

MATKINHOOVER

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ENGINEERING
& SURVEYING

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2650 Bell Gin Road

Georgetown, Texas

March 2022

Feasibility/Due Diligence Report

Project No. P3837.00

TBPE Firm Registration No. F-4512

March 31, 2022

Tim Tieu
Tim.tieu@recruiterexchange.com

Re: Due Diligence Technical Memorandum
2650 Bell Gin Road
Georgetown, Texas
MHE Proposal No. P3837

Dear Mr. Tieu:

We have completed the due diligence for the property located at 2650 Bell Gin Road in Georgetown, Texas. The following is a restatement of the engineer's scope of work for the Due Diligence for the project:

Engineer shall assist the property owner in evaluating the feasibility for the development of the property to include utilities and site infrastructure. The following development issues will include:

- Data Collection to include aerial photography, topography, USGS map, FEMA floodplain map, utility maps (if available), Roadway Improvement plans, City/County major thoroughfare plan, future land use plan, adjacent plats if available, existing surveys if available, etc.
- Preliminary Site/Land Planning Assistance
- Assess and identify potential site drainage problems, required improvements, and/or easement conflicts
- Review City and County Development Regulations, as applicable
- Edwards Aquifer, TCEQ, water quality, and low impact development (LID) requirements
- Obtain copies of existing/proposed plats and adjacent offsite road and utility plans, as available
- Identify platting process and requirements
- Review any required street dedications, extensions, or improvements that may be required by public entities within right of way (ROW)
- Provide applicable ordinances and standards for the property
- Determine utility providers request processes for water, sewer, and/or electric as appropriate
- Investigate Fire Protection Requirements
- Investigate offsite utility and infrastructure requirements

Major Issues

The major issue with the property is that it is not currently served by any wastewater line. Major wastewater interceptors are located nearby and may be used as a point of entry for wastewater generated by the site. Because of the topography of the area surrounding the site, a lift station will be required. The size and cost of the lift station would be based on the final development plan for the property.

Exclusions

Please note that this Technical Memorandum does not include information for the following items:

- A. Environmental site assessment, archeological or endangered species studies
- B. ALTA Survey / All Surveying
- C. Water Availability Study
- D. Geological Investigation
- E. Geotechnical Investigation & Recommendation



- F. On-Site Sewage Facility (OSSF) Suitability Report, Septic System Design
- G. All Permitting and all final design
- H. Traffic Impact Analysis
- I. Variance requests for all governing agencies and Authorities Having Jurisdiction (AHJ)
- J. Any and all other permitting required including Construction Plans
- K. Any and all required fees by Reviewing agencies and Authorities Having Jurisdiction (AHJ)
- L. Direct costs such as shipping, mileage and printing costs, see attached Professional Services Agreement

Please review the report and let us know how you would like to proceed. If you have questions or want to meet to discuss, feel free to contact us.

David Koberlein, PE, CFM, IAM, GISP
Project Manager

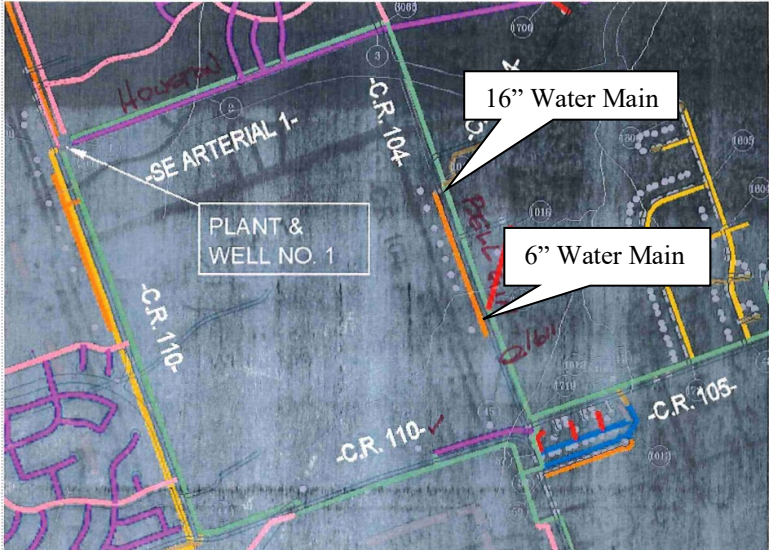
- Attachment 1) – Due Diligence Site Report
- Attachment 2) – Preliminary Conceptual Land Plan
- Attachment 3) – Development Timeline (Schedule)

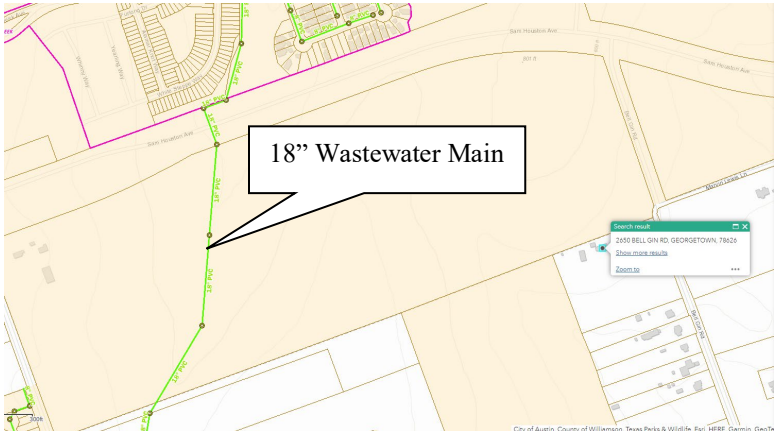
DUE DILIGENCE SITE MEMORANDUM
RESIDENTIAL DEVELOPMENT
2605 Bell Gin Road, Georgetown, Texas

PROJECT NAME: 2650 Bell Gin Road

PROJECT INFORMATION

<p>General Site Description (narrative)</p>	<p><i>Narrative</i> – The property consists of a single 9.07 acre tract of land, located the William Addison Survey, Abstract 21. The Williamson County Appraisal District (WCAD) parcel number is R038800 and the current ownership is Victoria Carroll. A preliminary land plan sketch should be completed, based on the developer’s intent, to be used as a guidance document for development of the tract. The property is located in the Georgetown Extra Territorial Jurisdiction (ETJ). While there is no zoning in the Georgetown ETJ the Long-Range Plan shows the area as Land Transitional Residential. The property location subjects it to City of Georgetown regulations for development. The property is also located in the Edwards Aquifer Transition Zone.</p>
<p>Authorities Having Jurisdiction</p>	<p>City of Georgetown – Platting & Site Development Permitting TCEQ – Located in Edwards Aquifer Transition Zone Williamson County - Septic (OSSF) Williamson County - Floodplain WCESD No. 8 (Georgetown Fire) International Fire Code Compliance Williamson County - Roads and Farm to Market Roads Williamson County - GWI Tax Georgetown Independent School District Tax</p>
<p><i>a. Platting/Zoning/Site Development/Construction Permitting</i></p>	<p>The property is in the Georgetown ETJ. As such, the City of Georgetown Unified Development Code, as amended will control development of this property. Georgetown UDC</p>
<p><i>b. Emergency Service District/Fire</i></p>	<p>Williamson County ESD #8 (WCESD-8) (Georgetown Fire Department) has jurisdiction for fire and emergency services. They will review site plan for the tract according to the 2018 IFC. The Georgetown Fire Marshal is Jason Fryer. Georgetown UDC</p>
<p><i>c. Driveways and Public Road Access</i></p>	<p>The property will have public road access onto Bell Gin Road Williamson County has jurisdiction over driveway location and placement along this road. The details of new roads or driveways will be approved through the construction plan review process.</p>
<p><i>d. TCEQ</i></p>	<p>The property is located within the Edwards Aquifer Transition Zone. A Water Pollution Abatement Plan (WPAP) or Contributing Zone Plan (CZP) will not be required.</p>
<p><i>e. Building Permits</i></p>	<p>In the county and Georgetown ETJ building permits are not required. The Georgetown Fire Marshal (Jason Fryer) will review the infrastructure construction plan to ensure the subdivision follows the 2018 IFC that has been adopted for the subdivisions in the Georgetown ETJ. 2018 IFC Fire Code</p>

<p><i>f. Floodplain</i></p>	<p>No portion of this property lies within a special flood hazard zone “A” as identified by the US Federal Emergency Management Agency (FEMA) boundary map, Community Panel No. 48491C0485F dated December 20, 2019.</p>
<p>Utilities (Availability, Capacity)</p>	
<p><i>a. Water (Domestic and Fire)</i></p>	<p>The property is served by Jonah Special Utility District (SUD). A formal Feasibility Study-Water Availability Request must be submitted to Jonah SUD before they will provide a notification that they can and will serve the new subdivision. The fee for the Feasibility Study is based on the number of LUE’s being requested according to this fee schedule:</p> <p>LUE # 1 \$150.00 LUE # 2 \$ 75.00 LUE # 3 \$ 75.00 LUE # 4 – AND UP \$ 15.00 per LUE</p> <p>The fee for 7 residential lots would be \$360.00. This fee must be paid to the utility at the time of the application request.</p> <p><i>Fire Service/Fire Flow:</i> According to the Georgetown UDC and Fire Marshal, the minimum fire flow requirements for single family homes on 1 -acre lots is 1000 gallons per minute (GPM). The request for this fire flow amount must be included in the Feasibility Study request to Jonah (SUD)</p> 

<p>b. <i>Wastewater</i></p>	<p>No public wastewater lines are present. The nearest wastewater line, owned by the Georgetown Utility System (GUS) is approximately 800 ft away and may require the construction of a lift station. To determine if the GUS wastewater line can be used, a Utility Evaluation Request (UER) must be submitted to City of Georgetown through the My Government On-line portal. The fee for this UER is a flat rate, \$310.00. The UER will determine if the capacity exists and what infrastructure improvements would be needed to connect. If the desire is to connect to public wastewater, the size of the lots could be decreased significantly and the lot count for this parcel could be between 30 and 40. <u>This would also affect the Feasibility Study request and fee for the Jonah SUD Feasibility study.</u></p> <p>If the desire is to go with large lots the minimum lots size in Williamson County is 1-acre with On-Site Sewer Facilities (OSSF). OSSF requirements fall under the jurisdiction of Williamson County. The services of a registered sanitarian will be required to investigate the property and provide the OSSF feasibility report to Williamson County OSSF as part of the platting process.</p> 
<p>c. <i>Electricity</i></p>	<p>ONCOR currently serves the area. There is a three-phase line on the east side Bell Gin Road which runs along the eastern edge of the property. The development’s electrical load requirements will be developed and coordinated with ONCOR to determine if there is capacity in the current system or if upgrades to the system are planned or will be required. The service request and the “will serve” letter for the property will be requested through ONCOR.</p>
<p>d. <i>Stormwater</i></p>	<p>A drainage analysis will be required to determine if there will be a requirement for treatment of stormwater before it leaves the property. For platting purposes, a Preliminary Drainage Report is required. Williamson County requires that a Final Drainage Report be completed and submitted for review and approval when construction plans are submitted for review. A summary letter, prepared by a registered professional engineer, is required explaining how the proposed improvements will not result in any adverse drainage impact to properties upstream or downstream. Peak stormwater runoff leaving the property is required to be returned to pre-project conditions through peak runoff mitigation detention.</p>

<p><i>e. Gas</i></p>	<p>Based on the site investigation there is no evidence of natural gas service near the property.</p>
<p><i>f. Telecommunications</i></p>	<p>Based on a mapping and imagery review only, it appears that there are no high-speed telecommunication lines near the site. An onsite survey will need to be conducted to confirm this finding.</p>
<p>Other Site Constraints</p>	
<p><i>a. Topography / Drainage</i></p>	<p>The topography of the tract shows that storm water generally drains from north to south. The average slope across the property south to north is about 3.0%. Much of the stormwater flow on the property flows to ditches along Bell Gin Road.</p>
<p><i>b. Trees</i></p>	<p>There appear to be 3 to 5 stands of trees on the site that may require protection or preservation. A survey of the property will be required and will reflect which if any of the existing trees require special protection or consideration.</p>
<p><i>c. Environmental</i></p>	<p>There are no references in the Georgetown UDC that requires an Environmental Site Assessment be conducted as part of the platting process for this property. This statement does not relieve the possibility that an environmental issue exists on the property. The landowner is encouraged to obtain an Environmental Site Assessment (ESA) when considering any development of a property.” Georgetown UDC</p>
<p><i>d. Geological Assessment</i></p>	<p>This property is not located in the Edwards Aquifer Recharge Zone and thus does not require a Geological Assessment according to Georgetown UDC Section 11.07.050.</p>
<p><i>e. Future Land Use</i></p>	<p>As it is shown today, the Williamson County Long Range Transportation Plan (LRTP) has no proposed routes that run across or on the boundary of the property. WILCO LRTP</p>
<p><i>f. Miscellaneous</i></p>	<p>There appears to be an old concrete foundation, some abandoned livestock corrals, and an old barn/shed on the property.</p> 