

Memorandum

DATE: Wednesday, July 28, 2021
TO: Ravi Polishetty
FROM: Eric Swartz, P.E.
SUBJECT: Cedar Park, TX - 9.5 Ac Tract (2021)
Project # 50272

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

- The tract is located in the Cedar Park city limits and is bordered by the following:
 - Adjoined by single family on the north;
 - Adjoined to the east by a single-family residence and is zoned Development Reserve. The next lot to the east is developed and zoned Heavy Commercial;
 - Undeveloped tract to the west, zoned light industrial;
 - W. Whitestone Blvd. to the south adjoined by a self-storage facility, located outside Cedar Park city limits;
 - There is also an undeveloped lot located east of Vista Oaks Drive, zoned Local Business Connected.
- The majority of the property is within Travis County. The remainder lies within Williamson County.
- The property is undeveloped and is moderately dense with trees.
- Initial research did not uncover any easements within the tract. A drainage easement serving the single family development to the north appears to be located off the property.
- Per the National Wetlands Inventory and city resources, there are no wetlands, streams, or environmentally sensitive features identified on site.
- Per the City Zoning Maps, the tract is currently zoned Professional Office and Development Reserve. Development Reserve (DR) is defined as such:

“Large tracts of undeveloped land generally that may be used for agricultural uses and/or individual home sites at a very low density. This district may be assigned to land that is annexed into the City prior to its designation of permanent zoning in accordance with the Future Land Use Plan. Land previously zoned Rural Agricultural “RA” is now zoned Development Reserve (DR).”
- The property lies within the City of Cedar Park Certificate of Convenience and Necessity (CCN) for both water and sewer.
- FEMA FIRM Panel indicates the site is Zone X and does not reflect an encroachment of the 100-year floodplain.
- The tract is listed as Regional Office/Retail/Commercial on the city’s future land use map.

- The 2015 Transportation Master Plan does not indicate improvements along this segment of W. Whitestone Blvd.
- The city's utility map indicate the following utilities along W. Whitestone Blvd.:
 - 12-inch watermain on the north side of the roadway;
 - 12-inch wastewater forcemain;
 - 8-inch wastewater main, starting Vista Oaks and running northwest.
- Utility maps indicate a 6-inch wastewater stub-out to the property located at the northeast corner.
- Underground storm sewer drains were not found in the project vicinity.
- Overhead electric and telecom appear to be traversing through the site.
- Additionally, overhead electric and telecom services are located along W. Whitestone Blvd.
- Electricity will be Provided by the Pedernales Electric Cooperative (PEC).
- W. Whitestone Blvd, or E. Ranch to Market Road 1431 will require TxDOT review and permitting.
- The site is located within both TCEQ and LCRA water quality regions, additional permits are anticipated.
- The site is located within the Edwards Aquifer recharge zone. Additional permitting is anticipated.

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.