



JOHN M. PITTS, JR.

President, Aggregate Consulting LLC

Aggregates and Mining Valuation | Reserve Estimation | Plant Design and Operations | Litigation Support

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Professional Summary

Fourth-generation aggregate business owner and operator. Mr. Pitts was on the payroll of the family aggregate company, E&A Materials, from 1979, ran repair and work crews at its wet-process dredge plant from about age 14, joined the company full-time in 1993, and served as owner and principal operating officer from 1993 until the sale of the companies' operating assets in 2015. During the five year non-compete that followed the sale he stayed active in the industry by informally helping friends and former colleagues, without compensation. He formed Aggregate Consulting LLC in 2022 after the non-compete expired and has consulted full time since. Principal and founder of Aggregate Consulting LLC, he provides technical and economic analysis for quarry, sand and gravel, and rip-rap operations in support of litigation, acquisition, royalty, and lease matters across the United States and internationally. Valuation work follows the Society for Mining, Metallurgy & Exploration (SME) Standards and Guidelines for Valuation of Mineral Properties (2017).

Areas of Expertise

- Aggregates valuation, royalty analysis, and lost-material / damages quantification
- Reserve estimation, volumetric studies, and tonnage conversion using standard density factors
- Rip-rap and construction-aggregate classification under TxDOT specifications, ASTM standards, and industry practice
- Stationary and portable plant design, construction, equipment selection, and production optimization (200 to 600 tph)
- Dry-pit, dredge-fed, and booster-pump operations; stripping and limestone crushing
- Market pricing, logistics, and product benchmarking for North Texas and Southwest aggregates
- Operational audits, due diligence, and expert-witness / litigation support



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Career Highlights

- In the aggregate industry since 1979; owned, designed, built, and operated sand/gravel/crushed-stone plants from 1993 to 2015: dry pit, dredge fed, booster pump, stripping, and limestone crushing operations
- Designed and built 6 stationary aggregate plants (600 tph to 200 tph), including 2 greenfield sites
- Owned and operated 5 portable plants across 8 sites
- Constructed / reconstructed 3 dredges (cutterhead, chain ladder, and auger; diesel and electric) and 2 automated boosters (diesel and electric)
- Performed core drilling, exploration, and valuation of existing mines and future prospects, over 30 to date, for his own companies and others
- Directed and personally participated in all facets of operations: finance, accounting, purchasing, compliance, financing, planning, HR, sales, AR/AP, plant and machine maintenance, electrical installation and repair, IT, engineering, legal, public relations, disaster recovery, greenfield site location, deposit evaluation, strategic planning, core drilling, and quality control

Sand and Gravel Pit Operations and Water Management

Mr. Pitts's operating career was spent in North Texas and southern Oklahoma alluvial sand and gravel deposits at or near the water table, mined both by dewatering and dry excavation and by dredge.

- Operated a Red River deposit at Waurika, Oklahoma, with a substantial water table, mined by dredge most of the time and, when a dredge was down, dewatered and mined dry. Operated dewatered dry-pit sand and gravel operations at two deposits near Vernon, Texas, a Pease River deposit with a substantial water table and a terrace deposit with a limited one, and at shallow water table deposits at Fruitland, Texas (the Bowie plant) and Cookietown, Oklahoma.
- Owned and operated two digging dredges, an AMMCO and an Eagle Iron Works, and repowered the Eagle Iron Works dredge from diesel to electric and reconfigured it. Built two additional dredges from scratch and two automated boosters. Graduate of the Texas A&M Dredging Engineering Short Course.
- Responsible for MSHA compliance across the company's operations from 1993 to 2015, including inspections, citations, and answering and contesting penalties.
- Directed the day-to-day operation of pits and plants, including pit dewatering and pumping, mining sequence and grade control, haul roads and dust control, and site access.

Expert Witness Experience

- **Victory Companies, LLC v. Mandy Ann Management, Ltd., et al., Cause No. 017-361909-25, 17th Judicial District Court, Tarrant County, Texas.** Retained by plaintiff Victory Companies, LLC through Dorsett Johnson and Cisneros. Prepared the Independent Analysis of Post-April 2023 Aggregate Extraction and Indicative Lease Value Context (December 29, 2025) and gave trial testimony on August 27, 2026.

Mr. Pitts accepts expert engagements selectively, only where his own review of the evidence supports the opinions requested. He has not been deposed. A complete list of testimony within the preceding four years is provided with any expert disclosure.

Rip-Rap Marketing and Specification Experience

Mr. Pitts has direct, hands-on experience producing, marketing, bidding, and selling rip-rap and sized erosion-control stone since 1993, building on a fourth-generation family aggregate business that has produced and sold rip-rap for over a century. He has bid and supplied rip-rap jobs using material from his own quarries and from other major producers, managing delivery through a company-owned truck fleet and contracted carriers.

- Supplied rip-rap meeting TxDOT and U.S. Army Corps of Engineers specifications, along with other public-agency and commercial buyers, over many years
- Routinely bid, priced, and marketed rip-rap as a standard, specification-driven, royalty-bearing commercial aggregate product
- Direct working knowledge of rip-rap gradations, sizing, and quality requirements from both the production and sales sides of the business

Recent Consulting Engagements (2023 to 2026)

Client names withheld for confidentiality; details available to counsel on request.

- **Top-ranked U.S. construction & mining contractor (2023).** On-site production-optimization assessment of a crushing operation. Diagnosed feed-conveyor, cone-crusher drive, and screening constraints limiting throughput and delivered written findings and recommendations to increase production.
- **U.S.-based aggregate developer, international greenfield project (2024).** Phase 1 design, due diligence, and equipment pricing for an international greenfield aggregate operation. Developed a balanced plant layout to produce 1,000,000 tons/year of crushed stone (asphalt chips, #57 concrete rock, ballast/gabion/sea-wall rock, and base material), barge loadout and unloading design, full equipment list, and FOB pricing.
- **Ready-mix concrete producer (2024).** Prepared a comprehensive construction sand & gravel reserve quantity estimate for a sand and gravel prospect, including geology, drilling/test-hole review, quality assessment, methodology, and volumetric calculations.
- **Regional crushed-stone producer (2025).** On-site operational findings-and-recommendations assessment of crushing and production operations.
- **Limestone aggregate producer (2025).** Drone-based stockpile inventory and reserve quantity estimate with a discounted-cash-flow (DCF) opinion of value for an active limestone pit.
- **Frac sand mine operator (2026).** Independent third-party opinion of value (reserve quantity and economic valuation) for a wet-frac sand mine approaching first production.
- **Private capital group (2026).** Phase 1 reserve evaluation and geologic/aggregate review of a limestone prospect, including field study and discounted-cash-flow value context.
- **Regional ready-mix concrete producer (2026).** Buy-side acquisition due diligence and indicative-offer (IOI) support evaluating concrete and sand assets for purchase.

- **Private quarry developer (2026).** Multi-phase hard rock quarry development. Quarry startup and operational due diligence covering reserve viability, achievable product mix, plant sizing and selection, and a path-to-production plan ahead of major capital commitment. Follow-on phases included desktop limestone resource evaluations, exploratory test hole program design on a 150-acre tract, authoring the drilling RFQ and running two competitive bid rounds, award recommendation, oversight of continuous NQ core drilling, core review with the project geologist, and in-place tonnage estimation supported by a 3D bed model, pay thickness and overburden maps, and tonnage estimates on a published pay bed cutoff with a thinner bed carried as a sensitivity.
- **Aggregates acquisition group (2026).** Buy-side acquisition screening, ranking, and valuation of multiple aggregate operations and prospects.
- **Industrial sand mine operator (2026).** Independent operations assessment of a dredged industrial sand mine producing 2,000 to 4,000 tons per day. Walked the dredge, primary plant, wet plant and dry plant; traced contamination entering the wet plant and carrying through to finished product; evaluated primary scalping, conveyor and dewatering screen performance. Performed a dredge pump hydraulic reach analysis against the discharge line and operating speed, concluding that a proposed second booster purchase could be deferred. Delivered written findings with a prioritized action list.
- **Landowner in a federal condemnation (2026).** Reserve evaluation and valuation support for a landowner facing a partial taking across an active sand and gravel lease. Delineated the taking area from government exhibits and parcel data, reconciled acreage against the acquiring agency's figures, interpreted the government contractor's geotechnical boring report, prepared a reserve lithology assessment, and designed a continuous flight auger sampling program. Reserve and quantity work prepared for incorporation by a real property appraiser. Retained through landowner's counsel; testimony reserved at counsel's election.
- **Ranch partnership (2026).** Oversight of a Phase 2 exploratory drilling program on a sand and gravel prospect.
- **Landowner group, Mid-Atlantic (2026).** Technical and valuation support to a landowner group negotiating the sale of a farm property with sand and gravel resources, including resource assessment and support through the negotiation.

Representative Engagements

- Valuation and reserve certification for limestone and sand operations in Texas, Missouri, Pennsylvania, New Jersey, and Arkansas
- Royalty and contract analysis for quarry leases across the Permian Basin and North Texas
- Operational audits and design consulting for stationary and portable crushing/screening plants

Professional Experience

President and Principal Consultant | Aggregate Consulting LLC | Wichita Falls, TX | 2022 to Present

Founded the firm in 2022 following expiration of the non-compete tied to the 2015 sale of his aggregate operating assets. Provides aggregates valuation, reserve estimation, volumetric analysis, plant-production optimization, and operational consulting for clients across the U.S. and internationally, including litigation support, acquisition due diligence, and royalty/lease analysis for limestone, sand & gravel, and rip-rap operations.

Owner / Vice President and Principal Operating Officer | E&A Materials, Inc. and affiliated sand & gravel operations | 1993 to 2015

Principal operating officer of a fourth-generation family aggregate enterprise, a company large enough to require a full staff yet operated hands-on across every function. Worked in the business from childhood, leading repair and work crews at the company's wet-process dredge plant from about age 14; joined full-time in 1993 upon graduating. Built and operated stationary and portable plants and dredge operations and ran a retail stone yard sourcing crushed-stone product (including rip-rap). Sales records from these quarries document rip-rap produced and sold as a regular, royalty-bearing aggregate product. Operating assets sold in 2015; the companies remain active. During the five year non-compete that followed, Mr. Pitts informally helped friends and former industry colleagues without compensation, and formed Aggregate Consulting LLC in 2022 after it expired.

Education and Professional Development

- B.B.A., Finance, Texas Tech University (1993); completed real estate appraisal emphasis coursework
- Graduate, Texas A&M Dredging Engineering Short Course

Professional Affiliations

- Member in good standing, Society for Mining, Metallurgy & Exploration (SME), Member #4877035
- Member, Texas Aggregates & Concrete Association (TACA)
- Past President and Vice President, Wichita Falls Chapter, Construction Specifications Institute (CSI)

Publications

Industry articles authored by Mr. Pitts and published on the Aggregate Consulting website, aggcon.net:

- Deposit Acquisition and Due Diligence Considerations in Aggregate Development. February 20, 2026.
- How to Properly Value an Aggregate Deposit Before Acquisition. February 21, 2026.
- Why Aggregate Reserves Are Not Equal to the Sales Price of the Material. February 21, 2026.
- Royalty vs Ownership Models in Aggregate Leasing. February 21, 2026.
- Aggregate Plant Efficiency Studies: Problem Solving, Bottleneck Elimination, and Lifecycle Design Optimization. March 5, 2026.

No books, journal articles, or peer reviewed papers in the preceding ten years.

Standards and Methodology

All valuation and appraisal work follows the SME Standards and Guidelines for Valuation of Mineral Properties (2017), emphasizing competence, transparency, materiality, and independence. Each assignment applies the appropriate valuation approach (cost, market, or income using discounted cash flow) based on the project's development stage and available data, with all assumptions and inputs documented and reconciled. Analyses are prepared in alignment with accepted U.S. appraisal practices and are suitable for litigation, acquisition, or royalty contexts.