

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Individual Site Briefs - Gas Stations

2600 Wilbarger St Vernon TX 76384

Report Date: January 07, 2026

Prepared by: Ama Earth Group

SITE BRIEF #1: PANHANDLE SERVICE STATION

Attribute	Value
Map ID	m-1
Facility Name	Panhandle Service Station
Address	2600 Wilbarger St, Vernon, TX 76384
Direction/Distance	ON SUBJECT PROPERTY
Database	HIST AUTO, City Directory
Facility ID	N/A - Historical
Status	No LPST Case - Pre-dates regulations
Environmental Condition	REC - HIGH

REMEDIATION HISTORY & ANALYSIS

According to City Directory records, a Panhandle Service Station operated at this location from 1935 through 1948, representing approximately 13 years of gasoline retail operations directly on the subject property. During this era, underground storage tanks were typically single-wall bare steel construction with no leak detection or corrosion protection, and these tanks had an average service life of 15-20 years before developing leaks. No records exist documenting the removal of these tanks, any closure assessment, or subsurface investigation. The site predates TCEQ's underground storage tank regulations (established 1987) and the federal UST program (1988). No LPST case was ever opened because the facility closed decades before modern reporting requirements existed. The combination of confirmed historical gas station use on the subject property, no documentation of proper tank closure, and no subsurface investigation constitutes a Recognized Environmental Condition (REC) per ASTM E1527-21. Phase II ESA with soil and groundwater sampling is recommended to evaluate potential impacts from historical petroleum operations.

CONCLUSION: REC - ON SUBJECT PROPERTY. Phase II ESA recommended.

Source: ERIS Radius Map Report

SITE BRIEF #2: WT WAGGONER ESTATE PILOT / ELECTRA REFINERY

Attribute	Value
Map ID	m-19
Facility Name	WT Waggoner Estate Pilot / Electra Refinery
Address	1700 Deaf Smith St, Vernon, TX 76384
Direction/Distance	E, 0.350 mi (1862 ft)
Database	VCP, APAR, RCRA NONGEN, TCEQ
Facility ID	VCP Site 1361
Status	ACTIVE - Under Investigation
Environmental Condition	REC - MEDIUM

REMEDIATION HISTORY & ANALYSIS

The WT Waggoner Estate Pilot Project, also known as the Electra Refinery, is a 166-acre former oil and gas support facility located at coordinates 34.0440°N, 98.9545°W. The site operated as part of the historic Waggoner Ranch operations, one of the largest ranches in Texas history. The property owner, represented by contact John Connolly of the WT Waggoner Estate organization, applied to the Texas Voluntary Cleanup Program on June 4, 2001, with the application accepted June 25, 2001. Multiple Affected Property Assessment Reports (APARs) submitted in 2001, 2018, and 2019 documented the following chemicals of concern: in soils, lead (metals), TPH, and petroleum (BTEX); in groundwater, TPH, VOCs, SVOCs, petroleum (BTEX), and chlorinated solvents. The site type is classified as "Support Oil & Gas" with RCRA non-generator status. The site remains active with ongoing investigation status as of January 2025 and is pursuing TRRP Tier 1 Plan A cleanup standards. No Certificate of Completion has been issued. Due to documented contamination, active investigation status, and lack of regulatory closure, this site represents a Recognized Environmental Condition (REC). Located 0.35 miles east of the subject property, monitoring of VCP status and confirmation of groundwater flow direction relative to the subject property is recommended.

CONCLUSION: REC - Active investigation. Monitor VCP status.

Source: ERIS Radius Map Report

SITE BRIEF #3: JERRY WOOD TEXACO STATION

Attribute	Value
Map ID	m-8
Facility Name	Jerry Wood Texaco Station
Address	2701 Wilbarger St, Vernon, TX 76384
Direction/Distance	SW, 0.040 mi (227 ft)
Database	LPST, PST, HIST AUTO
Facility ID	PST 44291 / LPST 102041
TCEQ RN	RN101797207
Status	6A - FINAL CONCURRENCE (08/25/2010)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

On January 30, 1992, a petroleum release was discovered at this former Texaco station and reported to TCEQ on February 24, 1992, receiving LPST ID 102041. The release was classified as Impact Class 2.5, indicating groundwater contamination with a public or domestic water supply well located within 0.25 miles of the site. The site is registered with TCEQ under RN101797207. Five underground storage tanks ranging from 2,550 to 12,000 gallons, originally installed in 1965 and storing gasoline and diesel, were removed from the ground on August 14, 1997 according to TCEQ PST records. The case was managed under State Lead Direct Award (Program 3D), meaning TCEQ funded and oversaw the remediation using the Petroleum Storage Tank Remediation Fund. After 18 years of remediation oversight, TCEQ issued Final Concurrence (Status 6A) on August 25, 2010, indicating cleanup was completed to regulatory standards with no institutional controls or deed restrictions required. TCEQ records also show a separate LPST case (ID 101041) at this address that is listed as inactive. The property is currently owned by Bartlett Distributing Company Inc (TCEQ Customer Number CN600970925) and has an active Underground Injection Control permit (5X2600477). This site is classified as an HREC with remediation complete and regulatory closure achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #4: TCI CABLEVISION OF TEXAS

Attribute	Value
Map ID	m-11
Facility Name	TCI Cablevision of Texas
Address	2830 Wilbarger St, Vernon, TX 76384
Direction/Distance	SW, 0.070 mi (384 ft)
Database	LPST, PST
Facility ID	PST 80536, 48802 / LPST 93377
Status	6A - FINAL CONCURRENCE (10/05/1993)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

This was a cable television company facility (TCI Cablevision of Texas) with on-site fuel storage for service vehicles, not a retail gas station. A petroleum release was discovered on November 20, 1989, and reported to TCEQ, receiving LPST ID 93377. Impact Class 2.5 indicated groundwater contamination near a water supply well. The facility operated under PST registration numbers 80536 and 48802. Six underground storage tanks, each 1,000 gallons capacity, had been installed on January 1, 1959. After nearly 31 years of service, all six tanks were removed from the ground on March 1, 1990. The case was managed under Responsible Party Remediation (RPR - Program 1), with the facility owner funding remediation activities under TCEQ oversight. TCEQ issued Final Concurrence (Status 6A) on October 5, 1993, approximately 4 years after discovery. The relatively quick closure suggests contamination was limited in extent. This site is classified as an HREC with remediation complete and regulatory closure achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: *ERIS Radius Map Report*

SITE BRIEF #5: WILBARGER 66 SERVICE STATION

Attribute	Value
Map ID	m-14
Facility Name	Wilbarger 66 Service Station
Address	3103 Wilbarger St, Vernon, TX 76384
Direction/Distance	W, 0.250 mi (1346 ft)
Database	LPST, PST
Facility ID	PST 15987 / LPST 98771
TCEQ RN	RN101770881
Status	6A - FINAL CONCURRENCE (05/08/2009)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

A petroleum release was discovered and reported to TCEQ on April 25, 1991, receiving LPST ID 98771. Impact Class 2.5 indicated groundwater contamination with a water supply well within 0.25 miles. The case was managed under Responsible Party Remediation (RPR - Program 1), meaning the property owner/operator funded and conducted the cleanup under TCEQ oversight. After 18 years of remediation oversight, TCEQ issued Final Concurrence (Status 6A) on May 8, 2009, indicating cleanup met regulatory standards without need for institutional controls. Located 0.25 miles west of the subject property and well beyond typical petroleum migration distances, this site is classified as an HREC with remediation complete and regulatory closure achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #6: JOES DOWNTOWN CHEVRON

Attribute	Value
Map ID	m-21
Facility Name	Joes Downtown Chevron
Address	2003 Wilbarger St, Vernon, TX 76384
Direction/Distance	E, 0.380 mi (1994 ft)
Database	LPST, PST
Facility ID	PST 5256 / LPST 112733
TCEQ RN	RN101828036
Status	6A - FINAL CONCURRENCE (04/20/2010)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

A petroleum release was discovered on October 23, 1997, and reported to TCEQ the following day. The release, assigned LPST ID 112733, was classified as Impact Class 2.5, indicating groundwater impact with a water supply well within 0.25 miles. The case was managed under Responsible Party Remediation (RPR - Program 1), with the property owner funding cleanup activities under TCEQ regulatory oversight. TCEQ issued Final Concurrence (Status 6A) on April 20, 2010, approximately 13 years after discovery. Cleanup was completed to regulatory satisfaction without institutional controls. Located 0.38 miles east of the subject property, this site is classified as an HREC with remediation complete and regulatory closure achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #7: R L MOORE OIL

Attribute	Value
Map ID	m-23
Facility Name	R L Moore Oil
Address	1903 Wilbarger St, Vernon, TX 76384
Direction/Distance	E, 0.440 mi (2322 ft)
Database	LPST, PST
Facility ID	PST 49816 / LPST 114143
TCEQ RN	RN101792851
Status	6A - FINAL CONCURRENCE (12/20/2011)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

This was an oil distribution and bulk plant facility rather than a retail gas station. A petroleum release was discovered and reported to TCEQ on December 22, 1998, receiving LPST ID 114143. Impact Class 2.5 indicated groundwater contamination. The case was managed under State Lead Direct Award (Program 3D), indicating TCEQ funded the remediation using the Petroleum Storage Tank Remediation Fund, which is typically reserved for sites where the responsible party is unable to fund cleanup. TCEQ issued Final Concurrence (Status 6A) on December 20, 2011, approximately 13 years after discovery, confirming cleanup was completed to regulatory standards. Located 0.44 miles east of the subject property, this site is classified as an HREC with remediation complete and regulatory closure achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #8: VERNON TRUCK STOP

Attribute	Value
Map ID	m-26
Facility Name	Vernon Truck Stop
Address	2815 W Hwy 287, Vernon, TX 76384
Direction/Distance	NNW, 0.490 mi (2598 ft)
Database	LPST, PST
Facility ID	PST 25000 / LPST 113108
TCEQ RN	RN102245131
Status	6A - FINAL CONCURRENCE (01/10/2001)
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

A petroleum release was discovered on March 26, 1998, and reported to TCEQ the following day, receiving LPST ID 113108. The facility is registered under TCEQ RN102245131 with the owner listed as Mrs. Karl Karcher per TCEQ Central Registry records. Unlike other sites in this review, this release was classified as Impact Class 3.5, indicating contamination of a designated major or minor aquifer, which is a more serious classification than the typical 2.5 rating. Despite the significant aquifer impact, the case was managed under Responsible Party Remediation (RPR - Program 1), with the truck stop operator funding the cleanup. TCEQ issued Final Concurrence (Status 6A) on January 10, 2001, less than 3 years after discovery. This rapid closure despite aquifer impact suggests effective remediation or favorable natural attenuation conditions. Located 0.49 miles north-northwest of the subject property, this site is classified as an HREC. Despite the initial aquifer impact, remediation is complete and regulatory closure has been achieved.

CONCLUSION: HREC - TCEQ Final Concurrence issued. No further action.

Source: *ERIS Radius Map Report*

SITE BRIEF #9: BOURNE & SON / PICK N GO

Attribute	Value
Map ID	m-2/m-6/m-7
Facility Name	Bourne & Son / Pick N Go
Address	2629 Wilbarger St, Vernon, TX 76384
Direction/Distance	E, 0.020 mi (113 ft)
Database	PST, NOV, ABND UST, EPA FRS
Facility ID	PST 39562, 43754
TCEQ RN	RN101764777
EPA FRS ID	110033404162
Status	No LPST - Tanks closed in place
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

This property at 2629 Wilbarger St, currently operating as Pick N Go convenience store (also known as Jackson Chevron), was historically known as Bourne & Son as documented in City Directory records from 1948. The facility is registered with EPA under FRS Registry ID 110033404162 and TCEQ under RN101764777. Multiple database entries (m-2, m-6, m-7) reference this same location under different owner/operator names including Steve's Handyman. TCEQ issued a Notice of Violation (NOV) on July 16, 2021, followed by a Notice of Enforcement (NOE) action, and the site was placed on the Abandoned UST Screening Committee list. According to TCEQ PST records, the facility had multiple underground storage tanks with the following closure dates: Tank 1 permanently filled in place on August 3, 2021; Tank 2 filled in place on February 14, 1995; Tank 3 filled in place on January 14, 2022; and Tank 4 filled in place on August 3, 2021. This closure method involves cleaning the tanks, filling with inert material, and capping, which is an approved alternative to physical removal. Importantly, no LPST case was opened for this facility (PST facility IDs 39562 and 43754), indicating that tank closure activities did not reveal evidence of a petroleum release requiring remediation. Located only 113 feet east of the subject property, this site is classified as an HREC with tanks properly closed through the regulatory process without documented contamination.

CONCLUSION: HREC - No documented release. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #10: PICK N GO 4

Attribute	Value
Map ID	m-12
Facility Name	Pick N Go 4
Address	2424 Wilbarger St, Vernon, TX 76384
Direction/Distance	E, 0.120 mi (612 ft)
Database	PST, Delivery Certificates
Facility ID	139200
Status	No LPST - New compliant facility
Environmental Condition	De Minimis - DE MINIMIS

REMEDIATION HISTORY & ANALYSIS

This is a newly constructed convenience store with fuel sales under the Pick N Go brand, at a different location from the m-2/m-6/m-7 Pick N Go site. TCEQ received construction notification on July 25, 2024, with scheduled construction beginning August 26, 2024. A single 30,000-gallon underground storage tank was installed in May 2025. The facility has valid delivery certificates for both gasoline and diesel fuel expiring January 31, 2026, and the current owner is Mandava Traders Corporation. As a new installation, this facility has modern double-wall tanks with leak detection, corrosion protection, and overfill prevention meeting all current regulatory requirements. This represents a de minimis condition as a new compliant facility with no release history and modern environmental controls.

CONCLUSION: De Minimis - New compliant facility. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #11: WOOLFOLK'S GULF SERVICE

Attribute	Value
Map ID	m-3
Facility Name	Woolfolk's Gulf Service
Address	2612 Main St, Vernon, TX 76384
Direction/Distance	SW, 0.040 mi (211 ft)
Database	HIST AUTO, City Directory
Facility ID	N/A - Historical
Status	No LPST - Historical only
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

City Directory records document a Gulf Oil service station operating at this location from 1931 through 1948 under the Woolfolk name, representing approximately 17 years of gasoline retail operations. This facility operated and closed decades before TCEQ's UST program (1987) or federal UST regulations (1988), so no regulatory records exist because the reporting framework did not exist during operations. No LPST case, enforcement action, or contamination documentation exists for this address in any state or federal database. Operations ceased over 75 years ago, and while petroleum contamination can persist in soil, the extended time period allows for significant natural attenuation of any releases that may have occurred. Located 211 feet southwest of the subject property, this site is classified as an HREC as a historical gas station with no documented release or regulatory action. There is insufficient evidence to warrant further investigation.

CONCLUSION: HREC - No documented release. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #12: FLATLEY'S CITIES SERVICE

Attribute	Value
Map ID	m-4
Facility Name	Flatley's Cities Service
Address	2613 Wilbarger St, Vernon, TX 76384
Direction/Distance	SW, 0.050 mi (266 ft)
Database	HIST AUTO, City Directory
Facility ID	N/A - Historical
Status	No LPST - Historical only
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

City Directory records document a Cities Service station (later known as CITGO) operating at this location in 1948 under the Flatley name. Cities Service was a major petroleum brand that later became CITGO. Like other historical sites in this area, this facility operated before modern UST regulations were established. No LPST case or contamination records exist for this address. Located 266 feet southwest of the subject property, this site is classified as an HREC as a historical gas station with no documented release.

CONCLUSION: HREC - No documented release. No further action.

Source: ERIS Radius Map Report

SITE BRIEF #13: KARCHER MAGNOLIA SERVICE STATION

Attribute	Value
Map ID	m-10
Facility Name	Karcher Magnolia Service Station
Address	2700 Main St, Vernon, TX 76384
Direction/Distance	SW, 0.040 mi (233 ft)
Database	HIST AUTO, City Directory
Facility ID	N/A - Historical
Status	No LPST - Historical only
Environmental Condition	HREC - LOW

REMEDIATION HISTORY & ANALYSIS

City Directory records document a Magnolia service station operating at this location from 1931 through 1948 under the Karcher name. Magnolia Petroleum Company was later acquired by Mobil Oil. This facility operated during the same era as other historical stations in downtown Vernon, closing decades before environmental regulations were established. No LPST case or contamination documentation exists for this address in regulatory databases. Located 233 feet southwest of the subject property, this site is classified as an HREC as a historical gas station with no documented release.

CONCLUSION: HREC - No documented release. No further action.

Source: ERIS Radius Map Report