

SUBJECT DESCRIPTION – TRACT 2

Location:	The property is located along the north side of CR 346 about 0.8 mile east of SH 95, south of Granger in Williamson County, Texas.
Land Area:	127.74 acres per Williamson Central Appraisal District Records. A survey would be required to verify the total land area.
Shape:	The subject has a rectangular shape. Please refer to the maps presented on the preceding pages.
Frontage:	<p>The subject has ±1,700 feet of frontage along the north side of CR 346 which is an asphalt paved road maintained by Williamson County.</p> <p>The Long-Range Transportation Plan for Williamson County indicates that a proposed east/west arterial crosses the central portion of the subject property. There is no time frame for construction of this roadway.</p>
Topography:	The subject has a mostly level topography.
Flood Plain:	Based on the data obtained from the FEMA National Flood Insurance Program Digital Flood Insurance Maps for Williamson County, Texas, (effective date December 20, 2019) no portion of the subject's land area is located within the 100-year flood plain.
Land Use:	Most of the property is currently and has historically been used for the cultivation of row crops.
Zoning:	The subject property is outside any city limits and is not zoned.
Utilities:	<p><u>Water</u> – The subject is located within the Jonah SUD service area. There is a 3-inch water line along CR 346.</p> <p><u>Wastewater</u> – The subject neighborhood utilizes on-site septic systems for wastewater disposal. There are no public wastewater lines located in close proximity to the subject.</p>
Soils:	The Soil Survey of Williamson County indicates the predominant soils on the property are Branyon clay with 0-1% slopes and 1-3% slopes and Heiden clay with 5-8% slopes, eroded. Please refer to the Soils Map presented prior to the Subject Description.
Easements:	During the site visit, the appraiser attempted to identify any easements impacting the property. Typical utility service lines were visible.