



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

July 30, 2020

Mr. Kacey Lee
Twin River Partners
2110 W. Slaughter Lane # 107
Austin, Texas 78748

**Re: Feasibility Analysis for Hays Parcels 11572 & 11618
Uhland, Texas SH 21**

Dear Kacey:

The following is our feasibility analysis for potential development of land along SH 21 in Uhland, Texas, specifically Hays County CAD parcel numbers 11572 and 11618 which is approximately 20.87 acres (20.42 acre tract and 0.45 acre tract) as described in Title Commitment #9992-20-7962 Westcor Land Title Insurance Company.

Physical Site Conditions:

- **Current Zoning:** The site is located in Uhland, Hays County, Texas situated between SH 21 on the north and Old Spanish Trail on the south. The tract is located within the Uhland City Limits according to the Uhland City Limits map found on their web site with current zoning being AG and SF-1.
- **Topography:** The site is steep for development purposes with slopes averaging about 8% with some areas as steep as 15%. The steep grades will create significant challenges for land development. In order to create useable building areas for commercial or residential development there will need to be significant grading to level pads and retaining walls will be needed extensively throughout the site to manage the grading.
- **Floodplain and Drainage:** The northern end of the site is encumbered by a regulatory floodplain from Plum Creek. Refer to FEMA FIRM Panel 48209C0410F, dated 9-2-2005. Most of the tract is located outside the FEMA floodplain. It should be noted that development of the tract may require a floodplain study by the City of Uhland based on fully developed upstream conditions. Drainage from the tract generally drains to the southwest and northwest. Detention ponds will be required to overcome the affects of added impervious cover from development.
- The site appears to have scattered trees throughout the site, but retention of trees will be problematic due to grading.

Potential Development:

- **Zoning Change:** A zoning change will be necessary depending on the level of development proposed. The City of Uhland is recommending a PDD (Planned Development District) be used to define the zoning for the tract which could include commercial and residential zoning standards. We estimate this process to take +/- 90 days to accomplish from submittal to approval.
- **Access/Roadways:** We have prepared a conceptual layout of the site (see attached) which connects SH 21 with Old Spanish Trail with a public street. The access may also be able to be accomplished with private drives. Access driveway location to SH 21 will be subject to TxDOT approval. The choice of driveway location should include considerations such as topography and sight distance.

For this roadway we estimate required sight distance to be 720'. The location of driveway connection to Old Spanish Trail will be subject to review by the City of Uhland. Construction standards meeting City of Uhland ordinance requirements will be used in the construction. If low impact development is proposed such as a few flag tracts, access easements will be necessary to provide legal and physical access to each tract.

- Site Grading and Topography: See comments above regarding steep site conditions. The use of retaining walls and significant grading is likely with above average development costs due to grading.
- Water: This site is in the County Line Special Utility District (CLSUD) water service area. Water is generally available from CLSUD but service will be dependent on a study by the District to confirm water service.
- Wastewater Service: There is no public wastewater service that we are aware of to the property. It may be possible to obtain sewer service through extensions of infrastructure that would be processed through CLSUD as well. The nature of this service could be a gravity line or a pump station and force main to connect to existing sewer. Use of onsite sewage facilities is also a possibility but would require low density as a result.
- Electric Service: Electric service is available from Pedernales Electric Co-op (PEC). An application for service will have to be processed through PEC.
- Development Process: The overall development process is 1. Zoning with Concept Plan 2. Preliminary Plan; 3. Public Infrastructure Construction (PICP) plans 4. Final Plat (usually runs concurrently with plans; 5. Site Development. In Uhland, we estimate that the processing time for Zoning will take 90 days; the Preliminary Plan an additional 45 days (overlapping review may be possible); the PICP and Final Plat 60-90 days after Preliminary Plan approval.
- Infrastructure Construction: The City of Uhland will inspect public streets and drainage systems, and CLSUD will inspect public water and wastewater systems. Inspection fees will be paid by the applicant as part of the development review process.

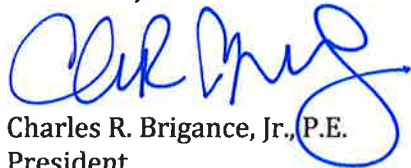
Conclusion:

While development of this parcel is feasible, there are significant obstacles to overcome, the most significant of which appears to be topography and availability of wastewater service.

Please let us know if you have any questions.

Sincerely,

CARLSON, BRIGANCE & DOERING, INC.

A handwritten signature in blue ink, appearing to read "Chuck Brigance", is written over the printed name and title.

Charles R. Brigance, Jr., P.E.
President