Landspect

INVESTOR BRIEF

Land, inspected.

The operating system for oil & gas land — five products on one platform, built by the people who live the workflow.

Executive Summary

Landspect is the **operating system for oil & gas land** — built by **Louis Baggett, RPL** and **Scott Molluso**. It is not a single tool but **five products on one platform**, sharing one login and one data spine, with modules turned on by role. Today that means a firm can find acreage, run a deed's chain of title, plot a tract, and roll ownership into a portfolio without re-keying the work across Excel, CAD, Word, and ArcGIS.

Development has been funded entirely by Louis over the past six months, and the platform is already **built and live** — three of the five products are running on real documents and real public data. There are **no paying customers yet**; the platform has reached the stage where a targeted investment would meaningfully accelerate the next modules, customer acquisition, and commercialization.

The Industry Problem

Energy companies routinely spend substantial time and money pulling information from courthouses, GIS systems, title records, regulatory databases, lease files, ownership records, and production databases. The critical pieces sit scattered across disconnected systems.

That fragmentation drives up cost, delays projects, and introduces real decision-making risk. Despite billions invested in mineral acquisitions, drilling programs, and infrastructure, much of the land workflow is still done by hand.

The Solution: Five Products, One Platform

Landspect puts the whole land lifecycle — find it, run title, own it, administer it — on one platform with one data spine, and turns on the modules a firm needs by role:

- **Plotter** *(live)* — turn a deed's metes-and-bounds or section description into a plotted tract; multi-tract aware, with per-tract acreage
- **Minerals** *(in build)* — roll every tract into one ownership portfolio, to the fraction; net mineral acres at a glance
- **Land** *(roadmap)* — lease & obligation administration, division orders, and payments for operator land departments
- **Runsheets** *(live)* — chain of title, instrument by instrument, into the abstract / Mineral Ownership Report
- **Prospect** *(live)* — lasso an area, see parcels by lease status, export a call-ready list; real public data across OH, TX, OK, CO, LA
- **One spine** — parcels, deeds, runsheets, ownership, and leases share a single source of truth

Market Validation

The energy-technology sector has already proven deep demand for software that improves land and operational workflows:

Enverus

Leading energy-intelligence provider.

Quorum Software

Major land, accounting & operational software.

Peloton

Significant oil & gas data-management provider.

Collectively these companies generate hundreds of millions of dollars a year — clear evidence that operators invest heavily in technology that improves efficiency and decision-making.

Why Landspect Is Different

The incumbents are point tools and systems of record, each owning a slice of the job in its own silo. Because Landspect's products share one data spine, the work flows across them instead of dying in a hand-off — and that produces a play no single-feature tool can run: **find a parcel in Prospect, run its title in the Plotter and Runsheets to learn who really owns the minerals, then track it in the Minerals portfolio.** The surface owner on the map is almost never the mineral owner; running title is the unlock, and only one connected system can go from a map to a chain of title.

It is also built by professionals who have lived the workflow daily — landmen, operators, and acquisition teams who understand the industry's real challenges — rather than by a software company that later entered energy. That practical lens lets us solve the problems more directly, and build a product people actually want to use.

Use of Funds — $50,000

This capital accelerates growth — it does not prove the concept. The foundational work is already done. It would primarily support:

- Continued software development
- Cloud infrastructure & hosting
- Data acquisition & integration
- Customer onboarding & demonstrations

- Marketing & industry outreach
- Commercialization & first paying firms

Potential Investor Upside

The objective is a scalable software business serving the energy industry. Possible structures include:

- **Equity ownership**
- **Revenue sharing**
- **Profit participation**
- **Convertible investment instruments**

As with any early-stage company there are risks. But software scales rapidly once customer adoption begins — and a relatively modest investment today could participate in substantial future value as Landspect reaches commercial success.

THE ASK

$50,000

A targeted investment to move Landspect **from development into growth** — funding customer acquisition and commercialization of a platform that is already built and live.

Why I'm Reaching Out

I'm not looking for someone who understands oil and gas in detail — I'm looking for someone who understands opportunity. I've personally funded the development to date because I believe strongly in the need for this platform and its long-term potential. We're now at the point where a targeted investment of $50,000 can move Landspect from development into growth. I'd welcome the chance to show you what we've built and talk through the vision for where it can go.

Best regards,

Louis Baggett

Registered Professional Landman · Co-founder, Landspect