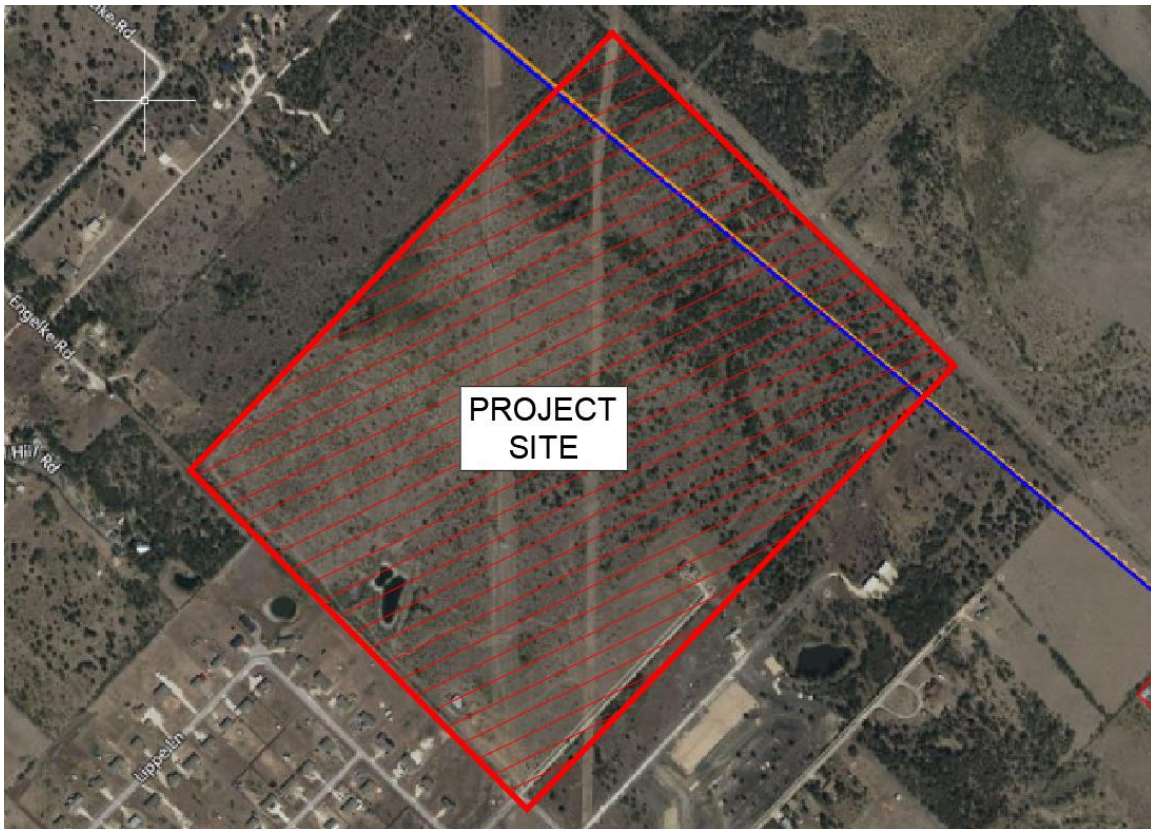




1001 SCHUBERT LN PRELIMINARY CIVIL ENGINEERING REPORT

*Prepared by
Hunter Shadburne
Austin Civil Engineering
9501B Manchaca Road, Suite 220
Austin, TX 78748
512-306-0018 ph
512-306-0048 fx*



1001 SCHUBERT LN, NIEDERWALD, TX 78640

Contact:
Rick Shurtz
rs@austincivil.com
512.350.7289

Property Information

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1001 SCHUBERT LN, TX 78640

1.0 SCOPE

The information provided herein is intended for **Preliminary Use Only**. For definitive information, Austin Civil Engineering can perform a more in-depth feasibility study.

For in-depth answers to these and other questions, please

-
- *Book a complimentary 30-minute consultation:*
-

www.austincivil.com/solutions

-
- *Hire Austin Civil Engineering for more in-depth research*
-

2.0 PROPERTY INFORMATION

2.1 *Summary Comments: Usable Land*

Land Area

- Total property – 125 acres
- Located outside a flood zone – Exhibit C
- Located in Niederwald city ETJ – Exhibit D
- Located outside the zoning limits of Niederwald city– Exhibit E

This is what requires deeper research:

- Further details concerning impervious cover limitations can be furnished within the scope of an in-depth feasibility study.
- The property is located beyond the zoning limits of the City of Niederwald. Permits for new development may need to be requested from Hays County. Further details can be provided through an in-depth feasibility study.

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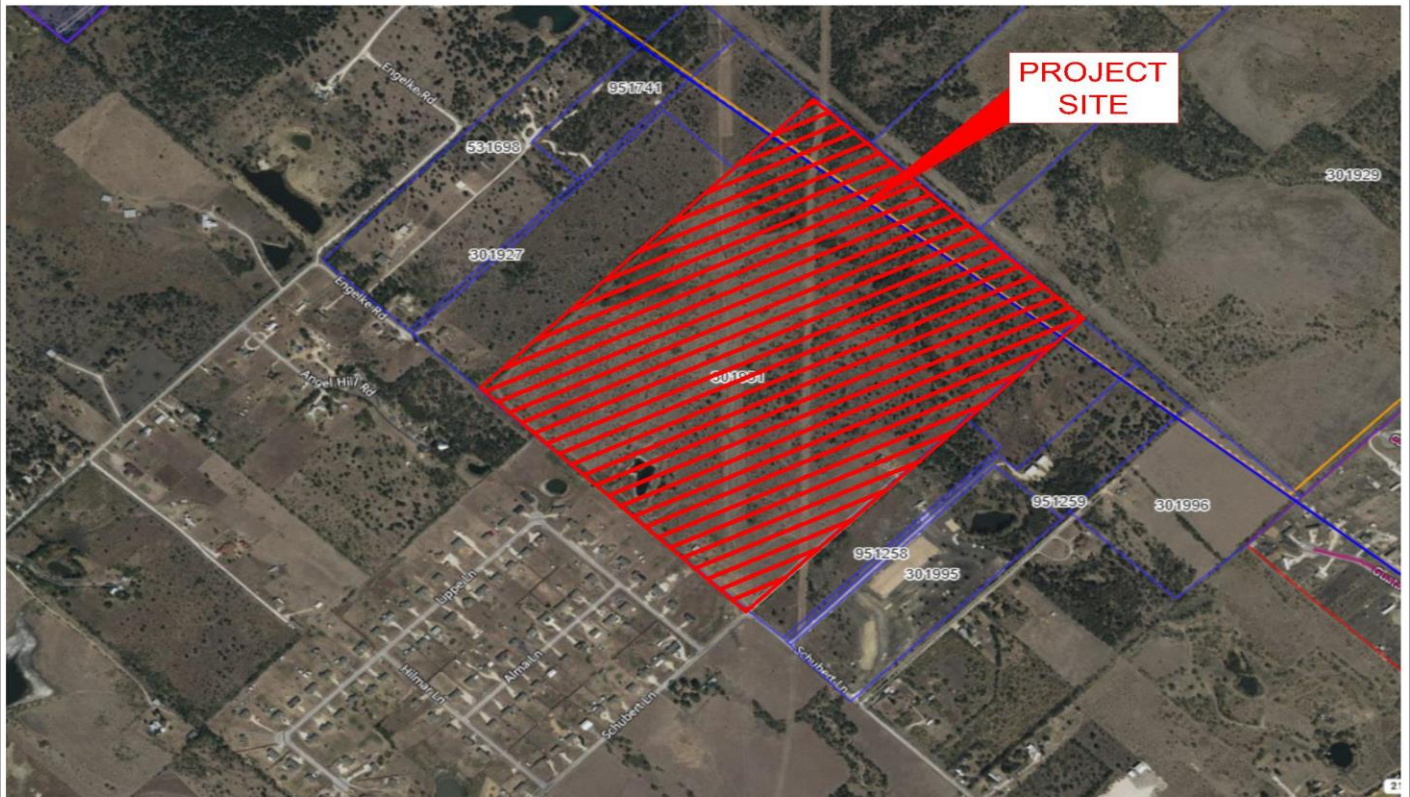



EXHIBIT A	<p>PRELIMINARY REPORT</p> <p>1001 Schubert Ln, Niederwald, TX 78640</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	AERIAL MAP	

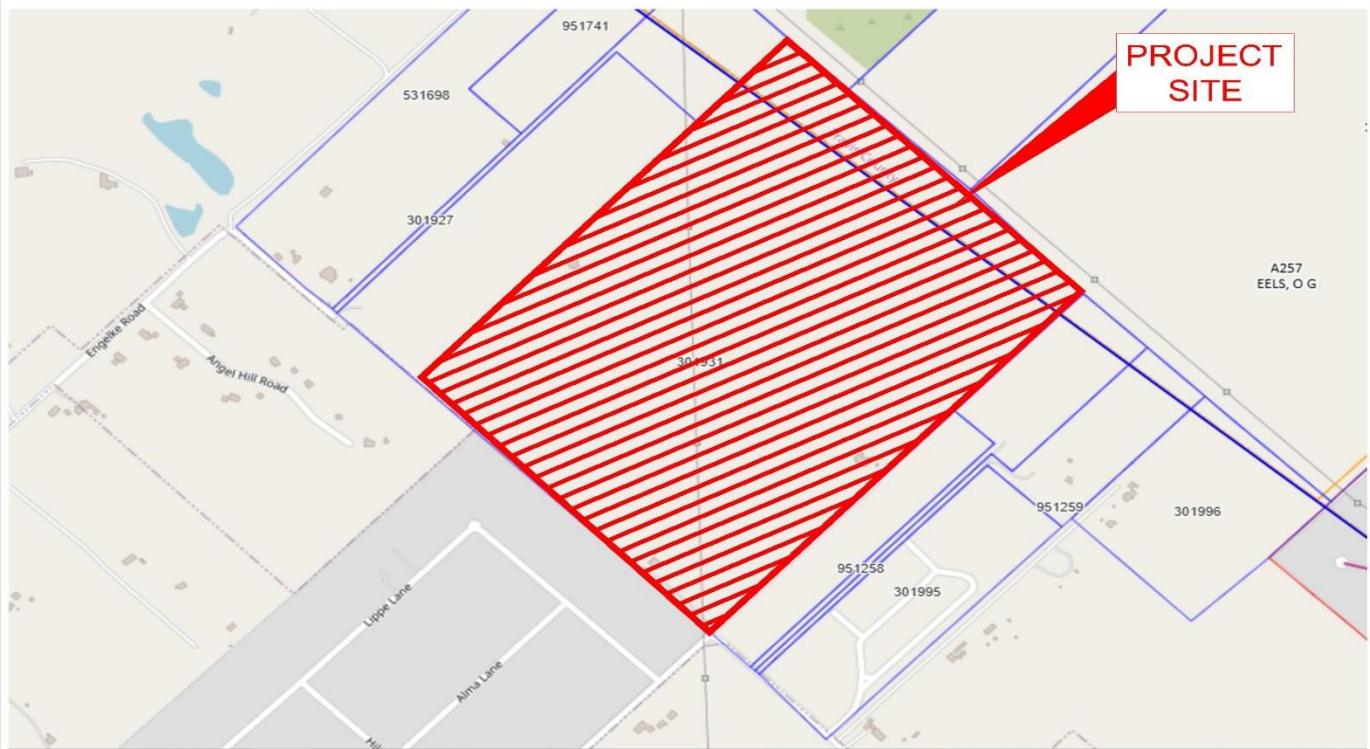
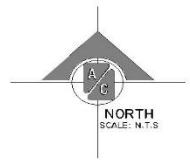

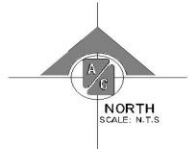
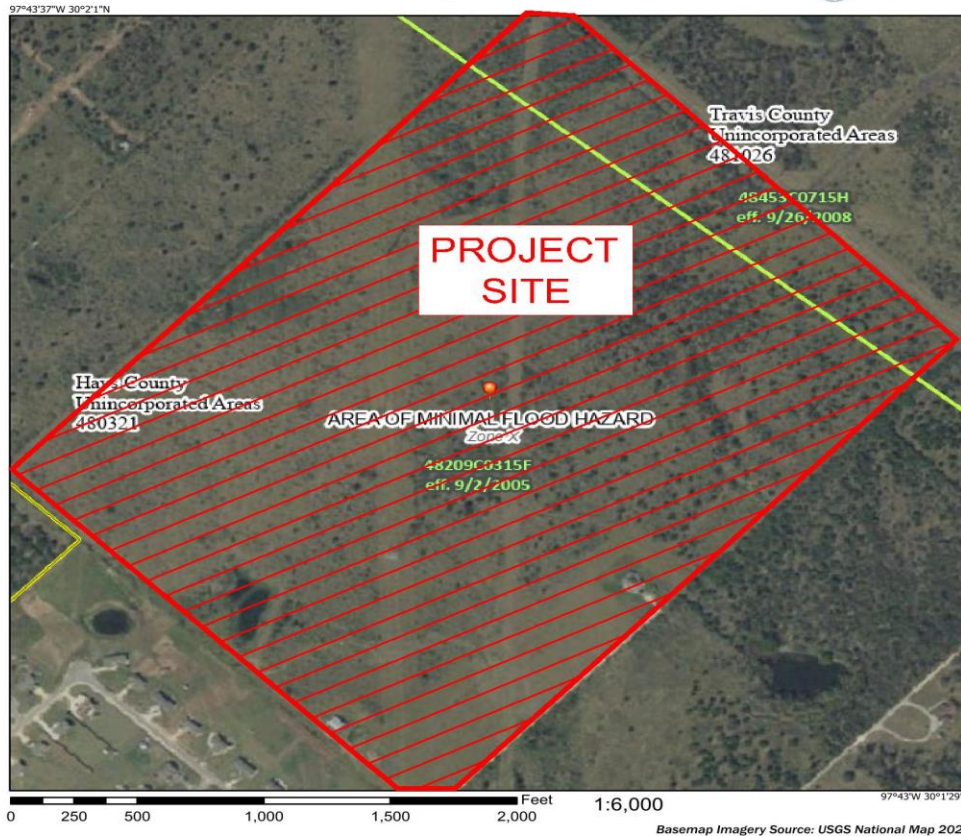


EXHIBIT B	<p>PRELIMINARY REPORT</p> <p>1001 Schubert Ln, Niederwald, TX 78640</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	VICINITY MAP	



























National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AE
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2025 at 11:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT C

PRELIMINARY REPORT

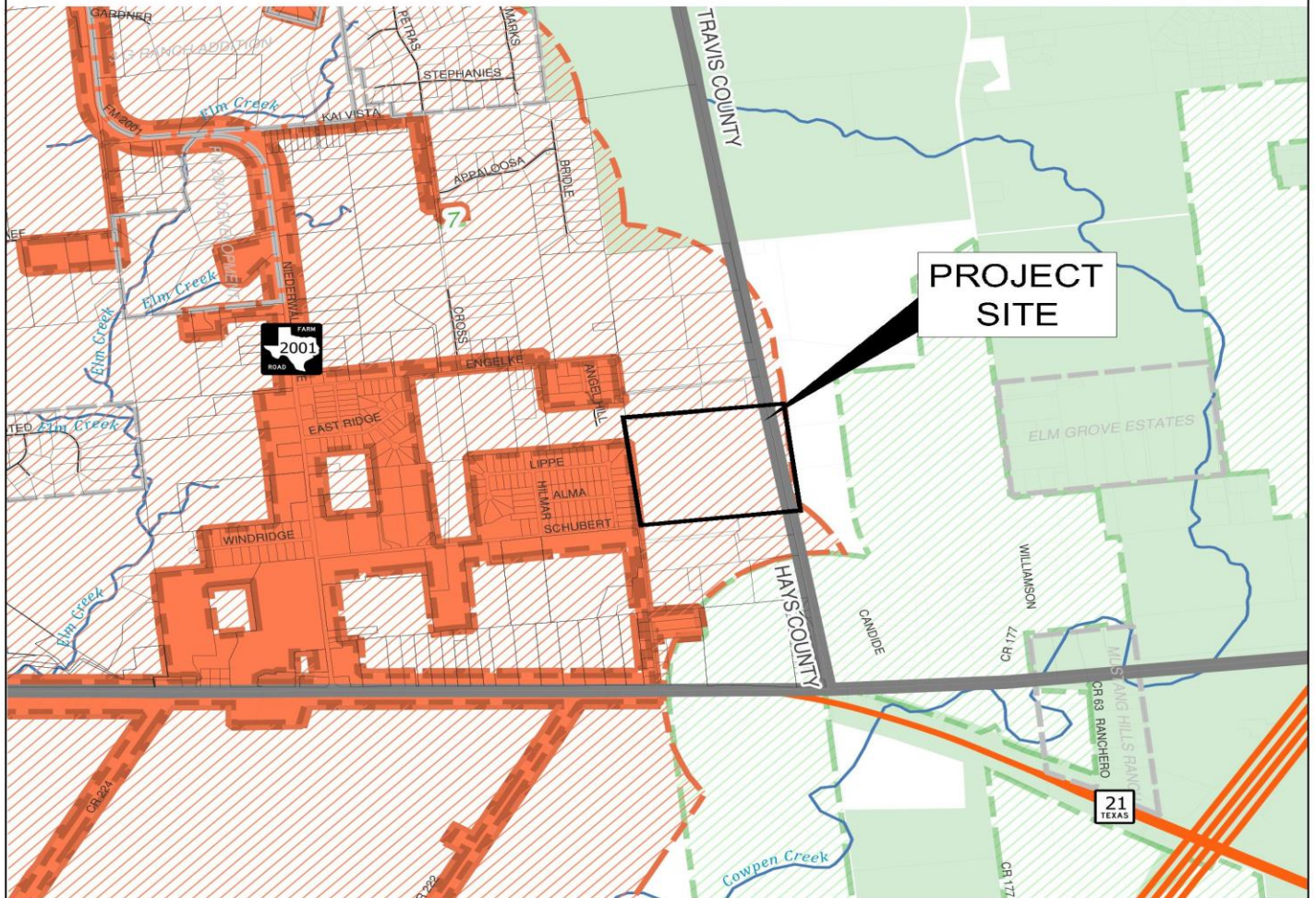
1001 Schubert Ln, Niederwald, TX
78640

FIRMETTE MAP



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Legend

- Major Roads
- Subdivisions
- Watercourses
- County Boundaries
- Adjacent City Limits
- Adjacent ETJ Limits
- Niederwald ETJ
- Niederwald City Limits

EXHIBIT D

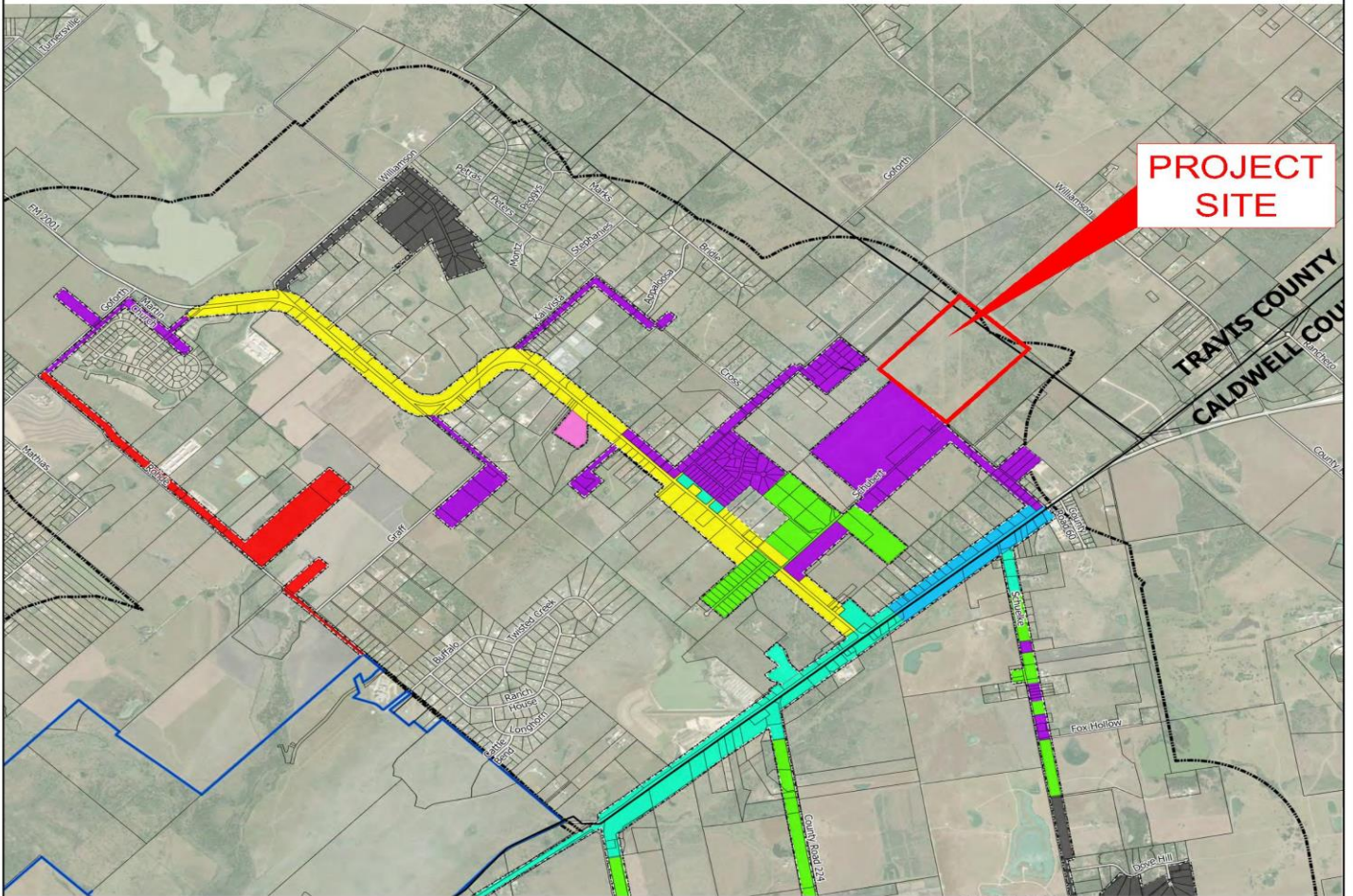
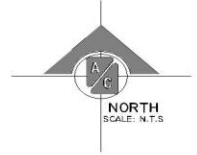
PRELIMINARY REPORT
1001 Schubert Ln, Niederwald, TX
78640

JURISDICTION



**AUSTIN CIVIL
ENGINEERING, INC.**

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PH: (512) 306-0018



Niederwald

Zoning

- A
- LI
- LR

- MF-1
- MH
- SF-1
- SF-2
- GB

EXHIBIT E

PRELIMINARY REPORT

1001 Schubert Ln, Niederwald, TX
78640

ZONING MAP



**AUSTIN CIVIL
ENGINEERING, INC.**

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3.0 UTILITY SERVICE

3.1 Summary Comments: Utilities

Water

Provider: Goforth SUD

Available service: There are 3, 6 and 8-inch water lines near the property – Exhibit F.

Wastewater

No wastewater line appears to be shown in the area. Wastewater service may have to be provided by OSSF.

Gas

Provider: Energy Transfer Company.

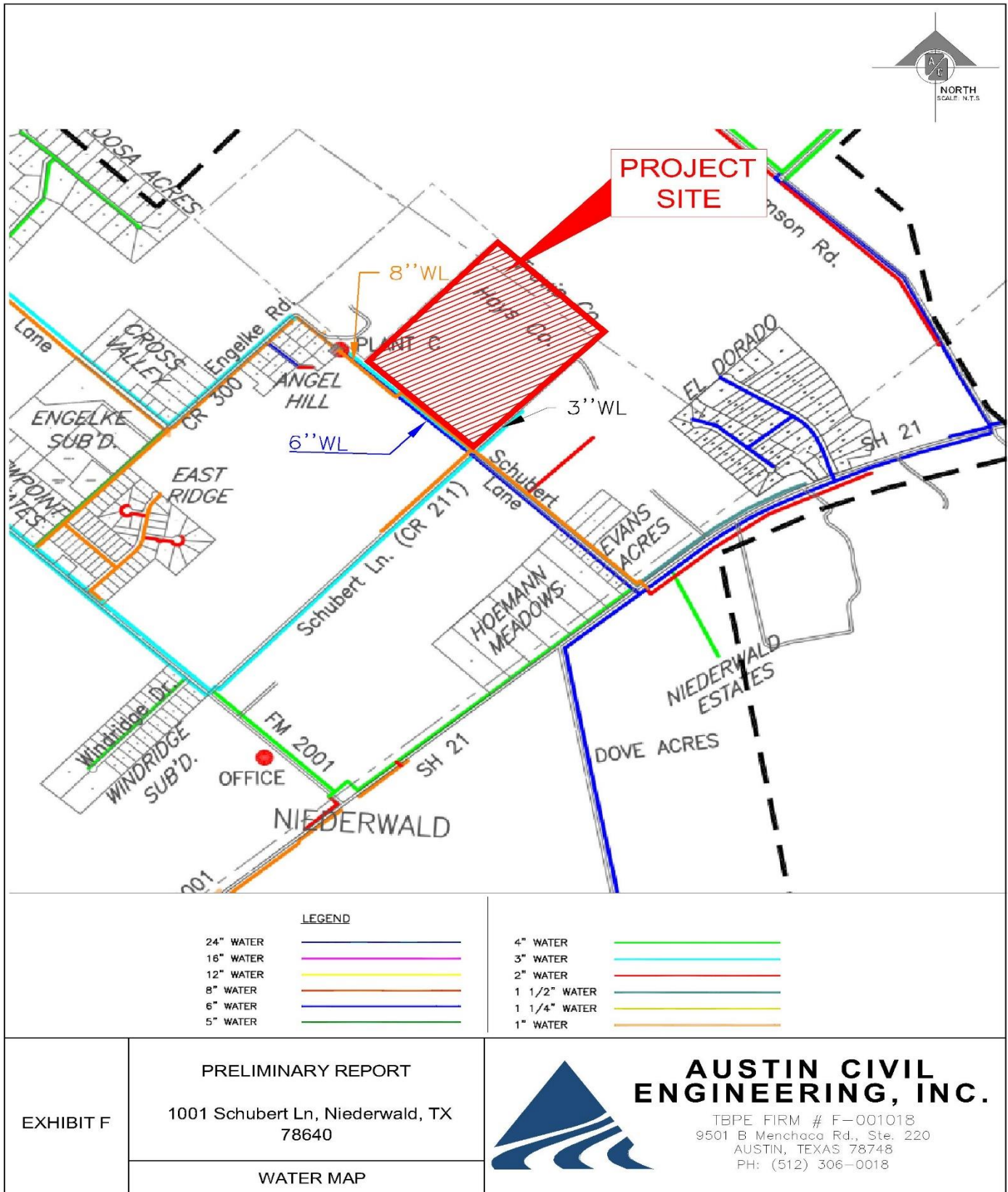
Available service: There is a 16-inch gas line inside the property – Exhibit G.

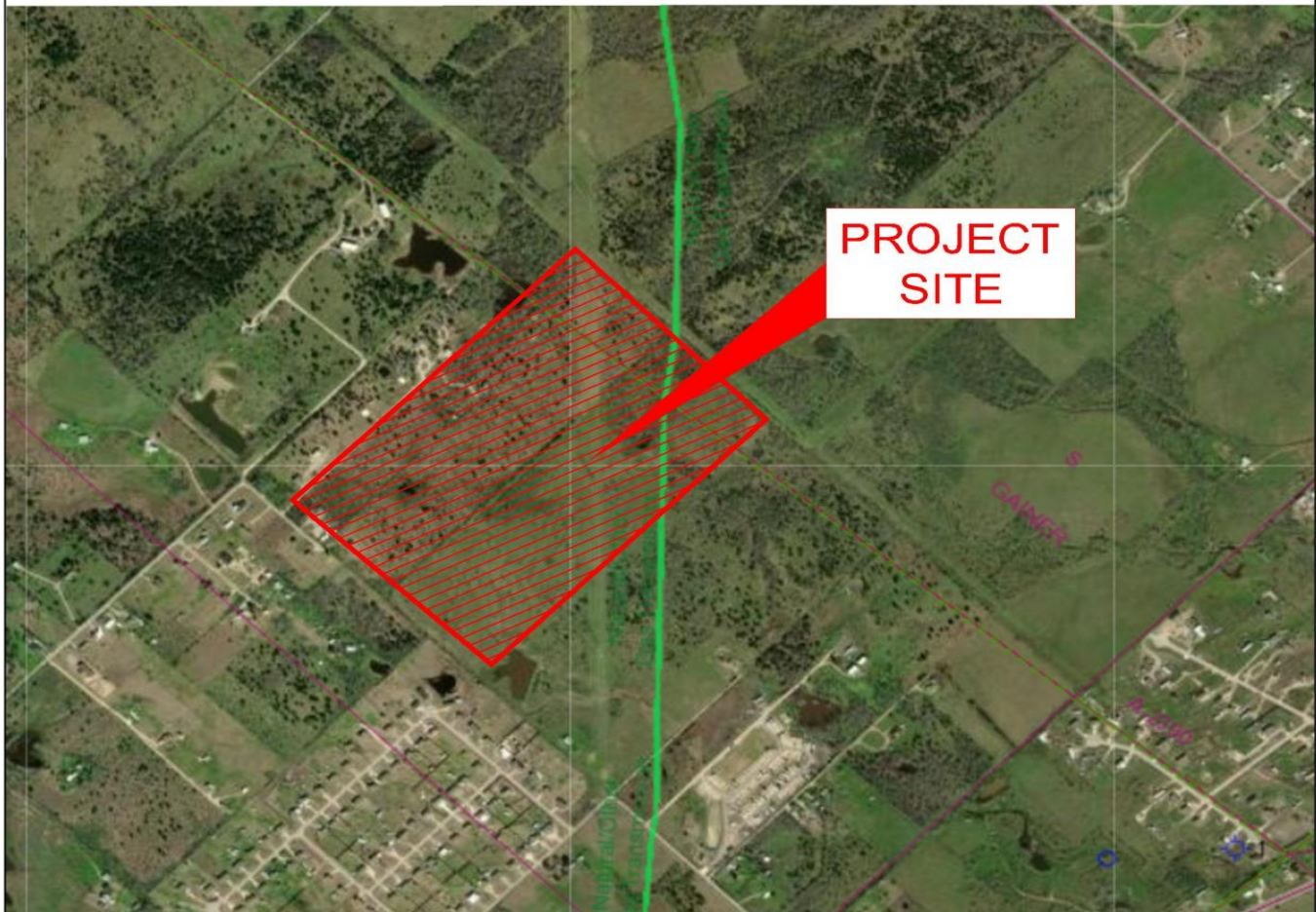
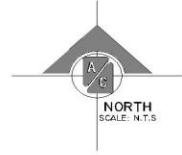
Electricity

Provider: Bluebonnet Electric Coop, Inc.

There are two overhead power lines that cross the property of 345 vol. each. – Exhibit H.

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GIS Identify Results - Pipeline Attributes


COUNTY FIPS	453
OPERATOR	ENERGY TRANSFER COMPANY
COMMODITY DESCRIPTION	NATURAL GAS, TRANSMISSION
SYSTEM NAME	PRAIRIE LEA
SUBSYSTEM NAME	3103 PRAIRIE LEA TO AUSTIN
DIAMETER	16
PS NUMBER	252017
T4PERMIT	00749
T4PERMIT MILES	4.38
STATUS	In Service
INTERSTATE	No
CONTACT PHONE NUMBER	(713) 989-7221

EXHIBIT G	PRELIMINARY REPORT 1001 Schubert Ln, Niederwald, TX 78640	 AUSTIN CIVIL ENGINEERING, INC. TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018
	GAS MAP	



ID	307157
TYPE	AC; OVERHEAD
STATUS	IN SERVICE
OWNER	BLUEBONNET ELECTRIC COOP, INC
VOLTAGE	345

ID	304648
TYPE	AC; OVERHEAD
STATUS	IN SERVICE
OWNER	BLUEBONNET ELECTRIC COOP, INC
VOLTAGE	345

EXHIBIT H	<p>PRELIMINARY REPORT</p> <p>1001 Schubert Ln, Niederwald, TX 78640</p>	 <p>AUSTIN CIVIL ENGINEERING, INC.</p> <p>TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	ELECTRICITY MAP	