TURNKEYWELLS.COM

Pre-Drill Water Well Intelligence Report

2350 CROOKED LN, SOUTHLAKE, TX, 76092 | Tarrant County | Generated June 11, 2026

✅ Active Drilling Area — 13 Wells Found Within Radius

No injurious water detected on any nearby well | Dominant aquifer: Trinity Aquifer | Typical pump depth: 0-300ft

13	130–860 ft	0	2002–2023
Wells Within Search Area	Estimated Pump Depth	Injurious Water Reports	Drilling Activity Range

🎯 TurnkeyWells Drillability Score™

84
out of 100

B
Good

Good drilling viability based on nearby residential and irrigation wells. The closest relevant records are mostly 130-240 ft irrigation/domestic wells, with one deeper domestic outlier at 850 ft. Practical planning range: 200-250 ft for initial budgeting, with contingency for deeper Trinity/Paluxy conditions.

🤖 **AI-Powered Analysis** — This proprietary score analyzes 540 nearby well records, geological formations, aquifer data, drilling activity trends, and contamination signals using the TurnkeyWells intelligence engine.

📊 Depth Bands Detected — Two Aquifer Zones

💧 Shallow Zone

Depth: **80–295 ft**

Average: **171 ft**

Wells: **50**

Variability: **±47 ft**

💧 Trinity Aquifer

Depth: **749–868 ft**

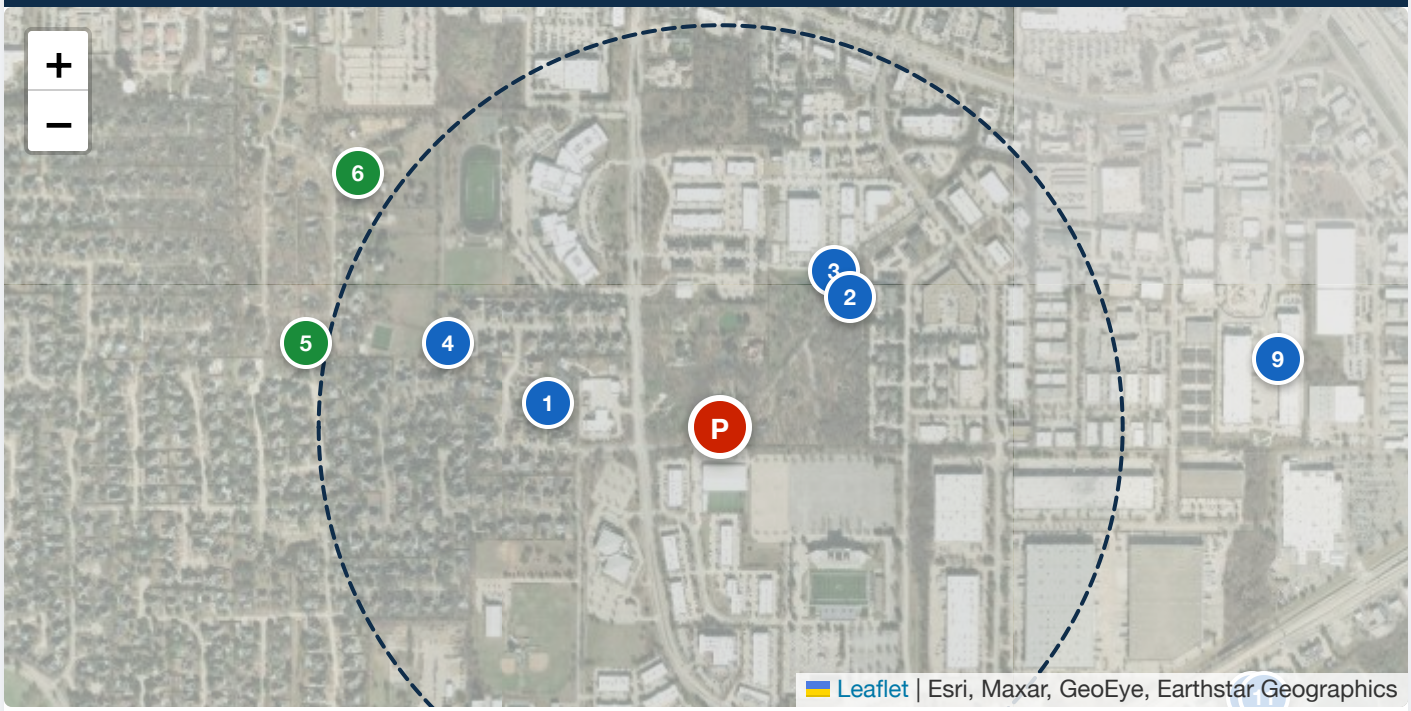
Average: **822 ft**

Wells: **25**

Variability: **±27 ft**

⚠️ **Important:** This score reflects data-driven drilling viability based on 540+ nearby well records and geological analysis. It is not a guarantee of water production, depth, or yield. Site conditions vary — always consult a licensed Texas water well driller before making drilling decisions.

Property Map — Nearby Wells



Red pin = your property | Green = Domestic | Blue = Irrigation | Yellow = Monitor/Other

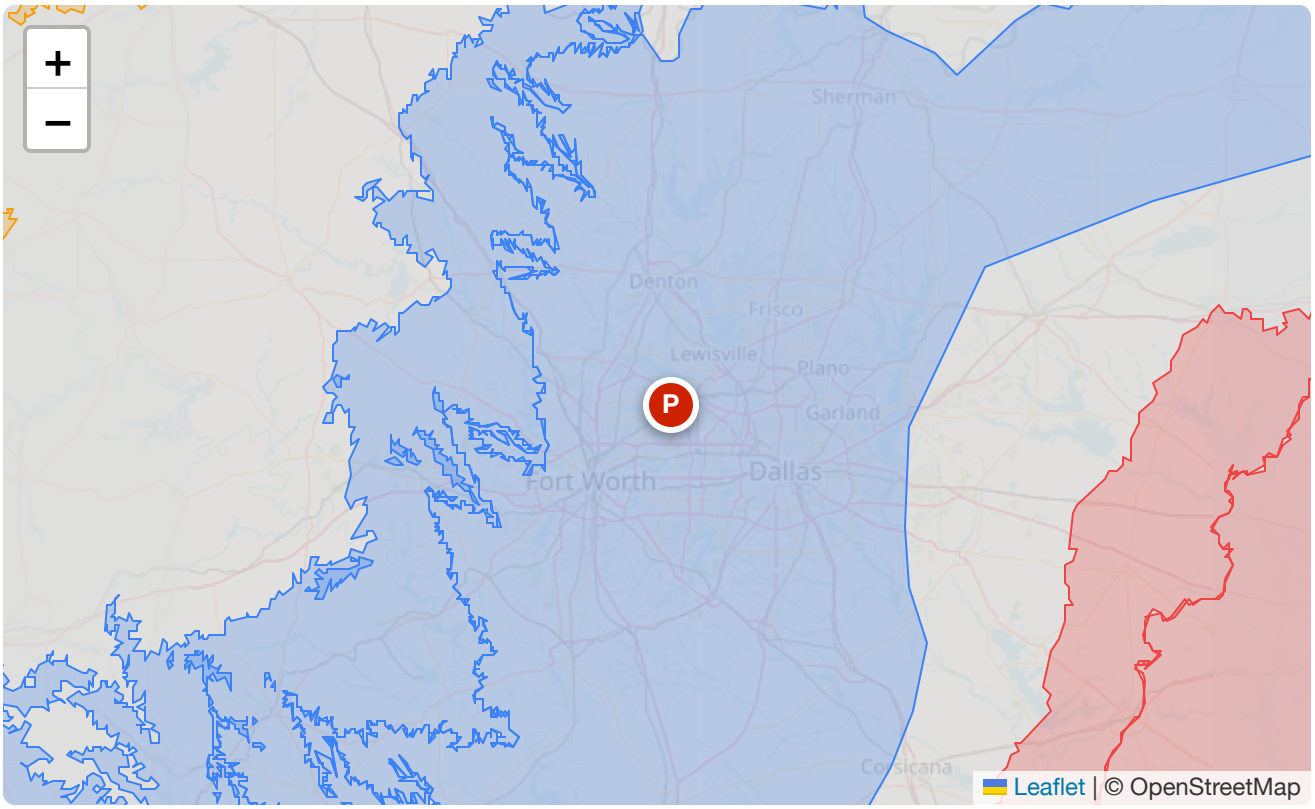
#	Address	Distance	Type	Year	Pump Depth	GPM	Company
1	2114 Miracle Point Dr	0.216 mi	Irrigation	2021	230 ft	—	Barco Well Service, LP / Jason M Flynt
2	2449 CROOKED LANE	0.229 mi	Irrigation	2006	130 ft	20 GPM	BARCO WELL SERVICE / Michael Lowell Young
3	350 S Nolen Dr	0.240 mi	Irrigation	2023	220 ft	17 GPM	Barco Well Service, LP / Jason M Flynt
4	2100 KIMBALL HILL CT.	0.354 mi	Irrigation	2008	207 ft	15 GPM	BARCO WELL SERVICE / Michael Lowell Young
5	224 WESTWOOD DRIVE	0.525 mi	Domestic	2002	217 ft	30 GPM	DOUG JACKSON / Steven Douglas Jackson
6	213 Eastwood	0.550 mi	Domestic	2006	850 ft	25 GPM	Millican Well Service, LLC / Jerry Lee Browning
7	1207 Timberline Ct.	0.570 mi	Irrigation	2002	200 ft	23 GPM	Barco Well Service / Michael Lowell Young
8	Hwy 26/Mustang	0.677 mi	Irrigation	2008	240 ft	—	Thomas Gasmann
9	504 kimbell	0.697 mi	Irrigation	2012	240 ft	—	Windell L Bisidas

#	Address	Distance	Type	Year	Pump Depth	GPM	Company
10	2221 IRA WOODS AVE.	0.740 mi	Irrigation	2010	218 ft	—	Michael Lowell Young
11	2221 IRA WOODS	0.755 mi	Irrigation	2003	228 ft	—	Michael Lowell Young
12	409 Shady Lane	0.929 mi	Irrigation	2021	860 ft	—	Jason M Flynt
13	420 Shady Lane	0.939 mi	Domestic	2023	820 ft	—	Jason M Flynt

Aquifer Maps

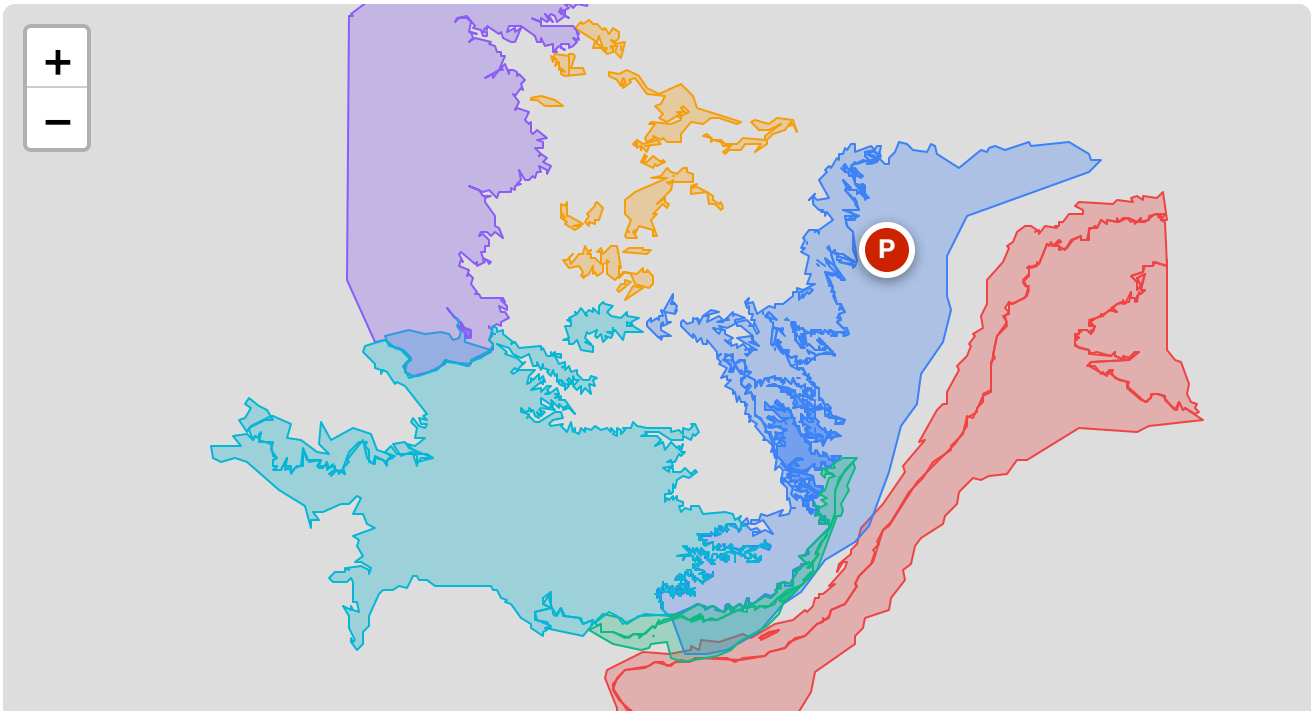
Two views: the regional map shows aquifer boundaries around your property; the statewide map shows all major Texas aquifers and where yours fits in the system.

Regional View — Aquifer Boundaries Near Your Property



Red pin = your property | Blue = Trinity Aquifer | Teal = Edwards-Trinity | Green = Edwards

Statewide View — All Major Texas Aquifers



Red pin = your property location within the Texas aquifer system

Trinity Aquifer | Edwards-Trinity Aquifer | Edwards Aquifer | Ogallala Aquifer | Seymour Aquifer | Carrizo-Wilcox Aquifer

Aquifer Intelligence

Trinity Aquifer (Primary) — Likely Present Below This Property

The Trinity Aquifer is a major water source for North/Central Texas. Pump depths vary significantly by location. Based on nearby well data, pump depths in this area range from **130–860 ft**.

Local Depth Range
130–860 ft (based on nearby wells)

Typical Yield
Varies — consult area well logs

Water Quality
Test recommended after drilling

⚠️ Some areas of the Trinity Aquifer have reported elevated arsenic levels. A baseline water quality test is strongly recommended immediately after drilling.

Local Driller Intelligence

Michael Lowell Young — BARCO WELL SERVICE

5 wells drilled nearby | Active through 2010 | Irrigation | License #54174

Jason M Flynt — Barco Well Service, LP

4 wells drilled nearby | Active through 2023 | Irrigation & Domestic | License #59359

Steven Douglas Jackson — DOUG JACKSON

1 well drilled nearby | Active through 2002 | Domestic | License #54546

Jerry Lee Browning — Millican Well Service, LLC

1 well drilled nearby | Active through 2006 | Domestic | License #2176

✅ Always verify TDLR license before hiring. Search at **tdlr.texas.gov**. Get minimum 3 quotes.

💰 Estimated Project Cost — Tarrant County

Based on the closest 13 residential/irrigation wells, Southlake premium-market conditions, and a TurnkeyWells $25,000+ practical project floor.

Well Drilling (practical planning range: 200–250 ft, contingency to deeper Trinity zones)	**$9,000–$55,900**
Well Casing & Grouting	**$1,500–$3,000**
Submersible Pump & Motor	**$2,500–$6,000**
Pressure Tank & Controls	**$1,500–$3,500**
Electrical Connection & Wiring	**$1,500–$4,000**
Plumbing & Hookup	**$800–$2,000**
Permits & Inspections	**$200–$600**
Total Estimated Project Cost	**$25,000–$78,000**

⚠️ Budget 20% contingency. Actual cost depends on soil conditions, casing requirements, and driller pricing. Irrigation wells typically cost more due to higher pump demands.

📌 Suggested Drill Site Zones

Based on standard Texas setback requirements and neighboring well locations. A licensed driller must confirm before drilling.

✅ Zone A — Recommended

Best practical target is an interior side/rear-yard zone with enough open access for a rig, outside utility corridors and away from drainage lows. Nearby successful wells on Miracle Point, Crooked Lane, Nolen, and Kimball Hill show the shallow residential/irrigation interval is viable around this block; final placement still needs a utility locate, septic/setback review, and driller walkdown.

⚠️ Zone B — Verify Setbacks

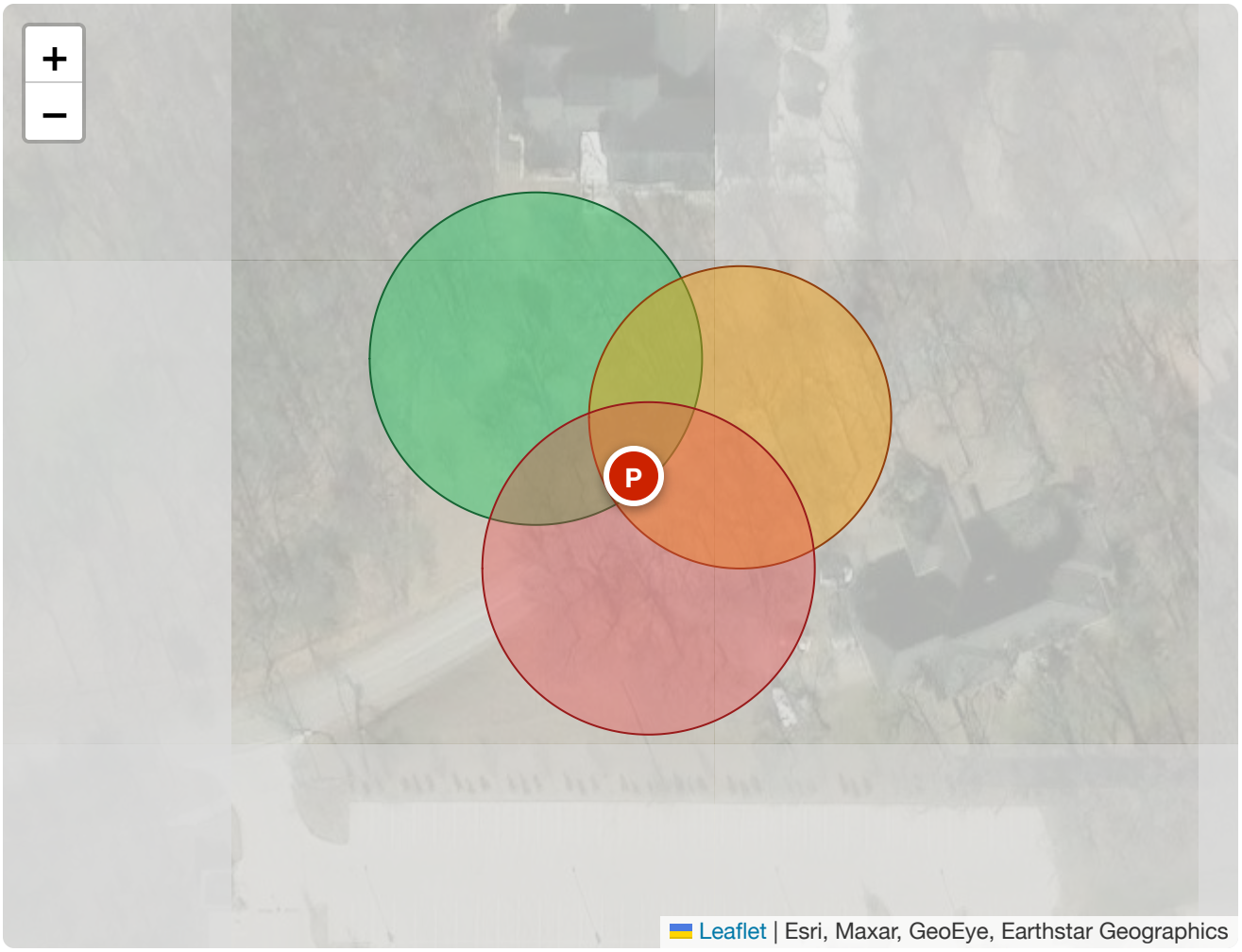
Secondary option if the preferred interior yard area conflicts with landscaping or utilities. Verify easements, road setback requirements, HOA restrictions, buried lines, and access for a drilling rig before selecting this zone.

❌ Avoid — Near Septic/Utilities

Avoid tight frontage, utility corridors, septic influence, drainage/low spots, and locations that block rig setup or future pump-service access. Texas minimum setbacks include 50 ft from septic tank, 75 ft from drainfield, and 10 ft from buried utilities.

Suggested Drill Site Visual — Property-Level View

Conceptual drill-site zones over satellite imagery. Exact placement must be confirmed by utility locate, septic/setback review, HOA/easement review, and licensed driller walkdown.



Zone A: preferred interior side/rear-yard target

Zone B: secondary option, verify setbacks/easements

Avoid: frontage, utilities, drainage lows, septic influence

⚠️ Contamination Risk Assessment

✅ No Injurious Water Reported

All 13 wells within the search radius reported no injurious or contaminated water at time of drilling.

Known Risk Factors for This Area:

- 237 plugged wells found within 1 mile — may indicate past water quality issues or abandoned use. Review plugging records.
- Trinity Aquifer has documented arsenic exceedances in parts of North Texas — baseline water test recommended
- TRRC injection well proximity data not yet included in this report
- Verify all underground storage tanks and industrial sites within 500 ft

⚠️ Some areas of the Trinity Aquifer have reported elevated arsenic levels. A baseline water quality test is strongly recommended immediately after drilling.

Surface Soil Profile

Soil Type

Crosstell fine sandy loam, 1 to 3 percent slopes

Fine, smectitic, thermic Udertic Paleustalfs

Drainage Class

Moderately well drained

Hydrologic Group

D

Slope

2%

Rig Access: Good — sandy/loam surface, year-round accessible

Depth	Layer	Sand%	Clay%	pH
0″–7″	A	68%	10%	5.8
7″–27″	Bt1	22%	48%	5.8
27″–48″	Bt2	22%	51%	8
48″–80″	Cd	25%	45%	8

Source: USDA SSURGO / Web Soil Survey

Subsurface Geology

What's beneath this property — from surface to deep rock. Green layers are water-bearing formations where wells tap groundwater.

▲ SURFACE

•	**Unnamed** clay, silt, sand	? Possible Aquifer
•	**Terrace Deposits** sand, silt, gravel	? Possible Aquifer
•	**Austin** shale, limestone	Low Potential
🚫	**Eagle Ford** limestone, shale, limestone	🚫 Barrier Layer
💧	**Woodbine** clay, sandstone, clay	💧 Water-Bearing Aquifer
•	**Washita** shale, limestone, limestone	Low Potential
•	**Fredericksburg** chalk, marl, limestone	? Possible Aquifer
💧	**Trinity** sandstone, limestone	💧 Water-Bearing Aquifer

▼ DEEPER ROCK

💧 Water-bearing 🚫 Barrier ? Possible • Low potential

Source: Macrostrat geological database. For informational purposes only — consult a licensed driller for site-specific assessment.

FREE BONUS: 12 Things to Do Before You Drill

1. **Verify property boundaries and easements**
   Survey your land and check for utility easements that could restrict drill placement.
2. **Check Groundwater Conservation District requirements**
   NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT covers this area. Verify permit requirements before drilling. TREC Form 61-0 may be required.
3. **Locate all septic systems within 150 ft**
   Yours AND your neighbors'. Texas minimum: 50 ft to tank, 75 ft to drainfield.
4. **Call 811 — identify underground utilities**
   Free service. Call at least 3 business days before drilling. Required by law.
5. **Check deed restrictions and HOA rules**
   This area has active HOAs. Check deed restrictions and HOA rules before drilling — equipment placement, surface completion, and storage tanks may be regulated.
6. **Get 3 driller quotes — verify TDLR license**
   Search at tdlr.texas.gov. License required for all Texas water well drillers.
7. **Understand Texas water rights — Rule of Capture**
   Texas law generally allows landowners to pump groundwater beneath their land. GCD rules may add restrictions.
8. **Plan electrical access to pump location**
   Submersible pumps need 240V service. Factor in trenching cost from your panel to the drill site.
9. **Budget 20% contingency above estimates**
   Unexpected rock formations, casing failures, or depth overruns happen. Be prepared.
10. **Plan for immediate water quality testing**
    Test within 30 days of drilling. At minimum: bacteria, nitrates, arsenic, pH, hardness.
11. **Register your well with TWDB within 30 days**
    Texas law requires registration. Free at twdb.texas.gov.
12. **Get a baseline water test BEFORE drilling**
    Documents existing groundwater conditions. Protects you if contamination is later alleged.

Ready to Drill? TurnkeyWells.com Can Help

This Pre-Drill Intelligence Report gives you the data. Now get the well. TurnkeyWells.com connects landowners with licensed, vetted Texas water well drillers.

✅ TREC Form 61-0 Filing

Required when wells exist on property. We handle the paperwork.

✅ Licensed Driller Network

Pre-vetted TDLR-licensed drillers in your county.

✅ Well Check Service

Existing well on property? We test, inspect, and certify.

Visit TurnkeyWells.com or call 817-541-1890