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PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR FLOOD CONTROL PROPERTY

[📍 Southeast Texas](#)

PROJECT OVERVIEW

ESE completed a Phase I Environmental Site Assessment (ESA) for an approximately 4-acre flood control property in Southeast Texas to support due diligence and inform project planning. The assessment was completed in accordance with ASTM E1527-21 and included records review, site reconnaissance, and agency and stakeholder inquiries.

CHALLENGES

The property is currently used for flood control infrastructure and includes drainage features and improvements, requiring a clear understanding of current conditions and potential environmental liabilities before future actions could proceed. During reconnaissance, ESE noted a small area of black residue on stormwater in the northwestern portion of the property, which required documentation and evaluation in the context of overall site risk.

ESE'S APPROACH

- Performed site reconnaissance and a review of user-provided and historical information to evaluate property use over time
- Completed environmental database review and confirmed the subject property was not listed in applicable environmental databases
- Conducted interviews and inquiries, including outreach to local agencies, to identify available records relevant to environmental conditions

PROJECT IMPACT

ESE determined the property has been undeveloped land historically and is now developed for flood control as a drainage easement with multiple drainage structures. Based on the records review, reconnaissance, and inquiries, ESE identified no recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) and noted no significant data gaps.