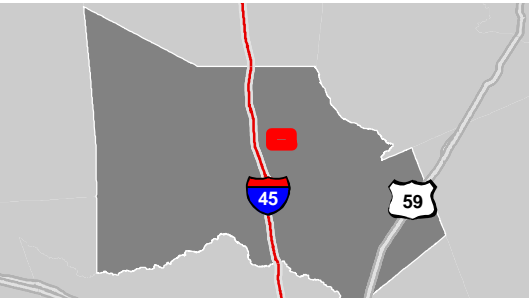
Phone: 1-800-729-7483
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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

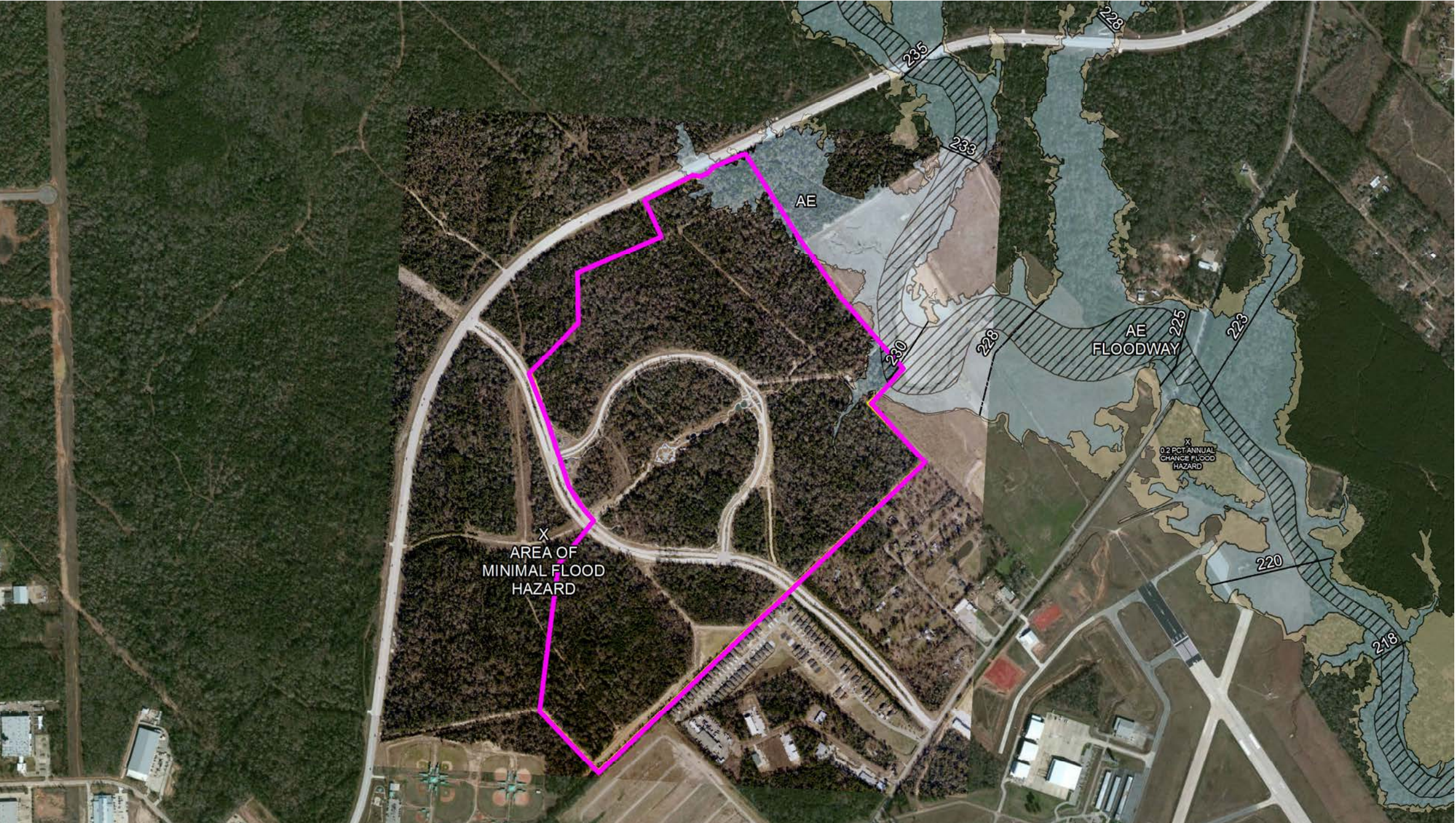
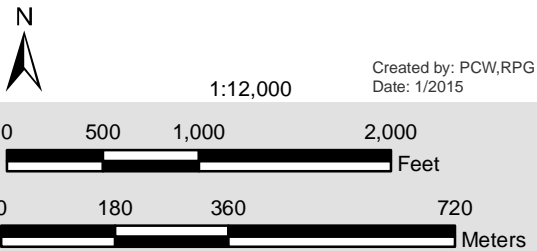
- Property Boundary
- Base Flood Elevation (feet)
- Flood Zone, Subtype
 - AE, 1% Annual Chance Flood Hazard
 - AE, Floodway
 - X, 0.2% Annual Chance Flood Hazard
 - X, Area of minimal Flood Hazard

NOTE

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SOURCE

--Federal Emergency Management Agency, pubdate-20140820, National Flood Hazard Layer, Version 1.1.1.0, FEMA-NFHL, Washington, D.C
--Montgomery County Appraisal District, 2014



Summary

Deison Technology Park is mainly located in Zone X which is area determined to be outside of the 0.2% (500 year) annual chance flood plain. A floodway, Zone AE and Zone X inside of the 0.2% annual chance flood plain are located along Crystal Creek. Zone AE is areas subject to inundation by the 1% (100 year) annual chance flood event. Base Flood Elevations (BFE) are determined and shown for Zone AE. The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



**BUSINESS
DEVELOPMENT**
LOUISIANA

DEISON TECHNOLOGY PARK

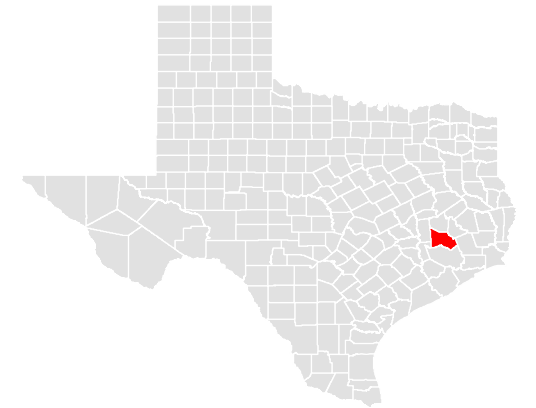
Entergy's Electrical Infrastructure

350 Pine Street
Beaumont, Texas 77701

Phone: 1-800-729-7483
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entergy-texas.com

MONTGOMERY COUNTY



VICINITY



LEGEND

- Property Boundary
- Transmission**
- Substations
 - 230 kV
 - 138 kV
- Distribution**
- Three Phase, 34.5 kV
 - Three Phase, 13.2 kV
 - Single Phase, 34.5 kV
 - Single Phase, 13.2 kV
 - Underground, Three Phase, 20 kV

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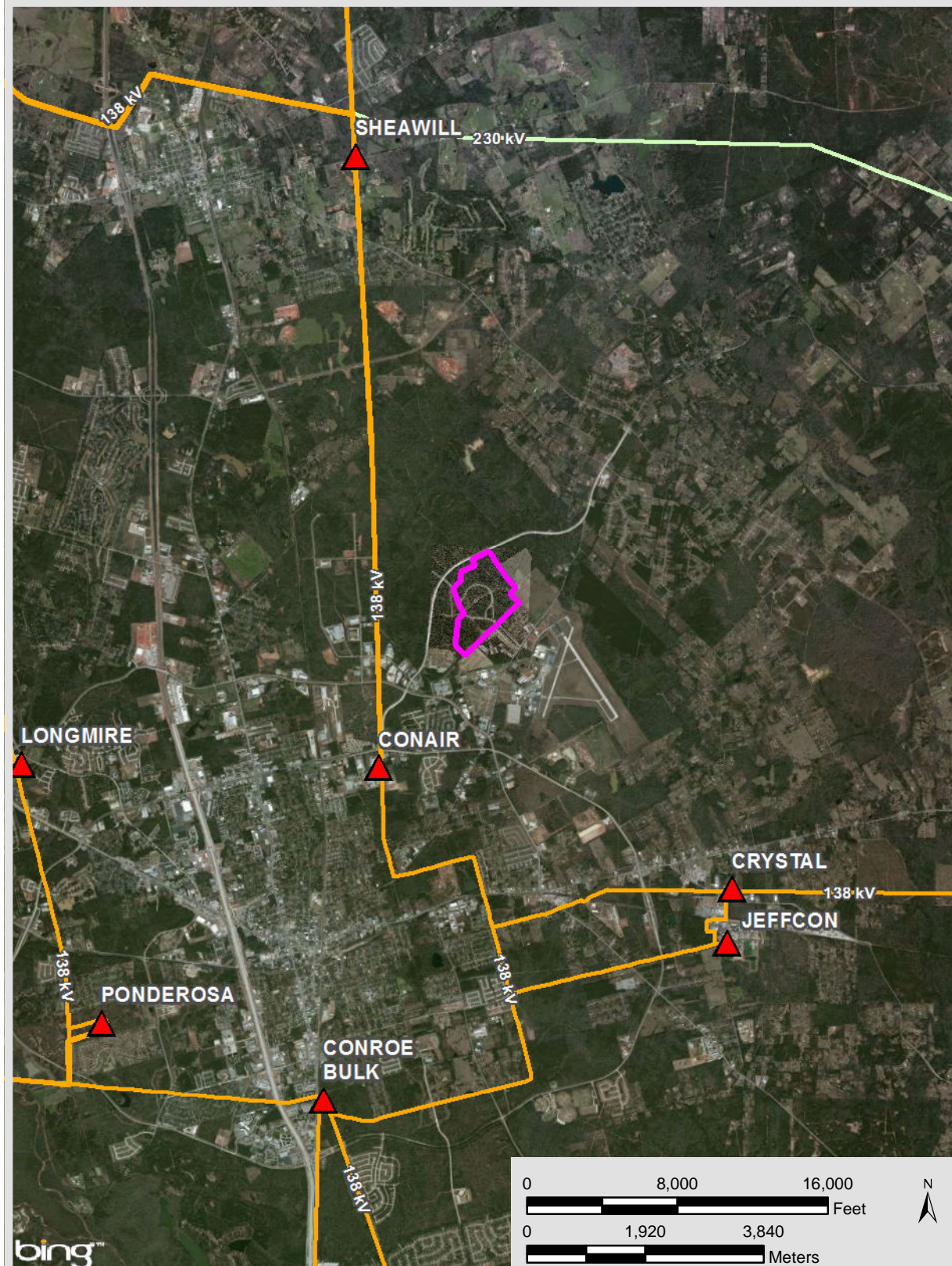
SOURCE

Service Layer Credits: Image courtesy of USGS Image courtesy of ImagePatch.com Earthstar Geographics SIO © 2015 Microsoft Corporation © Harris Corp, Earthstar Geographics LLC Earthstar Geographics SIO © 2015 Microsoft Corporation

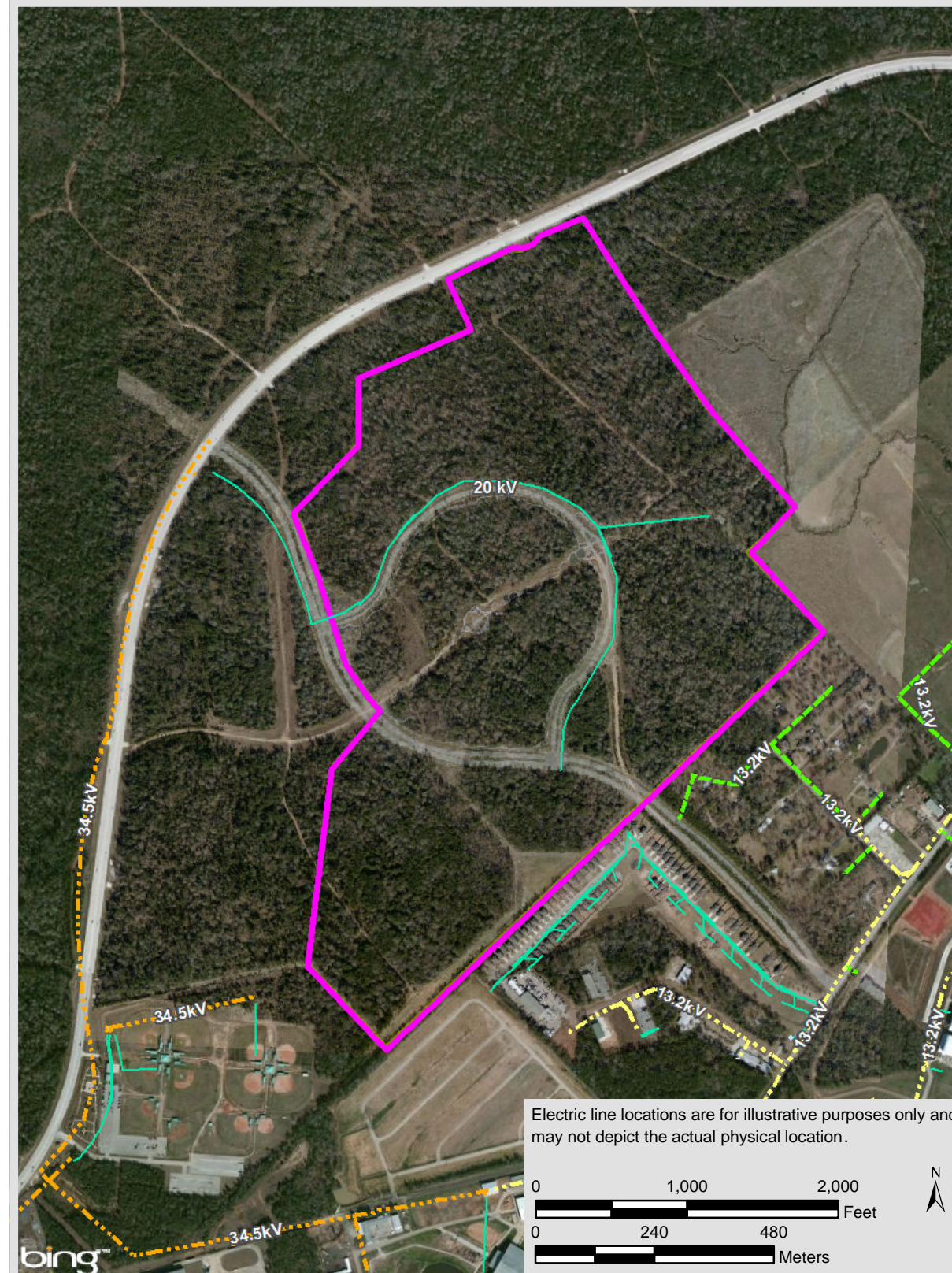
Source: Transmission-Entergy, 2014;
Distribution-Entergy, 2014

Created by: PCW
Date: 10/2015

TRANSMISSION



DISTRIBUTION





DEISON TECHNOLOGY PARK

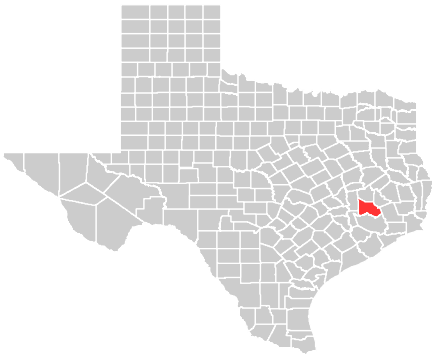
Pipeline Infrastructure

350 Pine Street
Beaumont, Texas 77701

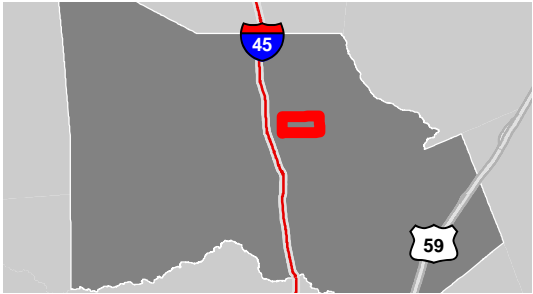
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MONTGOMERY COUNTY



VIEW EXTENT



LEGEND

- Property Boundary
- Pipelines
 - Natural Gas
 - Propane
 - Propylene

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SOURCE

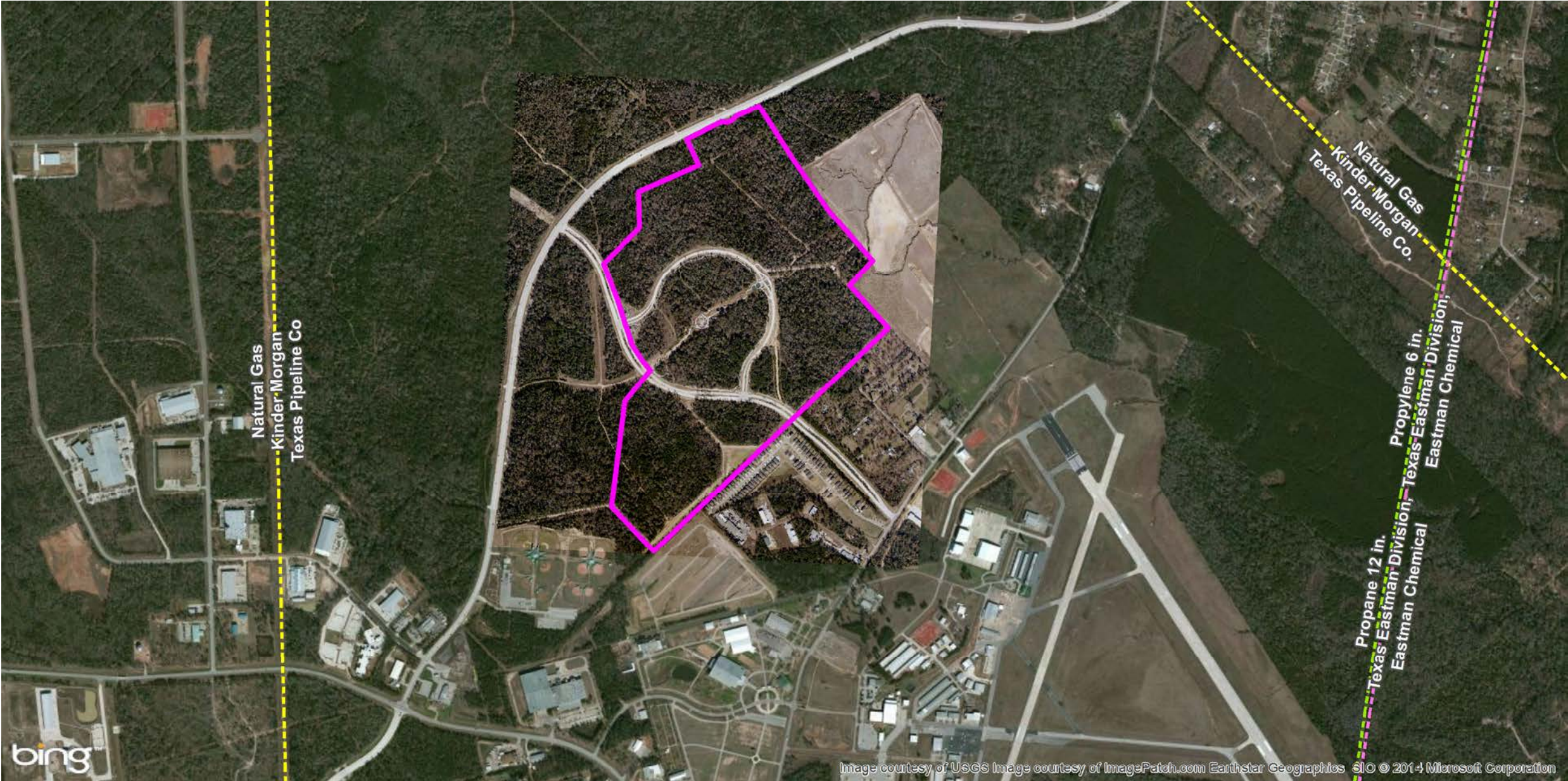
Source:
--NPMS Viewer, 2014
--Montgomery County Appraisal District, 2014

1:18,000

0 750 1,500 3,000 Feet

0 270 540 1,080 Meters

Created by: PCW,RPG
Date: 1/2015



Operator ID	Operator Name	System Name	Commodity Category	Commodity Description	Interstate Designation	Pipeline Status Code	General Person to Contact	General Address	General Phone/Fax/ Email
31451	Kinder Morgan Texas Pipeline Co	Division 5	Natural Gas	Natural Gas	N	In Service	Dennis Wamsley (Dirctor Ops Division 5)	17057 FM 1485, New Caney Tx, 77357	Phone: (281)689-4510, Fax: (713)495-2768, Email: dennis_wamsley@kindermorgan.com
4900	Kinder Morgan Texas Pipeline Co	Division 5	Natural Gas	Natural Gas	N	Idle	Dennis Wamsley (Dirctor Ops Division 5)	17057 FM 1485, New Caney Tx, 77357	Phone: (281)689-4510, Fax: (713)495-2768, Email: dennis_wamsley@kindermorgan.com
26103	Texas Eastman Division, Eastman Chemical Co	12" Propane – Conroe- Tyler	Other HVLS	Propane	N	In Service	Charles Hineman (Pipeline Compliance Tec)	PO. Box 7444, Bldg. 40-1, Longview TX 75607	Phone: (903)237-5195, Fax:, Email chineman@eastman.com
26103	Texas Eastman Division, Eastman Chemical Co	6" Propylene – Conroe- Tyler	Other HVLS	Propylene	N	In Service	Charles Hineman (Pipeline Compliance Tec)	PO. Box 7444, Bldg. 40-1, Longview TX 75607	Phone: (903)237-5195, Fax:, Email chineman@eastman.com