

Site Investigation Memo

CR 404, TAYLOR, TX 76574

Property | Land Use

Property Size: Approx. 58 Acres on the north side of Samsung Hwy. and 9 acres on the south side of Samsung Hwy.

Tax Parcel IDs: R019448 (“North Tract”); R019448 (“South Tract”)

General Location: Approximately ½ mile east of the FM 3349 and Samsung Highway intersection in Taylor, Texas

Jurisdiction: City of Taylor Extraterritorial Jurisdiction (ETJ)

Neighborhood Plan: N/A

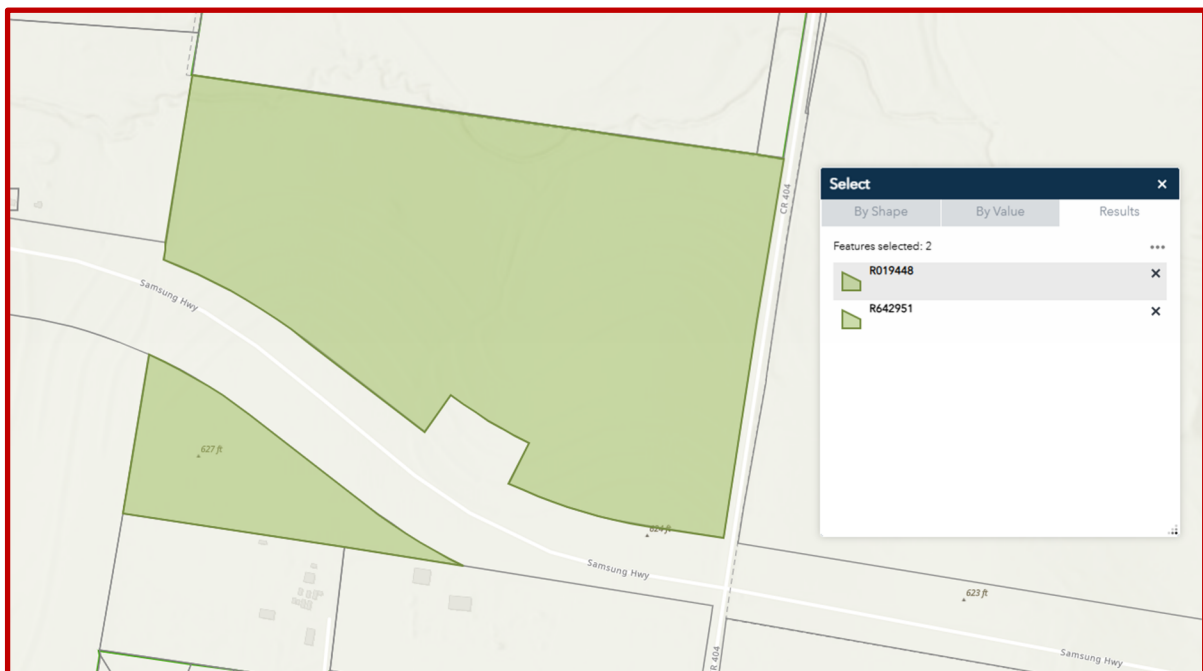
Land Use Inventory: Agriculture/Undeveloped

Zoning: No zoning or land use regulations are applicable to the subject property within the ETJ. However, land use regulations may be applied on the property through the annexation or development agreement process. If certain services, such as wastewater, are sought through the City of Taylor, then annexation or a development agreement may be required. Only annexation would impose zoning regulations.

Adjacent Zoning: North/Northwest - Employment Center/Planned Development Overlay

Adjacent Land uses: North - Industrial, East - Undeveloped, South - Undeveloped, Northwest – Manufacturing

Future Land Use: The City of Taylor has designated the area in the vicinity of the subject property an “Area of Minimal Change” on their Future Land Use Map. The property directly northwest, known as the Samsung campus has been designated as a “Special Employment District.” The property directly north, known as the Taylor Rail Park has been designated as a “Employment: Regional District.” A Future Land Use Map amendment would be required for any annexation or development agreement consideration by the City of Taylor. All of the Future Land Use designations in Taylor strongly encourage a mix of uses and a traditional, walkable urban form.



Drainage

Onsite: The subject property currently has no on-site detention facilities or drainage infrastructure. On-site detention facilities would need to be provided with development.

Offsite: The site has minimal offsite drainage from the adjacent properties with the exclusion of the floodplain on the North Tract.

Impervious Cover Limit: Williamson County does not directly regulate impervious cover.

FEMA Flood Plain: The site has approximately 8.2 acres of floodplain along the northern boundary of the North Tract.

Underground SS adjacent to site: No

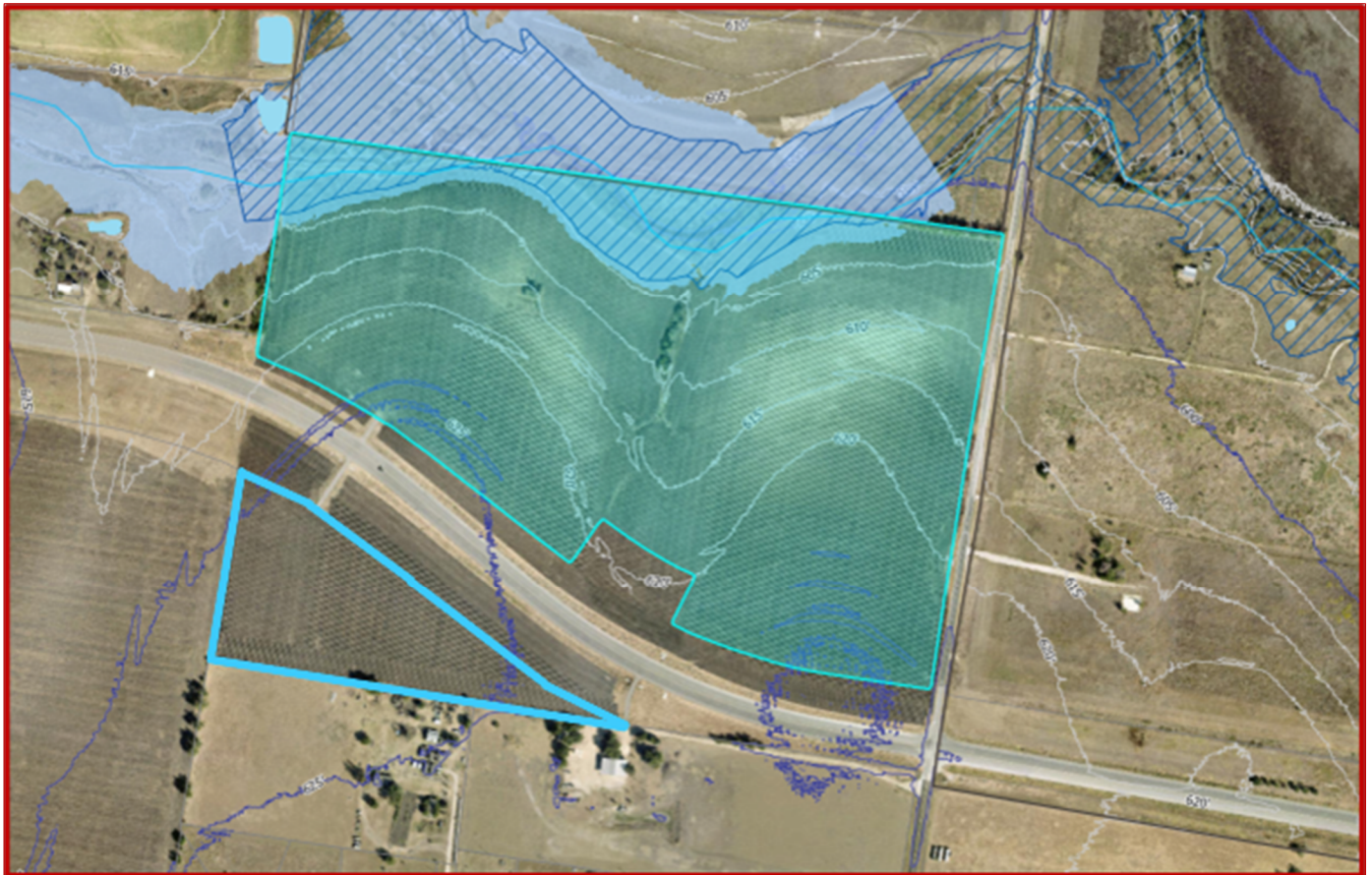
Environmental

Edwards Aquifer Recharge/Contributing Zone: No

Tree Coverage: Per an aerial study there is minimal tree coverage on the site. A tree survey will need to be completed to determine if the site has any protected trees that would require preservation.

Existing Impervious Cover: The site currently contains very limited existing impervious cover.

Water Quality: Not required outside of Edwards Aquifer protection zones or in the City of Taylor.



Domestic Water Supply

Water System: The subject property is located within the CCN of Manville WSC. It appears that the closest Manville WSC waterline is located approximately 1.5 miles to the east in FM 973 and lacks capacity for new development. Alternatively, there is a City of Taylor 16" waterline located approximately 1,700 LF to the north of the site within RCR Parkway. In order to be served by the City of Taylor the property owner would need to request a release from Manville WSC's CCN.

SER: If served by Manville WSC, An SER will need to be submitted to determine if the nearby waterlines are adequate to serve the proposed development. If served by the City of Taylor after a CCN swap, an SER will need to be submitted to the City of Taylor to determine if the nearby waterlines are adequate to serve the proposed development.

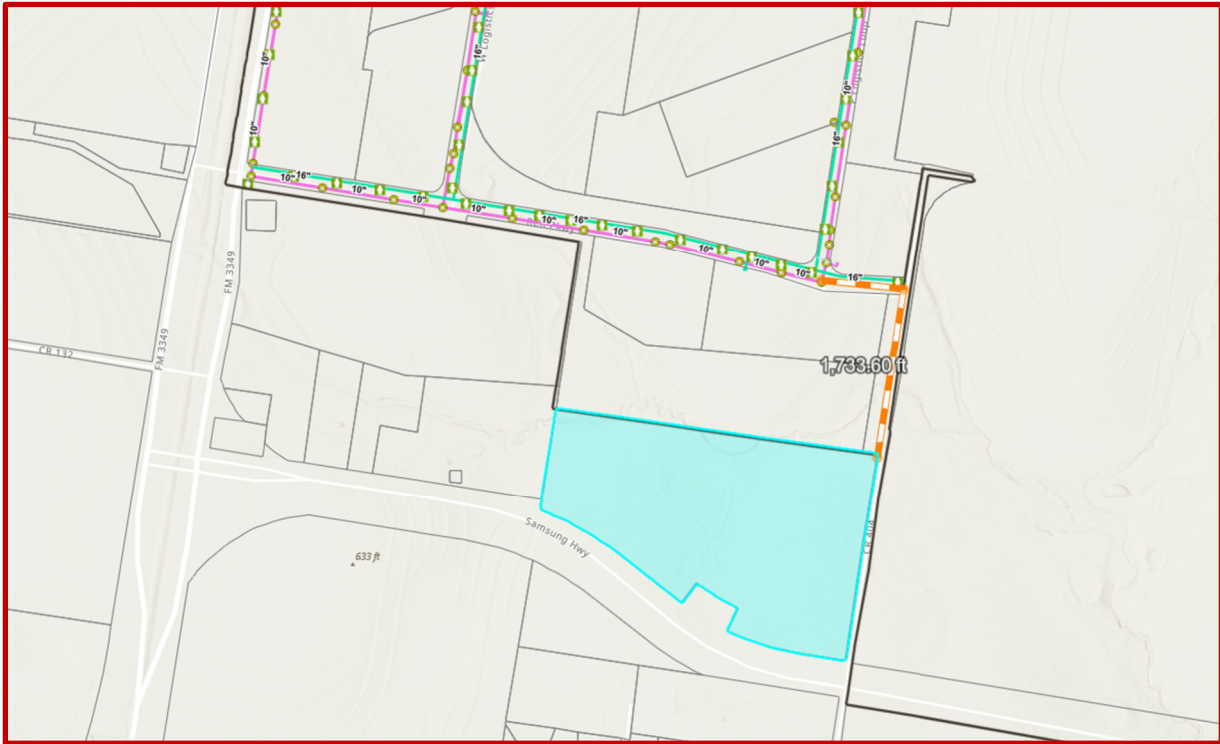
Impact Fees: If served by Manville WSC, the impact fee per LUE is \$12,071. If served by the City of Taylor after a CCN swap, the impact fee per LUE is \$2,919.

Wastewater

Underground Sewer System and Proximity: The subject property is not located within the CCN or service area of any retail wastewater supplier. The City of Taylor could be able to provide service to the subject property by extending a gravity wastewater main extension to the creek and a lift station on site to pump to the gravity extension. Williamson County permits all Onsite Sewage Facilities if septic is the preferred solution to wastewater service.

SER: If service from the City of Taylor is necessary, an SER will need to be submitted in order to determine the scope of wastewater extensions that will be required.

Impact Fees: The City of Taylor impact fee per LUE is \$2,799.



Electric

Service: The site is certified for service from Oncor. It will need to be confirmed that there are no potential electric capacity issues in this area once the project is defined.

Gas

Service: Service may be available but would need to receive confirmation from providers that service is available.

Roads/Transportation

ROW Dedication: The City of Taylor Transportation Plans calls for Samsung Highway to be built out as an “Enhanced Regional Roadways” to Williamson County and TxDOT standards and has been constructed per the Transportation Plan requirements. It also identifies CR 404 as a “Community Boulevard” to the east of the property. “Community Boulevards” can be 2-, 4-, or 6-lane roads depending on the anticipated traffic volume. The City of Taylor requires subdivisions to dedicate and construct one-half of all perimeter streets (Section 2.8) so improving CR 404 will likely be a requirement of any redevelopment on the property.

Traffic Impact Analysis (TIA): The City of Taylor requires a Trip Generation and Distribution Study (Section 5.1, Engineering Manual) is required for all projects that generate at least 50 peak hour trips. A TIA is required for all projects that generate at least 100 peak hour trips.

Samsung Highway

Road Classification: Existing Major Arterial

Number of Lanes: 4 lanes in existing condition

Sight Distance Issues: None

Traffic Light Proximity: None

Existing Curb Cuts on Site: Yes

Driveway Permits Needed: Yes

Sidewalks on Adjoining ROW: No

CR 404

Road Classification: County road

Number of Lanes: 2 lanes in existing condition

Sight Distance Issues: None

Traffic Light Proximity: None

Existing Curb Cuts on Site: No

Driveway Permits Needed: Yes

Sidewalks on Adjoining ROW: No