

Memorandum

DATE: Friday, January 14, 2022
TO: Ravi Polishetty
FROM: Eric Swartz, P.E.
SUBJECT: Trappers Trail, 80 Ac Tract
Intersection of Trappers Trail and Verna Street
Travis County
Project # 50685

Summary:

At your request, we are providing the following site information for the 80.6-acre tract, consisting of two parcels of 12.355 and 68.278-acres, located at the northeast quadrant of Trappers Trail and Verna Street. The site information is based on readily available data available on the internet from various governing agencies and may not represent all of the site characteristics. The information is intended to assist you in the initial evaluation of the potential constraints and opportunities for development of the land for residential uses.

Sanitary Sewer Access

Only a portion of the tract is located within Austin's Extraterritorial Jurisdiction (ETJ) and Sanitary Sewer Certificate of Convenience and Necessity (CCN) Area, while the remaining land is not covered. Austin's sewer lines are 3.8 miles west of the site and would be unfeasible to connect to. Given that condition, the site is governed by Travis County regulations, with on-site sewage facilities (septic tanks) allowed on one-acre lots.

Watermain Location & Size

There is a three-inch water within Trappers Trail. This line does not have capacity for a development without costly improvements. A water well would be anticipated for the development.

Roads

The site is located along Trappers Trail, a two-lane asphalt local collector. Trappers Trail is not maintained between Verna Street and Jonah Lane and should not be considered usable for development. The Travis County Transportation Blueprint indicates improvements to the area but does not indicate any improvements in the project's immediate vicinity.

Additional Data:

The following is a bullet point summary of key items found during due diligence prior to preparing a full site investigation report.

- The 12-acre tract is located at and is bordered by the following:
 - Adjoined by a vacant lot to the northwest;
 - Single Family structures on the lot to the southeast;
 - The 68-acre tract to the northeast;
 - Bounded on the southwest by Trappers Trail.
 - Across the local road lies multiple lots with trailers.
- The 68-acre tract is located at and is bordered by the following:
 - The tract is landlocked, bounded by lots without immediate access to a public roadway;
 - Per the provided survey and easement document, there is a 30-foot ingress/egress easement to the northwest corner of the tract. Further research is required to determine if this easement provides access all the way to Quite Oaks Lane;
 - The site is bordered by 12 tracts, ranging from 3.84-acres to 108-acres, most of which are undeveloped or have few single-family structures.
- The property lies within Travis County. The western half of the 68-acre tract that is within the Austin ETJ.
- The property is undeveloped and is dense with trees of unknow species and size.
- Per the City of Austin Lidar Map, the site slopes down from the north and south towards Dry Creek, which generally runs west to east across the property.
- The site has approximately 50 feet fall from the south to the creek and approximately 70 feet fall from the north to the creek.
- Initial review of the survey indicates the one access easement towards the north. No additional easements were reflected on the survey.
- One stream was identified on the National Wetlands Inventory crossing the site from west to east. The creeks are potentially jurisdictional. However, no additional information is publicly available and additional study is likely needed.
- Approximately, the western half of the 68-acre tract is located inside of the City of Austin Extra Territorial Jurisdiction (ETJ), with the remainder of the site is outside of the City and ETJ limits.
 - This portion lies within Austin's Impact Fee Boundary 2018.
- Other than the Austin ETJ, the property is outside of any Municipal Sanitary Sewer CCN.
 - Only the western section that lies within the ETJ could be covered by Austin services.
 - The nearest sewer is 3.8 miles away, or 6.4 miles following a likely path. This extension is likely unfeasible for the development.
 - Initial City response is they won't have concerns if the site is developed using septic tanks.
- FEMA FIRM Panel #48453C0515H, dated 9/26/2008, indicates the majority of the site is Zone X, areas outside the floodplain, while the eastern quarter of the creek is Zone A and contains FEMA 100-year floodplain.

- Per Travis County Transportation Blueprint, there are no proposed improvements to Trappers Trail. The nearest improvement projects are for Blake Manor and Biting School Road to four-lane divided roadways.
- Manville WCS has stated that there is no additional capacity without costly improvements.
- As previously discussed, Austin does not have sewer services in the vicinity of the project and could only serve half of the property. Per Travis County regulations, on-site sewage facilities will be allowed on one-acre lots.
- Underground storm drain lines were not reflected on the survey.
- Overhead electric and telecom lines appear to be available along Trappers Trail.

Disclaimer:

Sambatek relied on information provided to us by others and publicly available at the time of publication in the preparation of this report. Sambatek assumes no liability for the correctness or accuracy of the information. Client shall confirm critical items prior to acquiring the property.