



## US ARMY CORPS OF ENGINEERS

Fort Worth District

Hazardous Waste Management Section

## FACSIMILE TRANSMITTAL HEADER SHEET

COMMAND/  
OFFICENAME/  
OFFICE SYMBOLOFFICE  
PHONE NO.

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FROM

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TO

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CLASSIFICATION

PRECEDENCE

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(Incl Header)

DATE-TIME

MONTH YEAR

RELEASER'S SIGNATURE

Unclassified

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20

19

MARCH 98 Randy Niebuhr

REMARKS

Transmittal of Twin Park Estates INPR, K06T0002800.

**PROPERTY SURVEY SUMMARY SHEET  
FOR  
DERP-FUDS SITE NO. K06TX002800  
BOSWELL AND MORRIS PROPERTIES  
OCTOBER 1996**



**PROPERTY NAME:** Boswell and Morris Properties, formerly Five Points Field.

**LOCATION:** The site is located at the corner of Harris Road and Matlock Road, Arlington, Tarrant County, Texas.

**PROPERTY HISTORY:** The U.S. Government acquired 162.06 fee acres in 1940. The site was used as a practice bombing range by personnel from the Naval Air Station at Grand Prairie, Texas. The site was developed and designated Five Points Field. Improvements constructed at the field included target bull's-eye rings and a boundary fence. It is not known when the military ceased use of the site. Engineer Range Clearance Team A, 9800 TSU-CE Detachment Number 4, swept and cleared the range of all dangerous and/or explosive material, possible to detect, in January 1956. The 1956 Clearance Certificate superseded a Certificate of Clearance dated 7 October 1954. At an unknown date, the Navy transferred the range to the General Services Administration (GSA) for disposal. The GSA conveyed the former range, 162.06 fee acres, to Gordon and Pope Supply Company on 19 July 1956. Following the initial GSA conveyance, ownership of the former range changed several times. On 31 October 1977, the 8.8 Corporation conveyed the former site, 162.06 fee acres, to the James Knapp Estate. The Knapp Estate conveyed 74.59 fee acres to the Twin Park Estate Partnership (Messrs. Herman Boswell, Carl Mincer, Monty Thompson, and Jewel Enterprises) on 25 March 1983. On or about 1982, the Knapp Estate conveyed 84 fee acres of the former range to Mr. Rob Morris. The Knapp Estate currently owns approximately 5 fee acres of the former range. A portion of the Twin Parks Estate Partnership acreage, 35 acres, was developed into a mobile home park. The remainder of the former range is covered with mesquite trees and is not in use at the present time.

**PROPERTY VISIT:** A site visit was conducted on 26 September 1996, by Mr. Randy Niebuhr, CESWF-ED-E. Mr. Niebuhr met with Messrs. Herman Boswell and Rob Morris and they drove through the mobile home park. No evidence of hazardous waste or unsafe debris, as a result of Department of Defense activity, was found at the site. Mr. Niebuhr returned to the site following the meeting with Messrs. Boswell and Morris, and inspected a portion of the Morris property. No evidence of unexploded ordnance was found during the site visit; however, approximately 3,000 practice bombs were removed from the adjacent mobile home park in 1983 and 1984.

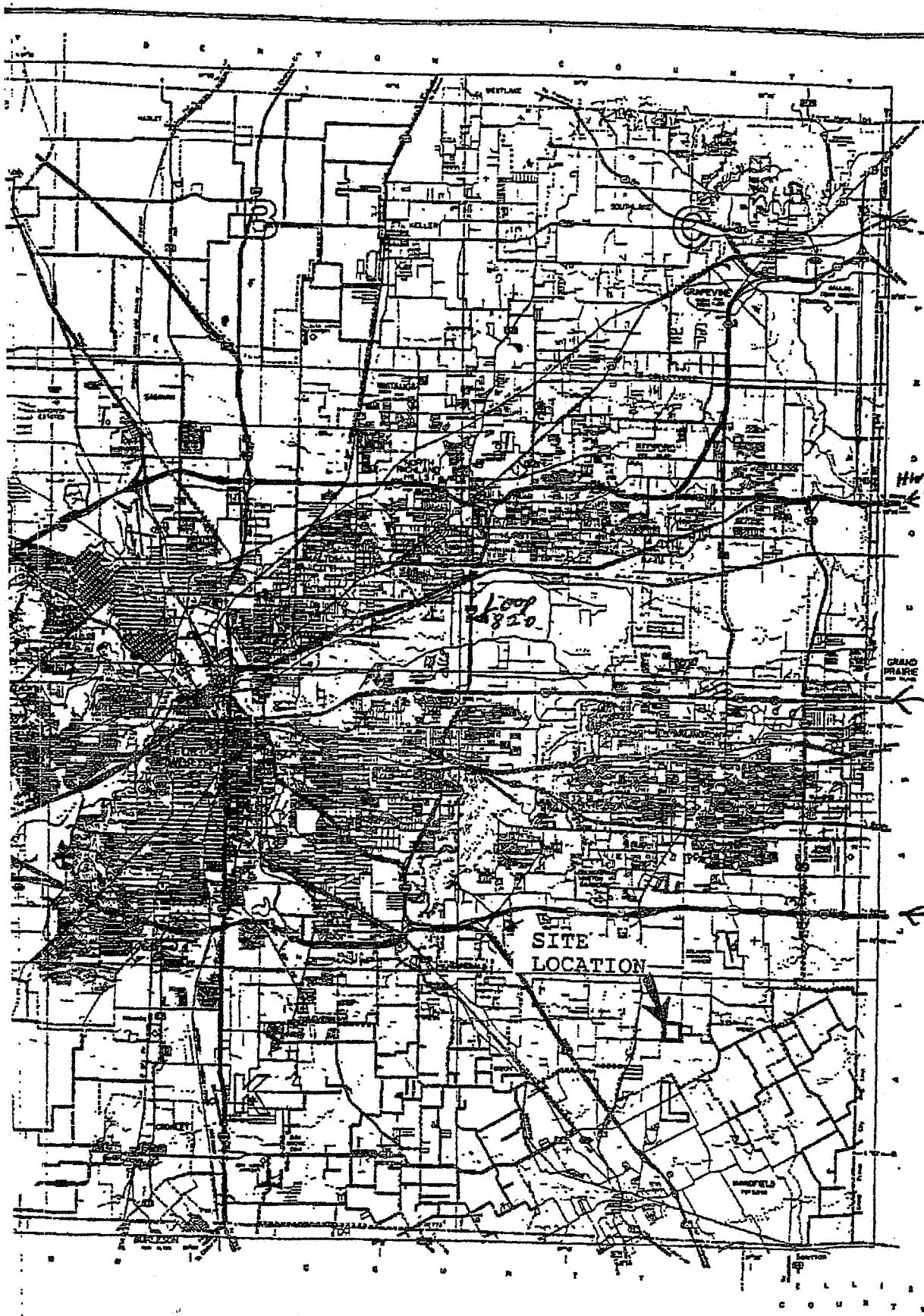
**CATEGORY OF HAZARD:** The category of hazard is ordnance and explosive waste (OEW).

**PROPERTY SURVEY SUMMARY SHEET  
FOR  
DERP-FUDS SITE NO. K06TX002800  
BOSWELL AND MORRIS PROPERTIES  
OCTOBER 1996**

**PROJECT DESCRIPTION:** OEW contamination has been found at this site. The Fort Worth District recommends an engineering evaluation and cost analysis be conducted for this range, followed by a removal action. The potential OEW project is described under Project No. K06TX002801.

**AVAILABLE STUDIES AND REPORTS:** None.

**FORT WORTH DISTRICT POC:** Mr. Randy Niebuhr, 817/978-3223, EXT 1642.



on also known as  
Airport Free  
BOSWELL AND

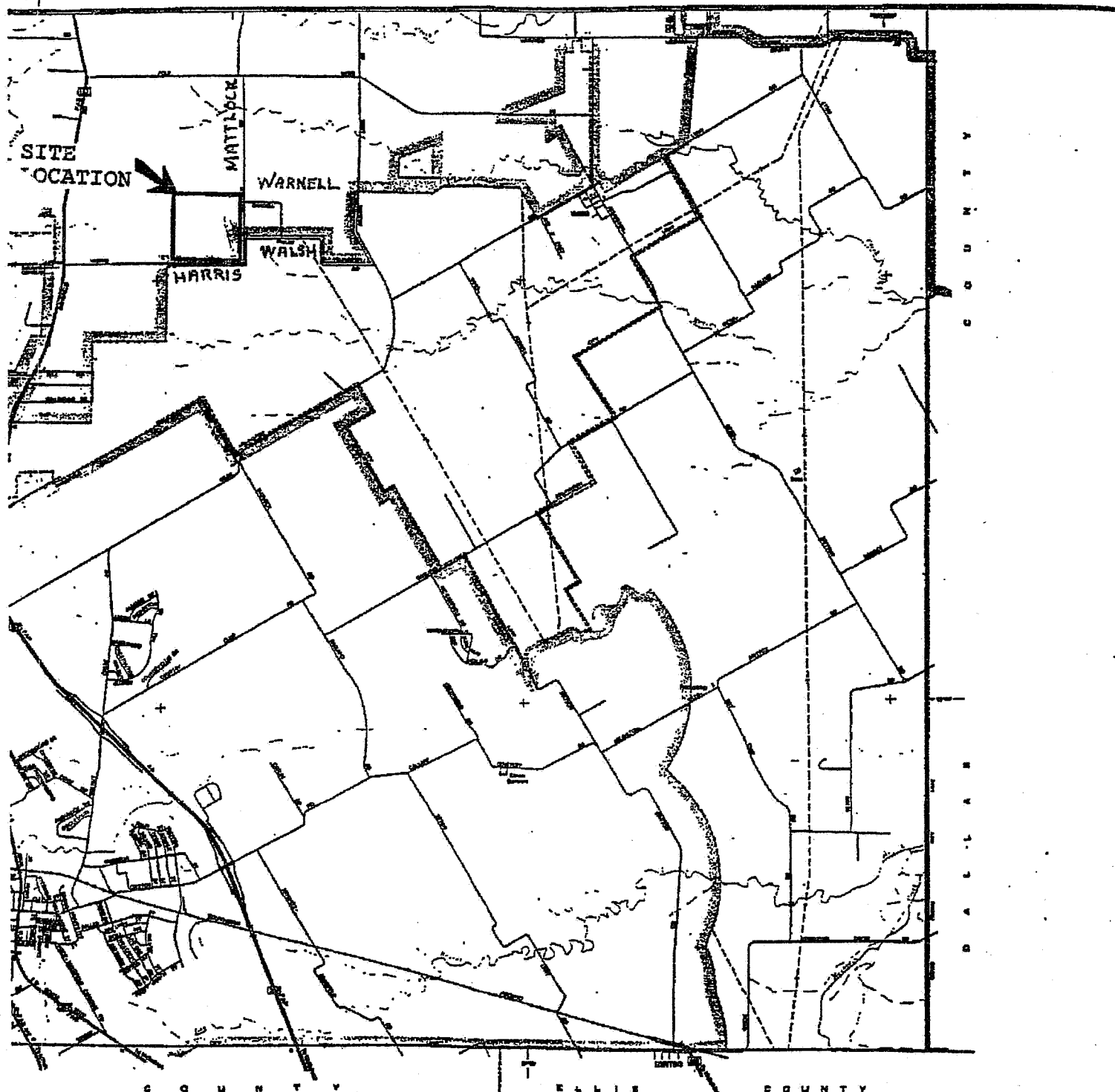
FIVE

SITE NO

NOTES  
This map is a reproduction of the original map and is not to be used for any other purpose without the written consent of the original mapmaker.



SEE TO SUPPLEMENTARY SHEETS



BOSWELL AND MORRIS PROPERTIES

FORMERLY

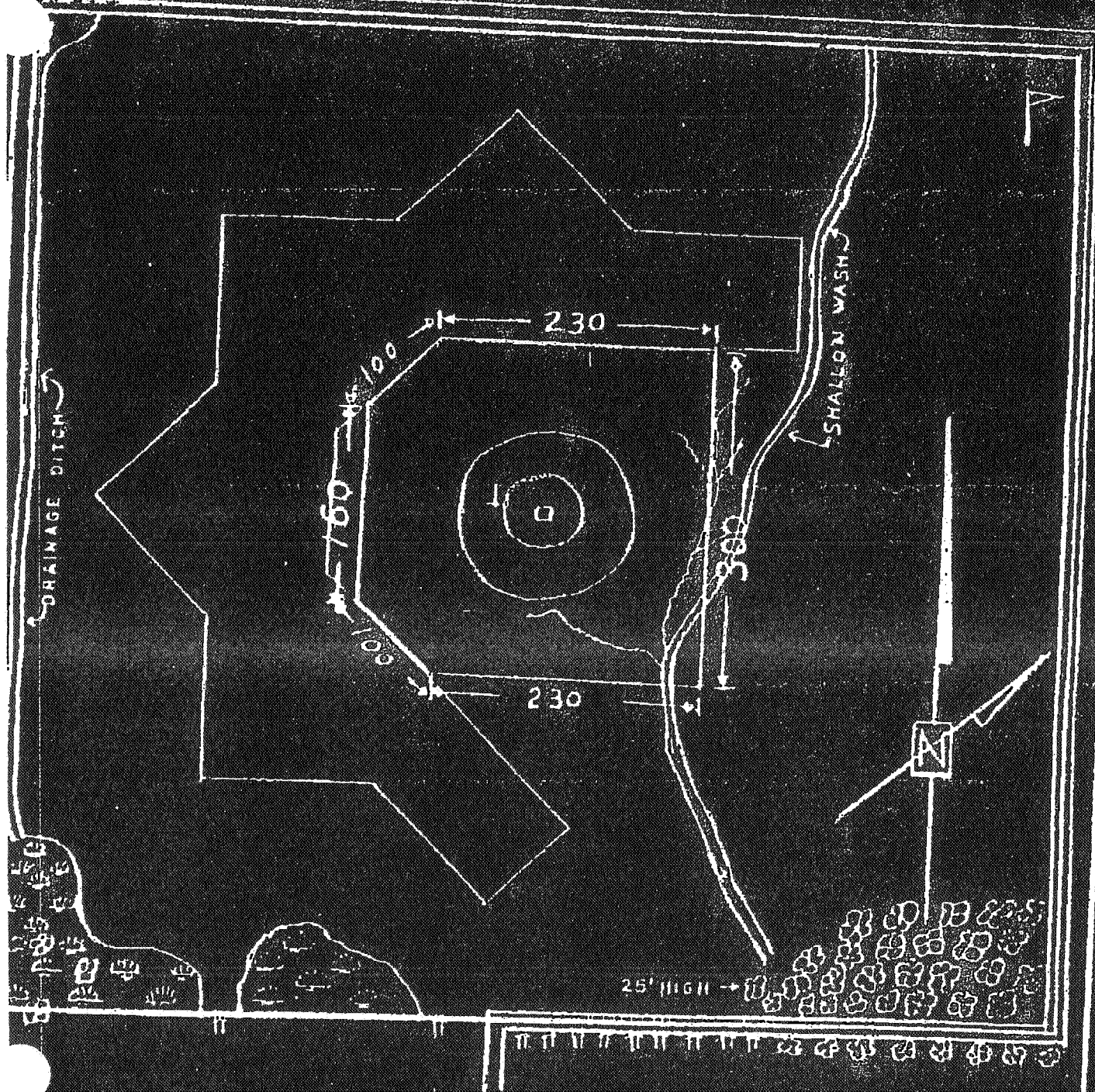
FIVE POINTS FIELD

SITE NO. K06TX002800

TARRANT COUNTY TEXAS 220



ATTACHMENT TO EXHIBIT A  
G S A DISPOSAL NO. CSA-R-271



# FIVE POINTS FIELD

FIELD NO. 22913  
LONG. 97° 07' 25"  
LAT. 32° 37' 25"

LEGEND  
DRAIN

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITES PROGRAM  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
BOSWELL AND MORRIS PROPERTIES  
SITE NO. K06TX002800

FINDINGS OF FACT

1. The U.S. Government acquired 162.06 fee acres in 1940 for a practice bombing range. The site is located at the corner of Harris Road and Matlock Road, Arlington, Tarrant County, Texas. The property was developed, and designated Five Points Field.
2. Five Points Field was used by the Navy as a practice bombing range by personnel from the nearby Naval Air Station at Grand Prairie, Texas. Improvements constructed at the field included target bull's-eye rings and a boundary fence. It is not known when the military ceased use of the site. The range was never subject to other than Department of Defense (DOD) control during the period of DOD interest.
3. The Navy declared the range, 162.06 fee acres, excess at an undetermined date. At an unidentified date, the Navy transferred the range to the General Services Administration (GSA) for disposal. In January 1956, Engineer Range Clearance Team A, 9800 TSU-CE Detachment Number 4, swept and cleared the range of all dangerous and/or explosive material possible to detect. The Clearance Certificate issued in 1956 superseded a Certificate of Clearance dated 7 October 1954. The GSA conveyed the former range, 162.06 fee acres, to Gordon and Pope Supply Company on 19 July 1956. Following the initial GSA conveyance, ownership of the former range changed several times. On 31 October 1977, the 8.8 Corporation conveyed the former site, 162.06 fee acres, to the James Knapp Estate. The Knapp Estate conveyed 74.59 fee acres to the Twin Park Estate Partnership (Messrs. Herman Boswell, Carl Mincer, Monty Thompson, and Jewel Enterprises) on 25 March 1983. On or about 1982, the Knapp Estate conveyed 84 fee acres of the former range to Mr. Rob Morris. The Knapp Estate currently owns approximately 5 fee acres of the former range. A portion of the Twin Parks Estate Partnership acreage, 35 acres, was developed into a mobile home park. The remainder of the former range is covered with mesquite trees and is not in use at the present time. There is no record in the real estate files of any restoration or recapture clauses. The deed did restrict 17.5 acres of the former range to surface use only. The deed also contained a statement absolving the U.S. Government of all liability, claims, or suits arising from Navy use of the property.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FORMERLY USED DEFENSE SITES PROGRAM  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
BOSWELL AND MORRIS PROPERTIES  
SITE NO. K06TX002800

DETERMINATION

Based on the foregoing Findings of Fact, the site has been determined to be formerly used by DOD. It is, therefore, eligible for the Defense Environmental Restoration Program - Formerly Used Defense Sites established under 10 USC 2701 et seq.

4 Dec 1996

DATE

Henry S. Miller, Jr.  
HENRY S. MILLER, JR.  
Brigadier General, USA  
Commanding

PROJECT SUMMARY SHEET  
DERP-FUDS OEW PROJECT K06TX002801  
BOSWELL AND MORRIS PROPERTIES  
SITE NO. K06TX002800  
OCTOBER 1996

*(An-23)  
May and back*

**PROJECT DESCRIPTION:** The site was the former Five Points Field bombing range. Personnel from the nearby Naval Air Station at Grand Prairie, Texas, dropped practice and smoke bombs on the range during World War II. It is not known when the military ceased use of the site. The type of bomb used at the site is believed to be a Mark 23-MOD-1, which contained approximately 5 ounces of black powder and/or phosphorus. Engineer Range Clearance Team A, 9800 TSU-CE Detachment Number 4, swept and cleared the range of all dangerous and/or explosive material, possible to detect, in January 1956. The Clearance Certificate issued in 1956 superseded a Certificate of Clearance dated 7 October 1954. Ordnance was discovered at the site in 1983 and 1984 when the Twin Park Estate Partnership started clearing 35 acres of the former range for a mobile home trailer park. The Department of Defense (DOD) declined to remediate the site under the Environmental Restoration Defense Account (ERDA). After DOD refusal to render assistance, the partnership hired Jet Research Center to clear the trailer park site of ordnance. Jet Research Center removed approximately 3,000 bombs from the 35 acres. Ordnance was found as deep as 6 feet, which may indicate that the ordnance found during previous sweeps was buried in-place. The 47th Ordnance Detachment at Fort Hood took possession of the ordnance recovered by Jet Research Center for proper disposal. It appears that the center of the range is further to the west on the Morris property.

**PROJECT ELIGIBILITY:** Records and site maps indicate that the former bombing range was established and used by the Navy. Any ordnance contamination at the site is the result of Department of Defense (DOD) activities and is, therefore, eligible for removal under DERP-FUDS. This project has been evaluated in accordance with Appendix A, CEMP-RT memorandum, 5 April 1990, subject: Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS -- Program Execution Policy and Criteria for Explosive Ordnance (EXO)).

**POLICY CONSIDERATIONS:** This project will cover the 127 acres which have not been subject to recent bomb removal. It is reported that children in the past have poked holes in the back end of the bombs, strung out the black powder along the ground, and lit the powder to watch it burn. The former bombing range is in an area of Arlington, Texas, which is growing.

PROJECT SUMMARY SHEET  
DERP-FUDS OEW PROJECT K06TX002801  
BOSWELL AND MORRIS PROPERTIES  
SITE NO. K06TX002800  
OCTOBER 1996

**PROPOSED ACTIVITIES:** This INPR should be referred to CEHNC for a determination of further action. The Fort Worth District recommends an engineering evaluation and cost analysis be conducted for this range, followed by a removal action.

**RAC:** This site was assigned a risk assessment code of 2.

**FORT WORTH DISTRICT POC:** Mr. Randy Niebuhr, 817/978-3223,  
Extension 1642.

## EXHIBIT A

GSA DISPOSAL NO. GSA-R-271

9800 TSU-CE DETACHMENT NO. 4  
ENGINEER RANGE CLEARANCE TEAM "A"  
GENERAL DELIVERY  
SNYDER, TEXAS

26 January 1956

CERTIFICATE OF CLEARANCE

NAVY OUTLYING FIELD  
FIVE POINTS  
ARLINGTON, TEXAS

All lands included in the 162 acre field known as Five Points located approximately eight (8) miles South of Arlington, Texas on Farm Road #157 has been given carefull visual inspection and cleared of all dangerous and/or explosive material reasonably possible to detect. The 17.5 acre impact area as outlined in attached sketch is recommended for any above surface use to which the land is suited. The remainder of the field is recommended for any use to which the lands are suited. This certificate supersedes, certificate of clearance dated 7 October 1954.

/s/ D. R. LYNCH  
Major, CE  
Commanding

C O P Y

# RISK ASSESSMENT PROCEDURES FOR ORDNANCE AND EXPLOSIVE WASTE (OEW) SITES

Site Name: Soswell & Morris Prop. s Rater's Name: Randy Niebuhr  
 Site Location: Arlington, Tr. Phone No. 817/978-3223,1642  
 DERP Project # K06TX002801 Organization: CESWF-ED-E  
 Date Completed 30 September 1996 RAC Score 2

## **OEW RISK ASSESSMENT:**

This risk assessment procedure was developed in accordance with MIL-STD 882B and AR 385-10. The RAC score will be used by CEHND to prioritize the remedial action at Formerly Used Defense Sites. The OEW risk assessment should be based upon best available information resulting from records searches, reports of Explosive Ordnance Disposal (EOD) detachment actions, and field observations, interviews, and measurements. This information is used to assess the risk involved based upon the potential OEW hazards identified at the site. The risk assessment is composed of two factors, hazard severity and hazard probability. Personnel involved in visits to potential OEW sites should view the CEHND videotape entitled "A Life Threatening Encounter: OEW."

**Part I. Hazard Severity.** Hazard severity categories are defined to provide a qualitative measure of the worst credible mishap resulting from personnel exposure to various types and quantities of unexploded ordnance items.

## **TYPE OF ORDNANCE** (Circle all values that apply)

<u>A. Conventional Ordnance and Ammunition</u>	VALUE
Medium/Large Caliber (20 mm and larger)	10
Bombs, Explosive	10
Grenades, Hand and Rifle, Explosive	10
Landmines, Explosive	10
Rockets, Guided Missiles, Explosive	10
Detonators, Blasting Caps, Fuses, Boosters, Bursters	6
Bombs, Practice (w/spotting charges)	⑥
Grenades, Practice (w/spotting charges)	4
Landmines, Practice (w/spotting charges)	4
Small Arms (.22 cal - .50 cal)	1
Conventional Ordnance and Ammunition (Select the largest single value)	<u>6</u>

What evidence do you have regarding conventional OEW? Recovery of approximately 3,000 practice bombs in 1983 and 1984

B. Pyrotechnics (For munitions not described above)

	VALUE
Munition (Container) Containing White Phosphorous or other Pyrophoric Material (i.e., Spontaneously Flammable)	10
Munition Containing a Flame or Incendiary Material (i.e., Napalm, Triethylaluminum Metal Incendiaries)	6
Flares, Signals, Simulators	4
<u>Pyrotechnics</u> (Select the largest single value)	<u>0</u>
What evidence do you have regarding pyrotechnics? <u>None.</u>	

C. Bulk High Explosives (Not an integral part of conventional ordnance;  
uncontainerized.)

	VALUE
Primary or Initiating Explosives (Lead Styphnate, Lead Azide, Nitroglycerin, Mercury Azide, Mercury Fulminate, Tetracene, etc.)	10
Demolition Charges	10

Secondary Explosives (PETN, Compositions A, B, C, Tetryl, TNT, RDX, HEX, HMX Black Powder, etc.)	8
Military Dynamite	6
Less Sensitive Explosives (Ammonium Nitrate, Explosives, Explosives D, etc.)	3
<u>High Explosives</u> (Select the largest single value)	<u>0</u>
What evidence do you have regarding bulk explosives?_____	
None.	

D. Bulk Propellants (Not an integral part of rockets, guided missiles, or other conventional ordnance; uncontainerized)

	VALUE
Solid or Liquid Propellants	6
<u>Propellants</u>	<u>0</u>
What evidence do you have regarding bulk explosives?_____	
None.	

E. Radiological/Chemical Agent/Weapons

	VALUE
Toxic Chemical Agents (Choking, Nerve, Blood, Blister)	25
War Gas Identification Sets	20
Radiological	15
Riot Control and Miscellaneous (Vomiting, Tear, Incendiary, and Smoke)	5
<u>Radiological/Chemical Agent</u> (Select the largest single value)	<u>0</u>
What evidence do you have of chemical /radiological OE?_____	
None.	

Total Hazard Severity Value 6  
 (Sum of Largest Values for A through E (Maximum of 61))  
 Apply this value to Table 1 to determine Hazard Severity Category.

TABLE 1  
HAZARD SEVERITY\*

Description	Category	Value
CATASTROPHIC	I	$\geq 21$
CRITICAL	II	$\geq 10 < 21$
MARGINAL	III	$\geq 5 < 10$
NEGLIGIBLE	IV	$\geq 1 < 5$
NONE		0

\* Apply Hazard Severity to Table 3.

\*\* If Hazard Severity Value is 0, you do not need to complete Part II. Proceed to Part III and use a RAC Score of 5 to determine your appropriate action.

Part II. Hazard Probability. The probability that a hazard has been or will be created due to the presence and other rated factors of unexploded ordnance or explosive materials on formerly used DOD site.

AREA, EXTENT, ACCESSIBILITY OF OEW HAZARD  
(Circle all values that apply)

A. Locations of OEW Hazards

On the surface

VALUE  
⑤

Within Tanks, Pipes, Vessels  
or Other confined locations.

4

Inside walls, ceilings, or other  
parts of Buildings or Structures.

3

Subsurface

②

Location (Select the single largest value).

5

What evidence do you have regarding location of the OEW? OEW  
found to a depth of 6 feet.

B. Distance to nearest inhabited locations or structures likely to be at risk from OEW hazard (roads, parks, playgrounds, and buildings).

VALUE

Less than 1250 feet

⑤

1250 feet to 0.5 miles

4

0.5 miles to 1.0 miles

3

1.0 mile to 2.0 miles

2

Over 2.0 miles

1

Distance (Select the single largest value).

5

What are the nearest inhabited structures? Twin Parks Estate  
mobile home trailers on land formerly Five Points Field Bombing  
Range

C. Numbers of Buildings within a 2 mile radius measured from the OEW hazard area, not the installation boundary.

VALUE

26 and over

⑤

16 to 25

4

11 to 15

3

6 to 10

2

1 to 5

1

0

0

Number of Buildings (Select the single largest number) 5

Narrative: Over 200 trailers, and a new housing subdivision just  
east of Matlock Road

D. Types of Buildings (within a 2 mile radius)

VALUE

Educational, Child Care, Residential,  
Hospitals, Hotels, Commercial,  
Shopping Centers

⑤

Industrial, Warehouse, etc.

④

Agricultural, Forestry, etc.

3

Detention, Correctional

2

No Buildings

0

Types of Buildings (Select the largest single value). 5

Describe types of buildings in the area. Homes, mobile home  
trailers, light industry, new middle school

E. Accessibility to site refers to access by humans to ordnance and explosive wastes. Use the following guidance:

BARRIER	VALUE
No barrier or security system	5
Barrier is incomplete (e.g., in disrepair or does not completely surround the site). Barrier is intended to deny egress from the site, as for a barbed wire fence for grazing	4
A barrier, (any kind of fence in good repair) but no separate means to control entry. Barrier is intended to deny access to site.	③
Security guard, but no barrier	2
Isolated site	1

A 24-hour surveillance system (e.g., television monitoring or surveillance by guards or facility personnel) which continuously monitors and controls entry onto the facility; or An artificial or natural barrier (e.g., a fence combined with a cliff), which completely surrounds the facility; and a means to control entry, at all times, through the gates or other entrances to the facility (e.g., an attendant, television monitors, locked entrances, or controlled roadway access to the facility).

0

Accessibility (Select the single largest value)

3

Describe the site accessibility. Boundary fence

F. Site Dynamics - This deals with site conditions that are subject to change in the future, but may be stable at the present. Examples would be excessive soil erosion by beaches or streams, increasing land development that could reduce distances from the site to inhabited areas or otherwise increase accessibility.

VALUE

Expected

⑤

None Anticipated

0

Site Dynamics Value (Select the largest value).

5

Describe the site dynamics. More housing developments, and/or light industry. Population growth from city of Arlington is expanding in this direction.

Total Hazard Probability Value.  
(Sum of largest values for A through F  
Maximum of 30)

28

Apply this value to Hazard Probability Table 2 to determine Hazard Probability Level.

TABLE 2  
HAZARD PROBABILITY

Description	Level	Value
<u>FREQUENT</u>	A	$\geq 27$
PROBABLE	B	$\geq 21 < 27$
OCCASIONAL	C	$\geq 15, 21$
REMOTE	D	$\geq 8 < 15$
IMPROBABLE	E	$> 8$

\* Apply Hazard Probability to Table 3.

Part III. Risk Assessment. The risk assessment value for this site is determined using the following Table 3. Enter with the results of the hazard probability and hazard severity values.

TABLE 3

Probability Level	FREQUENT A	PROBABLE B	OCCASIONAL C	REMOTE D	IMPROBABLE E
Severity Category:					
CATASTROPHIC I	1	1	2	3	4
CRITICAL II	1	2	3	4	5
MARGINAL III	2	3	4	4	5
NEGLEGIBLE IV	3	4	4	5	5

**RISK ASSESSMENT CODE (RAC)**

- RAC 1 Expedite INPR, recommending further action by CEHND - Immediately call CEHND-ED-SY--commercial 202-955-4968 or DSN 645-4968.
- RAC 2** High priority on completion of INPR - Recommend further action by CEHND.
- RAC 3 Complete INPR - Recommend further action by CEHND.
- RAC 4 Complete INPR - Recommend further action by CEHND.
- RAC 5 Usually indicates that no further action (NOFA) is necessary. Submit NOFA and RAC to CEHND.

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**PART IV. Narrative:** Summarize the documented evidence that supports this risk assessment. If no documented evidence was available, explain all the assumptions that you made.

Children have reported played with practice bombs in the past. Approximately 3,000 practice bombs were recovered from 35 acres of the former range in 1983 & 1984. City of Arlington is expanding in the direction of the former range.

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