

**ENGINEERING AND DRAINAGE REPORT
FOR
PREMIER LOGISTICS PARK
FERGUSON LANE & SPRINKLE ROAD**

**148.2723 ACRES OUT OF
WILLIAM HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374
& JAMES D. RICE SURVEY NO. 31, ABSTRACT NO. 675
CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS 78754**

PREPARED FOR:

**HILLWOOD ENTERPRISES, L.P., A TEXAS LIMITED PARTNERSHIP
TODD FINLEY – VICE PRESIDENT, DEVELOPMENT
3000 TURTLE CREEK BOULEVARD
DALLAS, TX 75219**

PREPARED BY:



**WILL PARNELL, P.E.
2709 MELBA PASS
CEDAR PARK, TEXAS 78613
TEXAS ENGINEERING FIRM NO. 19566**



November 18, 2019

Ms. Denise Lucas, Acting Director – City of Austin Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter – Project Assessment
Premier Logistics Park, Ferguson Lane & Sprinkle Road, Austin, Travis County, Texas 78754

Dear Ms. Lucas:

Please accept this Engineer's Summary Letter and report along with the accompanying Project Assessment application submittal package for the above-referenced project. The proposed project is located at the northeast corner of the intersection of Ferguson Lane and Sprinkle Road, located within the 2-mile Extra Territorial Jurisdiction (ETJ) of the City of Austin, in Travis County, Texas. The subject site is approximately 148 acres and is currently undeveloped, agricultural land. The future planned development of this property is a commercial use with the majority being warehouse and the minority of the site being office. The proposed preliminary plan and plat are made up of eight lots. Two of the eight lots are designated for drainage purposes and are dedicated for detention and water quality. These two areas will detain and treat runoff from the extension of public rights of way through the warehouse logistics park. A Travis County public roadway extension of Rundberg Lane is proposed to cut through the development. Our team has worked tirelessly with The County, adjacent property owners and stakeholders, neighborhood groups and various design teams to obtain a memorandum of understanding from Cynthia McDonald, County Executive, Transportation and Natural Resource Division to connect Rundberg through the subject tract and comply with the Capital Area Metropolitan Planning Organization's 2040 Mobility Road Plan, Project ID No. 293. The letter memorializing the future Rundberg alignment is attached at the end of this report.

The subject tract is located entirely within Walnut Creek watershed, which is classified as a Suburban Watershed. An intermediate waterway, named the Ferguson Branch Creek cuts through the west corner of the site. Since the classification of this waterway is intermediate, the critical water quality zone creek buffer is 200-ft defined from the centerline of the creek. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). A small portion located on the northeast portion of the subject tract (3,420 sq-ft +/-) is located within a 500-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0460K, dated January 06, 2016. However, no portion of the City of Austin 100-year fully developed flood plain encroaches the property. This project proposes no modifications to designated floodplains.

Because the development falls within The City's extraterritorial 2-mile jurisdiction, the project will be reviewed by a single office (LDC 30-1-47) and regulated under Title 30 of The City of Austin Development code for combined City of Austin and Travis County requirements for projects within the City of Austin ETJ.

We anticipate requesting the following variances for this project:
LDC-30-5-341 (Cut) – The project will not exceed 13-ft of cut

2709 Melba Pass, Cedar Park, Texas 78613
Texas Firm Registration # F-19566



LDC-30-5-342 (Fill) – The project will not exceed 13-ft of fill
LDC-30-3-21 (ROW) – non-standard ROW widths are proposed within this project
LDC-30-2-159 (Private Streets) – Private Street connecting two public streets
LDC-30-3-191 (Sidewalks) – the project proposes limited sidewalks within the commercial warehouse park

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Will Parnell'.

Will Parnell, P.E.



Texas Engineering Firm No. F-19566

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INTRODUCTION

The subject property is located northeast of the intersection of Ferguson Lane and Sprinkle Road within the City of Austin Extra Territorial Jurisdiction (ETJ), in Travis County, Texas. A *Site Location Map* is included in the appendix of this report as **Exhibit 1**. The proposed project consists of two Travis County tax parcels # 236587 Sprinkle Rd and # 236634 Ferguson Ln. Please refer to **Exhibit 2** for a tax parcel map. The two tax parcels are out of two separate surveys: William Hotchkiss Survey No. 32, Abstract No. 374 and James D. Rice Survey No. 31, Abstract No. 675. Please refer to **Exhibit 3** for the ALTA / NSPS Land Title Survey and Deed for this property. The subject site is approximately 148 acres and is currently undeveloped and was used previously as farmland. The future planned development of this property is a light industrial and commercial office park to include 8 lots. Two lots are designated for drainage lots for detention and water quality, while one lot is to remain pervious cover. A public roadway extension of Rundberg Lane to connect to Ferguson Lane is proposed with this project. The following requested variances are anticipated for this project include : LDC-30-8-341 (Cut) – will not exceed 13-ft, LDC-30-8-342 (Fill) – will not exceed 13-ft, LDC-30-6-55 (ROW) – non standard ROW widths are proposed, LDC-30-x-xx (private streets connecting two ROW), LDC-30-6-351 (Sidewalks) – the project proposes no sidewalks.

SUBDIVISION



The property is currently not platted. According to our meeting with City of Austin planning, a Preliminary Subdivision Plan, and Final Subdivision Plat will be required for development of this project, due to the dedication of public right-of-way for the roadway extension.

ZONING

Since the subject tract is located in the City of Austin's ETJ (not located within the City Limits of Austin), the property is not subject to the City's zoning ordinance.

WATERSHED

The subject property is located entirely within the Walnut Creek Watershed, which is classified as a Suburban Watershed for development purposes (please see **Exhibit 4** for the watershed map of this area). The maximum allowable impervious cover is 65% allowed by watershed regulations. The subject site is not located within the Edwards Aquifer Recharge Zone or the Recharge Transition Zone as defined by TCEQ or the City of Austin (see **Exhibit 5** for Edwards Aquifer Map).

FLOOD PLAIN

No portion of the subject tract is located within a 100-year FEMA designated flood plain, according to FEMA Map Panel No. 48453C0460K (January 6, 2016). A copy of the *FEMA Floodplain Map* has been included in the Appendix of this report as **Exhibit 6**. However, a small portion (3,420 s.f. +/-) of the City of Austin 100-yr fully developed flood plain does encroach the southwest corner of the property, reference **Exhibit 7**. The City of Austin's regulatory model was used to delineate the limits of the 100-yr floodplain. Atlas 14 rainfall distribution curves for the appropriate zone were used to delineate the 100-yr floodplain.

EXISTING TOPOGRAPHY AND SOILS

The existing tract is predominantly open grass area with moderate tree coverage (approximately 40 acres of the tract has tree coverage). A tributary of Walnut Creek traverses the northwest corner of the property and drains southerly. The tract is broken into three existing drainage areas, which drain to the southwest and the southeast. A high point of approximately elevation 638-ft exists in the northwest portion of the property. The land slopes away to the east typically between 2-8% slope. The soil on the site consists of Houston Black Soils, Altoga, Lewisville Spoils, and Urban Ferris which are all Hydrologic Soil Group D and Austin-Urban land complex soil groups. See **Exhibit 8** for the soil map and soil descriptions.

STORMWATER DETENTION AND WATER QUALITY

There are three onsite drainage areas, E-1, E-2, E-3, and one offsite drainage area OS-1, related to the subject property, **reference attachment X**. The offsite drainage area consists of approximately 429 Ac. of single-family density. According to the City of Austin Environmental Criteria Manual, the stream traversing under (and over in most cases) Sprinkle Rd. and onto the subject tract in a channeled waterway and then eventually under Ferguson Lane, would be considered an intermediate waterway. An intermediate waterway in a suburban watershed would require a 200-ft stream buffer or critical water quality zone, on both sides of the centerline of the channel, to limit development activity. This project proposes no development and no impact to the OS-1 drainage area. A copy of the required environmental resource inventory, prepared by Terracon, has been included with this report, **reference attachment X**. The flows generated from E-1, an onsite drainage area consisting of 28.68 Ac., joins with OS-1 flows and is eventually conveyed underneath Ferguson Lane. This project proposes no changes to the E-1 drainage area. E-2 is an onsite drainage area consisting of 92.33 Ac. and conveys overland in a sheet flow regime to southeast corner of the site to an existing 42" corrugated metal pipe culvert crossing underneath Ferguson Lane. E-3 is an onsite drainage area consisting of 27.38 Ac. and conveys overland in a sheet flow regime to the northeast corner of the site and eventually into Walnut Creek. Premier Logistics Park will propose two wet ponds to handle both the water quality and the detention for entire development. Flows from E-1/P-1 will remain unchanged. Flow generated from the P-2 drainage basin will convey to a proposed wet pond "B" along the curvature of Ferguson Lane at the southeast corner of the site. Flows from P-3 drainage basin will convey to a proposed wet pond "C" located at the northeast corner of the site. both ponds will take runoff from public ROW. Pond "B" will be sized to handle the increased flow from the expansion of Ferguson Lane, which will eventually be Rundberg Lane, according to future CAMPO plans, **reference attachment X**. All drainage facilities will be designed to meet the City's recommendations for adhering to the Atlas 14 recommendations.

WATER AND WASTEWATER

Austin Water Utility is the water and wastewater service provider for this property. All water and wastewater system improvements shall be in accordance with the City of Austin design criteria and specifications. A Service Extension Request (SER) was obtained from AWU to determine connections and any required extensions for water and wastewater service. Please refer to **Exhibit 9** for the SER. A 16-inch public water main is located south of the property, within Ferguson Lane right-of-way. There not existing wastewater facilities at the subject tract. We propose extension of a new 8" PVC wastewater line along the north property line, to be extended northeast off-site to connect to the existing 60" interceptor wastewater main on the other side of the creek. Please refer to **Exhibit 10** for the proposed water and wastewater layout.

DRY UTILITIES

Austin Energy is the electric provider for this area. Telephone, cable, and internet service for the subject tract are available from both Spectrum and AT&T. Natural gas service is available from ONE Gas.

ROADWAY FRONTAGE AND ACCESS

The site has possible driveway connections to both Ferguson Lane to the north and Sprinkle Road, along the west boundary of the property. Two Commercial Collector roadways are being dedicated internally for this project. Please refer to the typical roadway section **Exhibit 11**. A public roadway extension of Rundberg Lane is proposed to cross the southeast corner of the property to connect to Ferguson Lane.

EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION

Appropriate erosion control measures will be designed in accordance with the Environmental Criteria Manual and to be included with the future Site Development Permits (SDP) submittals. These measures include the use of silt fences, mulch sock, tree protection and inlet protection for all inlets within the vicinity of the site. We do not anticipate any adverse impacts as a result of this development.

LANDSCAPING AND TREES

All trees greater than 8-inches in diameter are being surveyed and considered in our lot planning and roadway alignment. Landscape design will be included in the future Site Development Permits (SDP) submittal.

EXISTING CREEK / CRITICAL WATER QUALITY ZONE

An existing creek referenced as a natural channel runs through the southwestern portion of the property. There is an existing creek buffer, classified as a critical water quality zone. Setback requirements from this critical water quality zone are determined by the size of the drainage area draining to the creek. The classification of this waterway is intermediate, or it has less than 64 Ac. – 320 Ac. of contributing drainage area. A 200-ft buffer will be placed on both sides of the centerline of the waterway. Development in this buffer will be limited. Generally, this buffer space can be used to treat water quality, detain stormwater runoff and can be counted as part of the open space requirement. This creek is likely jurisdictional, meaning any impacts to this creek may require an Army Corps of Engineering 404 permit. An environmental resource inventory (ERI) report was prepared for this project by Terracon, and is included as **Exhibit 12**.





Site Location Map, **1**



Tax Map, 2



ALTA / NSPS Land Title Survey, **3**

Land Status Determination, **4**

Watershed Map, 5

Edward's Aquifer Map, 6



FEMA Floodplain Map, **7**

COA Floodplain Map, **8**



Soils Map, 9

City of Austin AWU Water and Wastewater Utility Map, **10**

Off-site Wastewater Extension Exhibit, **11**

Preliminary Subdivision Plan, **12**



Project Name: Premier Logistics Park Project Assessment

Case Number: C8J-2019-0186PA

Update #: 0

Case Manager: Joe Arriaga

Team:

Initial Submittal: November 26, 2019

Formal Filed: January 06, 2020

Date Dist: January 07, 2020

Comments Due Date: January 27, 2020

Discipline	Name
Electric Review	Karen Palacios (3)
911 Addressing Review	Cathy Winfrey
Drainage Engineering Review	David Marquez *
Environmental Review	Pamela Abee-Taulli
Flood Plain Review	Karl McArthur
Hydro Geologist Review	Scott Hiers
Mapping Review	Mapping Review
Planner 1 Review	Ramon Rezvanipour No Dist
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	David Marquez *
Wetlands Biologist Review	Scott Hiers
Travis Co. Subdivision Review	Joe Arriaga
Travis Co. Transportation Review	Teresa Calkins *
Travis Co. Drainage Construction Review	Teresa Calkins *
City Arborist Review	City Arborist Reviewer
ATD Engineering Review	Sangeeta Jain
Fire For Site Plan Review	Tom Migl
PARD / Planning & Design Review	Scott Grantham
ERM Review	Scott Hiers
Site Plan Plumbing	Cory Harmon

19



Report run on: 1/6/20

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C8J-2019-0186PA

TYPE/SUBTYPE: Preliminary Plan/Preliminary

PROJECT: Premier Logistics Park Project Assessment

LOCATION: 2900-1/2 FERGUSON LN

CASE MANAGER: Joe Arriaga

PHONE 512-854-7562

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Feb 03, 2020 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: 112 ACRES (SQ FT) 4878720 LOTS:

EXISTING ZONING:

EXISTING USE: Vacant

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	112/4878720		Commercial

WATERSHED: Walnut Creek, ,

COUNTY: TRAVIS

JURISDICTION 2-Mile ETJ

Suburban Watershed

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0234210301

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

ABS 675 SUR 31 RICE J O ACR 78.54 (1-D-1)

RELATED CASES (if any):

CONTACTS:



Applicant

PARNELL ENGINEERING INC 512-431-8411
Will Parnell
2709 MELBA PASS CEDAR PARK TX 78613

Owner

PREMIER LOGISTICS PARK INC. A D 972-201-2826
Joe Bass
3000 TURTLE CREEK BOULEVARD DALLAS TX 75219

Billed To

PARNELL ENGINEERING INC 512-431-8411
Will Parnell
2709 MELBA PASS CEDAR PARK TX 78613

Engineer

PARNELL ENGINEERING INC 512-431-8411
Will Parnell
2709 MELBA PASS CEDAR PARK TX 78613



Project Assessment Application

PURPOSE: This application is for gathering sufficient information for City of Austin staff to provide preliminary feedback to applicants before submitting a formal development application for subdivision.

Any person considering development of land within the jurisdiction of the City of Austin (full-purpose and limited purpose city limits, and extraterritorial jurisdiction (ETJ) may request a Project Assessment. A Project Assessment is a preliminary analysis by City staff of the applicable general procedures and requirements of the Land Development Code relative to the subdivision requirements as it relates to an individual project.

A Project Assessment is a tool that may be used to provide an assessment of a project highlighting potential code and criteria deficiencies. Project assessments are required to be submitted prior to formal subdivision applications for items indicated in LDC 25-1-63 Project Assessment.

A Project Assessment application may constitute a fair notice application for the purposes of establishing vested right to current regulations for a new project. The requirements for requesting a Fair Notice with Project Assessment are included Section 15.9 of the Building Criteria Manual.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal.

All information is required (if applicable).

Section 1: Project Information

Project Name: Premier Logistics Park

Project Street Address:

2900 1/2 Ferguson Lane, Austin, Texas

Zip: 78710

—OR—

If project address cannot be defined, such as utility lines, provide the following information:

Approximate distance: 1000 ft. direction: east from the intersection

of: Ferguson Lane and: Sprinkle Road

on the: North side

Subdivision Name:

148.2723 Acres out of the William Hotchkiss Survey No. 32, Abstract No. 374, and James D. Rice Survey No. 31, Abstract No. 675, City of Austin ETJ, Travis County Texas

Block(s): Lot(s): Outlot:

Plat Book: Page Number:

Document Number: Case Number:

Tax Parcel Number(s):

Section 2: Applicant/Agent Information

Applicant Name: Will Parnell, P.E.

Firm: Parnell Engineering, Inc.

Applicant Mailing Address: 2709 Melba Pass

City: Cedar Park State: TX Zip: 78613

Email: Phone 1: 5124318411 Type 1: mobile

Phone 2: Type 2: Phone 3: Type 3:

Section 3: Owner Information

☐ Same as Applicant Owner Name: Joe Bass, Sr. Vice President, Development

Owner Signature:

Firm: Premier Logistics Park Inc., a Delaware corporation

Owner Mailing Address: 3000 Turtle Creek Blvd.

City: Dallas State: Texas Zip: 75219

Email: [REDACTED] Phone 1: 972-201-2826 Type 1: Work

Phone 2: _____ Type 2: ☐ Phone 3: _____ Type 3: ☐

Section 4: Engineer Information

☐ Not Applicable ☒ Same as Applicant Name: **Will Parnell, P.E.**

Firm: Parnell Engineering, Inc. F-19566

Mailing Address: 2709 Melba Pass

City: Cedar Park State: Texas Zip: 78613

Email: [REDACTED] Phone 1: 512-431-8411 Type 1: Mobile

Phone 2: _____ Type 2: ☐ Phone 3: _____ Type 3: ☐

Section 5: Other Professional/Trade Information

☐ Not Applicable ☐ Same as Applicant Type: Legal

Name: Pamela Madere

Firm: Jackson Walker

Mailing Address: 100 Congress Ave, Ste. 1100

City: Austin State: TX Zip: 78701

Email: [REDACTED] Phone 1: 512-236-2048 Type 1:

Phone 2: _____ Type 2: ☐ Phone 3: _____ Type 3: ☐

Section 6: Property Attributes

Watershed: Walnut Creek Watershed Class: Suburban

In City of Austin Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land Development Jurisdiction: ☐ Full-Purpose ☐ Limited-Purpose ☒ 2-Mile ETJ ☐ 5-Mile ETJ

County: ☒ Travis ☐ Williamson ☐ Blanco ☐ Hays ☐ Burnet

If within a Municipal Utility District, give name: _____

Has there been a Development Assessment? ☐ Yes ☒ No File Number: _____

Size of Property: Acres 148.2723 Sq. Ft. 6,458,741.388

Size of Project: Acres 112 Sq. Ft. 4,915,452

Section 7: Proposed Land Use (by summary)

Existing Zoning: n/a Proposed Zoning: n/a

Land Use	Number of Lots	Number of Units	Acreage
Warehouse (majority)/Office (minority)	7	8	88.15
Detention and Water Quality	2	n/a	11.15
ROW Dedication	n/a	n/a	12.70
Totals:			

Section 8: Related Cases

FILE NUMBERS

Zoning Case? ☐ Yes ☒ No

Restrictive Covenant? ☐ Yes ☒ No

Subdivision? ☐ Yes ☒ No

Land Status Report? ☐ Yes ☒ No

Existing Site Plan? ☐ Yes ☒ No

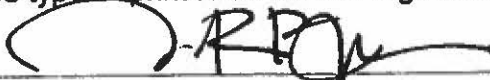
Neighborhood Plan Amendment? ☐ Yes ☒ No

Other (specify): _____

Section 9: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

	Nov.	14	2019
Signature	Month	Day	Year

Joe Bass, Sr. Vice President, Development

Name (Typed or Printed)

Premier Logistics Park, Inc.

Firm

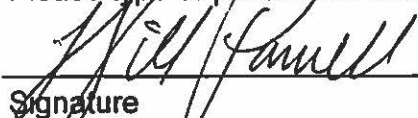
Parkland	
Boundary lines and names of existing and proposed parks, open spaces, etc., either for public and private use, within the subdivision	N/A
Parkland dedication information: estimated number of residential units	N/A

Additional Exhibits Required	
Any residential subdivision utilizing a flag lot design must submit a driveway/utility plan exhibit showing the driveway location, width, and slope as well as the locations and dimensions of all proposed utilities for the flag lot	N/A
Outside of the Urban watershed, if slopes over 15% are present: show slopes from 15-25%, 25-35%, and in excess of 35%; proposed lot lines, proposed ROW lines, proposed pond locations, and proposed driveways.	provided
Estimates of the amount of water to be used and wastewater to be generated in all phases of development, identification of the source(s) of the water, a description of the new or existing water and wastewater facilities that will serve the development, a statement by a qualified engineer or geoscientist that the water source and the water and wastewater facilities will be of adequate capacity to serve the development, the owner and operator of the water and wastewater facilities and the location of the development with respect to any applicable certificates of convenience and necessity, and the schedule for creating any entity that will own or operate the facilities; and.	provided (see SER in report)

Section 10 (cont): Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

Please type or print Name below Signature, and indicate Firm represented, if applicable:


11
18
2019
 Signature Month Day Year

Will Parnell, P.E.

Name (Typed or Printed)

Parnell Engineering, Inc.

Firm

Section 11: Additional Information

1. Please indicate the reason(s) a project assessment is required:

Premier Logistics Park will be a new subdivision in the City of Austin 2-mile ETJ, contained in Travis County. Premier Logistics Park will dedicate ROW, therefore a Preliminary Plan and a Final Plat will be required. This project will be governed by Title 30 of the City of Austin Land Development Code.

2. Please indicate any questions, clarification, or specific feedback you are requesting with this project assessment:

Assessment Fees

Preliminary Plan Fees

Final Plat Fees

City of Austin and Travis County Development Fees

**City of Austin – Travis County
Single Subdivision Office
Subdivision Completeness Check**



Case Number:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 01/10/2020	
Tracking #: 12370058	Revision #: 00	Watershed: Walnut Creek	
Project Name: Premier Logistics Park Project Assessment			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 11/26/2019	Resubmittal Date: 12/20/2019	
Date Sent to Ch.245:	Current Results to Applicant: 12/30/2019		
Date Rec'd.back in LUR:			



Commission Approved



Administratively Approved

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
DR/WQ	Danielle Guevara	974-3011	Complete	DG
Transportation	Ivan Naranjo	974-7649	Complete	IN
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Mike McDougal	974-6380	Complete	MM
DSD Trans Eng.	Leslie Daniel	974-6316	NR	LD
Env.Res.Mgmt.	Andrew Clamann	974-2694	Complete	AC
Floodplain	Katina Bohrer	974-3358	Complete	KB
AWU	Bradley Barron	972-0078	Complete	BB
Travis County	Sarah Sumner	854-7687	Complete	SS
RSMP	Emily Booth	974-2605	NRR	EB
ROW	Isaiah Lewallen	974-1479	NRR	IL
City Arborist	Dillon Olsen	974-2515	NRR	DO
Austin Energy	Dave Lambert	972-1686	Incomplete	DL

Mandatory Distribution:		Case Manager: Joe Arriaga	
Joey De-La-Garza-(SR)	Patricia Abco-Tauil (EV)	Adam Fiss-(TR)	Laura Arthur (DR/WQ)
Steve-Hopkins-(SR)	Alex Butler (EV)	Jaron-Hogenson-(TR)	Jay Baker (DR/WQ)
Sylvia-Limon-(SR)	Jonathon Garner (EV)	Ryan-Johnson-(TR)	Ron Czajkowski (DR/WQ)
Don-Perryman-(SR)	Hank Marley (EV)	Mark Kere-(TR)	Laura Kofahl (DR/WQ)
David-Wahlgren-(SR)	Mike McDougal (EV)	Ivan-Naranjo-(TR)	David Marquez (DR/WQ)
Cesar-Zavala-(SR)	Kristy Nguyen (EV)	-(TR)	Christine Perez (DR/WQ)
			Kena Pierce (DR/WQ)
DSD TR Engineering		Sona Singh (DR/WQ)	Kyle Virr (DR/WQ)
Partner Department Mandatory Distribution (13):			
911 Addressing	ATD Trans Eng	AW UDS	
Electric (3)	Fire For Site Plan	Floodplain	Hydrogeologist
Mapping	PABD	RSMP	Wetlands Biologist
AWU Pipeline Services (Mandatory for Construction Plans)			
Travis County	Joe Arriaga (SR/TR)	Teresa Galdino (DR/TR)	Christine Conner (DR/TR)
John Ellis (DR/TR)	Mohammad Farhoud (DR/TR)	Daniela Guthrie (DR/TR)	Paul Scoggins (SR/TR)
Sarah Sumner (SR/TR)	Sue Welch (SR/TR)		
Optional Distribution: Circle to receive distribution		AWU Facilities Engineering	Electrician Modification
ERM (Functional Assessment)	Site Plan Plumbing	RSMP	Zoning

A formal application must be filed within 45 calendar days of the initial completeness check (by 01/10/2020) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

ZAP or PC

Desired Development Zone (DDZ) or Drinking Water Protection Zone (DWPZ)

Near Term Annexation: Yes/No

Fees: \$19,654.32 Due at Project Assessment Submittal

Total # of Plans 18 / Engineering Reports 4 required at formal

(Applicant is responsible for submitting one (1) plan set for the respective county on all ETJ applications)

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in the Subdivision Application Instructions packet. Exhibit III Worksheet also due at time of formal submittal. (Exhibit V for Subdivision Construction Plans as described in the Subdivision Construction Plans Application.

Comments: (Please respond to each comment in letter form)

******Intake: Please charge fee for: Final with Preliminary of Project Assessment******

WPD-Final with Prelim Wetland Bio

WPD-Final with Prelim Floodplain Mod

~~FP1. It appears that the tributary on the SW corner of your lot has more than 64 acres of contributory drainage area. Per LDC 30-4-33, the 100-year floodplain must be delineated. Please delineate floodplain (per LDC 30-4-33), and associated drainage easement which must be dedicated (per LDC 30-4-152).~~

FP2. FYI: Provide associated floodplain model and report for review at formal submittal. Please supply these items to floodplain review on the 12th floor of One Texas Center.

FP3. FYI: Site is affected by Atlas 14 which became City effective on 11/25/2019. Because floodplain is considered life/safety, there is no grandfathering available and subsequent submittals (e.g. prelim, plat, sub const.) will be subject to the Atlas 14 regulations. Applicant is strongly encouraged to take Atlas 14 into account in the floodplain studies and subsequent design of the roadways and lots.

FP4. FYI: Travis County has been regulating the 500-year floodplain since May 1, 2019.

FP5. FYI: It appears that the proposed roadway crossing (which is over a creek with more than 64 acres of contributory drainage area) does not include culverts to convey water from one side to the other. This would be considered an adverse floodplain impact and will not be allowed. Please update plans accordingly.

FP6. FYI: Applicant has shown 500-year floodplain "slivers", but does not show the 100-year floodplain. Please also "turn on" the 100-year floodplain in the GIS layer so that it shows properly on the plan set.

ERM (FYI): There are Wetlands on site and these Wetlands need to be shown on the plans with 150' setbacks to avoid unnecessary delays in the review process

TR 1: LUR-TR defers to Travis County Transportation signee this development is in the 2 mile ETJ, outside city limits and is not a PUD

EL 1: Given the nature of this development in a fifteen (15) foot electric easement is required adjacent to all ROW LDC 25-4-132. Show a plan and final plat

EL 2 (FYI): On the final plat, the standard Austin Energy notes (see completeness packet, online) must be shown.

Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions

For Office Use Only

File # Assigned

Date Filed

Original Application Vesting Date

Signature

Date

Director's Determination of Vested Rights (select one)

Not Applicable

Approved

Denied

— See Vested Rights Determination (if applicable) for additional information

Proposed Project Name: Premier Logistics Park

Address/Location: Southeast corner of Sprinkle Rd and Ferguson Lane

Legal Description: See attached sheet

☒ A The proposed application is submitted for review under regulations currently in effect

*** NOTE If "A" is checked above, proceed to the signature block at the bottom

☐ B The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government Code. Please list file number and type of prior permit here

Original Application Filing Date

File #

Type

*** NOTE If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim

☐ C The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here

*** NOTE If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one)

Preliminary Subdivision

Final Plat

Site Plan

Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories)

Single-Family/Duplex

Townhouse/Condo/Multifamily

Office

Commercial

Industrial/R&D

Other (specify)

Total acreage

Watershed Select an Option

Watershed Class Select an Option

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245 such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features

Property Owner/Agent Printed Name

Will Pennell

Phone

(512) 431-8411

Signature

Will Pennell

Date

6/17/2019

SAVE Form

November 18, 2019

Ms. Denise Lucas, Acting Director – City of Austin Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter – Project Assessment
Premier Logistics Park, Ferguson Lane & Sprinkle Road, Austin, Travis County, Texas
78754

Dear Ms. Lucas:

Please accept this Engineer's Summary Letter and report along with the accompanying Project Assessment application submittal package for the above-referenced project. The proposed project is located at the northeast corner of the intersection of Ferguson Lane and Sprinkle Road, located within the 2-mile Extra Territorial Jurisdiction (ETJ) of the City of Austin, in Travis County, Texas. The subject site is approximately 148 acres and is currently undeveloped, agricultural land. The future planned development of this property is a commercial use with the majority being warehouse and the minority of the site being office. The proposed preliminary plan and plat are made up of eight lots. Two of the eight lots are designated for drainage purposes and are dedicated for detention and water quality. These two areas will detain and treat runoff from the extension of public rights of way through the warehouse logistics park. A Travis County public roadway extension of Rundberg Lane is proposed to cut through the development. Our team has worked tirelessly with The County, adjacent property owners and stakeholders, neighborhood groups and various design teams to obtain a memorandum of understanding from Cynthia McDonald, County Executive, Transportation and Natural Resource Division to connect Rundberg through the subject tract and comply with the Capital Area Metropolitan Planning Organization's 2040 Mobility Road Plan, Project ID No. 293. The letter memorializing the future Rundberg alignment is attached at the end of this report.

The subject tract is located entirely within Walnut Creek watershed, which is classified as a Suburban Watershed. An intermediate waterway, named the Ferguson Branch Creek cuts through the west corner of the site. Since the classification of this waterway is intermediate, the critical water quality zone creek buffer is 200-ft defined from the centerline of the creek. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). A small portion located on the northeast portion of the subject tract (3,420 sq-ft +/-) is located within a 500-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0460K, dated January 06, 2016. However, no portion of the City of Austin 100-year fully developed flood plain encroaches the property. This project proposes no modifications to designated floodplains.

Because the development falls within The City's extraterritorial 2-mile jurisdiction, the project will be reviewed by a single office (LDC 30-1-47) and regulated under Title 30 of The City of Austin Development code for combined City of Austin and Travis County requirements for projects within the City of Austin ETJ.

We anticipate requesting the following variances for this project:

LDC-30-5-341 (Cut) – The project will not exceed 13-ft of cut

LDC-30-5-342 (Fill) – The project will not exceed 13-ft of fill

LDC-30-3-21 (ROW) – non-standard ROW widths are proposed within this project

LDC-30-2-159 (Private Streets) – Private Street connecting two public streets

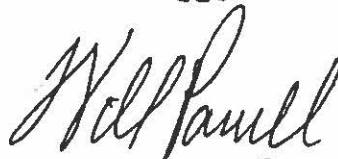
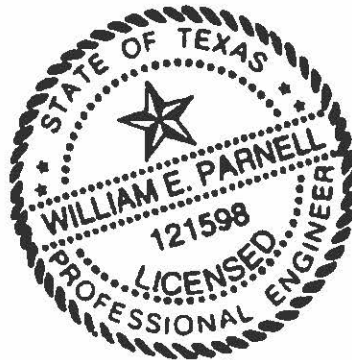
LDC-30-3-191 (Sidewalks) – the project proposes limited sidewalks within the commercial warehouse park

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,



Will Parnell, P.E.


11 - 1 - 2019

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 8, 2019

Grantor: ABGN CORPORATION

Grantor's Mailing Address: 4615 Bunny Run, Austin, Texas 78746

Grantee: PREMIER LOGISTICS PARK, INC.

Grantee's Mailing Address: 3000 Turtle Creek Blvd., Dallas, Texas 75219

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged.

Property (including any improvements): See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: See Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ABGN CORPORATION

By: 

Name: Brian Nalle

Title: Vice President

Chicago Title
GF# 1700512

Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 08 2019 04:39 PM

EEF \$ 46.00 2019040751

Special Warranty Deed

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When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ABGN CORPORATION

By: 

Name: Brian Nalle

Title: Vice President

THE STATE OF TEXAS

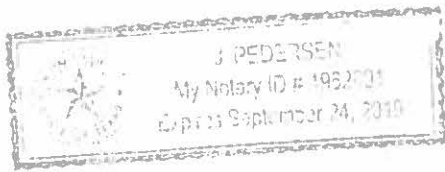
§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on April 8, 2019 by Brian Nalle, the Vice President of ABGN corporation, a Texas corporation, on behalf of said corporation. Such person is personally known to me or have produced DL as identification.



A handwritten signature in black ink, appearing to be "J. Pedersen", written over a horizontal line.

Notary Public in and for the
State of Texas

Printed/Typed Name of Notary

EXHIBIT "A"
Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 148.2723 ACRES (6,458,741 SQUARE FEET) OUT OF THE JAMES D. RICE SURVEY NO. 31, ABSTRACT NO. 675, AND THE WILLIAM S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374, BOTH OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 148.24 ACRE TRACT (DESCRIBED AS TRACT NO. 2) CONVEYED TO ABGN CORPORATION IN VOLUME 5080, PAGE 1179 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 148.2723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "LanDesign" cap found at an angle point in the south line of a called 42.653 acre tract conveyed to Global Worldwide International, LLC, in Document No. 2018014595 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being the northwest corner of a tract conveyed to John William Bohn and Helen Bohn Frady in Volume 13217, Page 40 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said tract previously described (as Tract No. 1) in Volume 750, Page 554 (D.R.T.C.T.), and being the northeast corner of said ABGN tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a fence corner post bears S30°46'41"W, a distance of 1.85 feet, and also from which, a 1/2-inch iron rod with "LanDesign" cap found at an angle point in the apparent north line of a called 11.95 acre tract conveyed to John William Bohn and Helen Bohn Frady in Volume 13217, Page 40 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said tract previously described (as Tract No. 2) in Volume 750, Page 554 (D.R.T.C.T.), and being the south line of said Global Worldwide tract bears, S61°05'07"E, a distance of 14.93 feet;

THENCE, with the common line of said Bohn Tract No. 1 and said ABGN tract, S27°30'48"W, a distance of 1,983.12 feet to a cedar fence post found for the southwest corner hereof, said point being in the north right-of-way line of Ferguson Lane (right-of-way varies), and being the common south corner of said Bohn Tract No. 1 and said ABGN tract, from which a 1/2-inch iron rod found in the north right-of-way line of said Ferguson Lane, and being the southwest corner of Lot 3, Block "E" of Walnut Place, Section One, recorded in Volume 8, Page 55 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of said Bohn Tract No. 1 bears, S64°50'30"E, a distance of 16.00 feet;

THENCE, with the north right-of-way line of said Ferguson Lane and the south line of said ABGN tract, the following three (3) courses and distances:

- 1) N63°16'05"W, a distance of 1,115.99 feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) N62°57'07"W, a distance of 1,540.51 feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) N62°05'27"W, a distance of 596.52 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the intersection of the east right-of-way line of Sprinkle Road (right-of-way varies) with the north right-of-way line of said Ferguson Lane, and being the southwest corner of said ABGN tract;

THENCE, with the east right-of-way line of said Sprinkle Road and the west line of said ABGN tract, N27°33'33"E, a distance of 1,980.88 feet to a 1-inch iron pipe found for the northwest corner hereof, said point being the southwest corner of a called 3.878 acre tract (described as Tract 1) conveyed to Drum Property, Ltd., in Document No. 2018107822 (O.P.R.T.C.T.), and being the northwest corner of said ABGN tract, from which a 1/2-inch iron rod with "Holt Carson" cap found bears, N54°37'31"W, a distance of 1.23 feet;

THENCE, leaving the east right-of-way line of said Sprinkle Road, with the common line of said Drum tract and said ABGN tract, **S62°45'15"E**, passing at a distance of 266.06 feet, a calculated point, from which a 1/2-inch iron rod found bears, **N27°14'45"E**, a distance of 0.87 feet, and continuing for a total distance of **721.43** feet to a bent 1-inch iron pipe found for an angle point hereof, said point being at the common southeast corner of a called 3.878 acre tract (described as Tract 1) and a called 22.43 acre tract (described as Tract 2) conveyed to Drum Property, Ltd., in Document No. 2018107822 (O.P.R.T.C.T.), and being an angle point in the north line of said ABGN tract;

THENCE, with the common line of said Drum Tract 2 and said ABGN tract, **S62°57'02"E**, a distance of **1,459.98** feet to a 1/2-inch iron rod found on the east side of an old cedar fence post for an angle point hereof, said point being the southeast corner of said Drum Tract 2;

THENCE, with the north line of said ABGN tract, and in part with the south line of said Global World tract, **S63°03'27"E**, a distance of **1,069.97** feet to the **POINT OF BEGINNING** and containing 148.2723 Acres (6,458,741 Square Feet) more or less.

EXHIBIT "B"

Exceptions to Conveyance and Warranty

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: City of Austin
 Purpose: As provided in said instrument
 Recording Date: June 24, 1970
 Recording No: Volume 3872, Page 107, Deed Records of Travis County, Texas

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: City of Austin
 Purpose: As provided in said instrument
 Recording Date: December 31, 2008
 Recording No: Document No. 2008206341, Official Public Records of Travis County, Texas

3. Matters shown on or disclosed by survey of the Property dated April 3, 2019, prepared by Steven M. Duarete, RPLS No. 5940.

4. Terms and conditions of unrecorded Farming and Grazing Lease executed buy and between ABGN Corporation, as owner, and Bryan Weiss, as tenant.

Chicago Title
GF# 1700512

Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746

WARRANTY DEED

THE STATE OF TEXAS *
COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

DEC 31 7 42 AM 1985 * 2.50

107-1519

That I, George S. Nalle, Jr., of the County of Travis and State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ABCN Corporation, a Texas Corporation with principal office at 203 Colorado Street, Austin, Travis County, Texas, all of the following described real property in Travis County, Texas, to-wit:

Tract No. 1: Beginning at an iron stake at corner of fence at the intersection of the south line of Ferguson Lane with the west line of the H. T. Davis Survey #30, abstract #214, and in the east line of the John Applegate Survey #58, in Travis County, Texas, and being an east line of a 112.54 acre tract of land out of the John Applegate Survey #58 in Travis County, Texas, as described in deed from Marie Arnold and husband, Richard Arnold, to Ouida F. Nalle, as recorded in Book 555, pages 637-639, Travis County Deed Records, being also the west line of a 61.0 acre tract designated as First Tract and described in a deed from the Board of Directors of The Bosque Creamery, a corporation, to Mrs. Dorrace F. Watt, Mrs. Ouida F. Nalle and Miss Nellie Horan, as recorded in Book 743, Pages 605-608, Travis County, Texas, Deed Records, said tract also being described in a deed from Nellie Horan to Ouida F. Nalle, as recorded in Book 746, Pages 542-544, Travis County, Texas, Deed Records, said iron stake at corner of fence being also in the west line of said 61.0 acre tract described as Tract #3 of the Estate of Giles H. Burditt, Decd. in a partition of a 576.0 acre tract out of the H. T. Davis Survey #30, Abstract #214, in Travis County, Texas, as described in a deed from J. H. Burditt, Exctr., to Levina Hamilton, as recorded in Book 183, Page 526, Travis County, Texas, Deed Records:

(1) Thence with the east line of the said 112.54 acre tract, being also the west line of the said 61.0 acre tract described as Tract #3 of the Estate of Giles H. Burditt, Decd., as fenced and used upon the ground, S29°55'W 744.15 varas to an iron stake at corner of fence for the southeast corner of the said 112.54 acre tract;

Thence with an old fence line on the south line of the said 112.56 acre tract, courses numbered 2-5 inclusive as follows:

- (2) N82°07'W 470.47 varas to an iron stake;
- (3) N83°41'W 193.71 varas to an iron stake;
- (4) N82°21'W 261.3 varas to an iron stake;
- (5) N81°44'W at about 164 varas more or less, crossing a fence in

the east line of an abandoned lane, in all 274.81 varas to an iron stake in the center line of said abandoned lane;

(6) Thence with the center line of the said abandoned lane, N50°08'E 265.64 varas to an iron stake at corner of fence for the most southerly northwest corner of the said 112.54 acre tract, as fenced and used upon the ground;

(7) Thence with a north line of the said 112.54 acre tract, as fenced and used upon the ground, S80°49'E 420.17 varas to an iron stake at corner of fence;

(8) Thence with a west line of the said 112.54 acre tract, as fenced and used upon the ground, N29°51'E 805.61 varas to an iron stake in the south line of Ferguson Lane for the most northerly northwest corner of the said 112.54 acre tract, as fenced and used upon the ground;

Thence with the south line of Ferguson Lane, being also a north line of the said 112.54 acre tract, as fenced and used upon the ground, courses 9-12 inclusive, as follows:

- (9) S60°13'E 114.86 varas to an iron stake;
- (10) S59°45'E 263.74 varas to an iron stake;
- (11) S55°11'E 33.53 varas to an iron stake;
- (12) S59°43'E 214.87 varas to the place of beginning, containing

113.39 acres of land;

Tract No. 2: Beginning at an iron stake at corner of fence for the northeast corner of a 150 acre tract, being described as 70 acres out of the Wm. S. Hotchkiss Survey #32 and 80 acres out of the James O. Rice Survey #31 in Travis County, Texas, and being described as Fourth Tract in a deed from The Board of Directors of The Bosque Creamery to Mrs. Dor-race F. Watt, Mrs. Ouida F. Nalle and Miss Nellie Moran, as recorded in Book 743, pages 605-608, Travis County, Texas, Deed Records, and being also described as Fourth Tract in a deed from Nellie Moran to Ouida F. Nalle as recorded in Book 746, pages 542-544, Travis County, Texas, Deed Records;

(1) Thence with the east line of the said 150 acre tract, as fenced and used upon the ground S29°57'W 713.18 varas to a post at corner of fence in the north line of Ferguson Lane;

(2) Thence with the north line of Ferguson Lane, as fenced and used upon the ground, courses numbered 3-5 inclusive, as follows:

(3) N60°49'W 401.66 varas to an iron stake;

(4) N60°32'W at 149.01 varas crossing the west line of the Wm. S. Hotchkiss Survey #32 and being also the east line of the James O. Rice Survey #31 in Travis County, Texas, in all 554.34 varas to an iron stake;

(5) N59°39'W 214.8 varas to an iron stake near corner of fence at the intersection of the north line of Ferguson Lane with the east line of the Austin and Sprinkle Road;

(6) Thence with the east line of the Austin and Sprinkle Road, as fenced and used upon the ground, N30°00'E 713.29 varas to an iron stake in the north line of the said 150 acre tract as fenced and used upon the ground;

Thence with the north line of the said 150 acre tract, as fenced and used upon the ground, courses numbered 7-8 inclusive, as follows:

(7) S60°18'E 259.56 varas to an iron stake at corner of fence;

(8) S60°31'E at 360.14 varas, crossing an east line of the James O. Rice Survey #31 and the west line of the Wm. S. Hotchkiss Survey #32, in all 910.81 varas to the place of the beginning, containing 148.24 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 31st day of December, 1974.

George S. Nalle, Jr.
GEORGE S. NALLE, JR.

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared George S. Nalle, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 31st day of December, 1974.

NOTARY SEAL

FILED
DEC 31 3 21 PM '74
George S. Nalle, Jr.
CLERK
TRAVIS COUNTY

5680 1130

Kes Proctor
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF TRAVIS
I hereby certify that this instrument was filed on the
date and at the time and place indicated above and was duly
RECORDED in the public records of Travis County, Texas, on the
day of December, 1974.

DEC 31 1974



COUNTY CLERK
TRAVIS COUNTY, TEXAS

Bryan Acuff

Subject: FW: New Project Assessment Process - ETJ

----- Forwarded message -----

From: Madere, Pamela <[REDACTED]>
Date: Thu, Nov 14, 2019 at 4:27 PM
Subject: New Project Assessment Process - ETJ
To: Will Parnell <[REDACTED]>

From: Joe Arriaga <Joe.Arriaga@traviscountytx.gov>
Sent: Tuesday, November 12, 2019 5:19 PM
To: Madere, Pamela <[REDACTED]>
Cc: Teresa Calkins <Teresa.Calkins@traviscountytx.gov>; Anna Bowlin <Anna.Bowlin@traviscountytx.gov>
Subject: RE: New Project Assessment Process - ETJ

The TIA would not be required with the Project Assessment but is required by the time you are ready to submit the Preliminary Plan.

From: Madere, Pamela [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Tuesday, November 12, 2019 2:49 PM
To: Joe Arriaga <Joe.Arriaga@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] New Project Assessment Process - ETJ

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Hi Joe –

Next week I will submit a Project Assessment application to the City of Austin for property in the Travis County ETJ (the Rundberg/Ferguson project we have discussed with you and Teresa). I am sure the TIA is not required for the Project Assessment application (as opposed to a preliminary plan or subdivision plat application) but please confirm.

Pam Madere | Partner – Land Use & Real Estate
100 Congress Avenue Suite 1100 | Austin, TX | 78701
V: (512) 236-2048 | F: (512) 236-2002 | [REDACTED]





*First American Title*TM

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

SCHEDULE B

G.F. No. or File No. **1002-284879-RTT**

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Item 1 of Schedule B is hereby deleted in its entirety.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2019 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the

Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
 - b. This item has been intentionally deleted.
 - c. This item has been intentionally deleted.
 - d. Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.)
 - e. The terms, conditions and stipulations of that certain Oil, Gas and/or Mineral Lease described in that Assignment recorded in Volume 405, Page 633 of the Deed Records of Travis County, Texas, Executed by and between J. Alexieus Johnson, as Lessor, and J. Gregg Hill, as Lessee.
 - f. This item has been intentionally deleted.
 - g. An electric and telephone easement granted to the City of Austin, by instrument dated December 10, 1969, recorded in Volume 3872, Page 107 of the Deed Records of Travis County, Texas as shown on the Survey by Steven M. Duarte last revised _____, 2018.
 - h. A drainage easement granted to the City of Austin, by instrument dated December 29, 2008, recorded under Document No. 2008206341 of the Official Public Records of Travis County, Texas as shown on the Survey by Steven M. Duarte last revised _____, 2018.
 - i. The terms, conditions and stipulations of that certain unrecorded Farming and Grazing Lease, executed by and between ABGN Corporation, as Lessor, and Bryan Weiss, as Lessee, as assigned by Lessor to Premier Logistics Park, Inc. per unrecorded Assignment of Lease dated April 8, 2019, and evidenced by Special Warranty Deed recorded under Document No. 2019049251 of the Official Public Records of Travis County, Texas.
 - j. Section 13 of the Conditions of this Policy is hereby deleted.

From: [Naranjo, Ivan](#)
To: [Golden, Bryan](#)
Subject: RE: C8J-2019-0186PA Reviewers
Date: Friday, January 24, 2020 1:56:08 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Bryan,

Greetings and I hope all is well. I reviewed this case during completeness check and deferred it to Travis County Transportation since the site is outside city limits in the 2-mile ETJ and it is not a PUD nor in the limited purpose area or near annexation. Please let me know if there a reason you found for DSD-TR to be added so I can check into this case. As always, thank you very much for your assistance.

Kind regards,
Ivan

Ivan J. Naranjo, MBA, CNU-A
Planning Officer – Land Use Review-Transportation
[City of Austin Development Services Department](#)
One Texas Center, 4th Floor
505 Barton Springs Road, Suite C402
Office: 512-974-7649

Logo_DSD Email Signature wTag



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We want to hear from you! Please take a few minutes to complete our [online customer survey](#).

Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit:

[Click here to view City of Austin Ordinance 2016-0922-005](#)
[City Clerk's website](#)
[City Clerk's FAQ's](#)

From: Burns, Roderick
Sent: Friday, January 24, 2020 11:56 AM
To: Golden, Bryan <Bryan.Golden@austintexas.gov>
Cc: Naranjo, Ivan <Ivan.Naranjo@austintexas.gov>; Jain, Sangeeta <Sangeeta.Jain@austintexas.gov>
Subject: RE: C8J-2019-0186PA Reviewers

DSD Trans added this note during completeness check:

LUR TR defers to Travis County Transportation since this development is in the 2 mile ETJ outside city limits and is not a PUD.

That seems to be why they weren't added as a review.

Please note: There is a new email address for all general purpose intake questions. For the quickest reply send requests to LURintake@austintexas.gov.

Roderick Burns, Intake/Notification Supervisor

[City of Austin Development Services Department](#)

One Texas Center, 4th Floor

505 Barton Springs Road

Office: 512-974-6338

Logo_DSD Email Signature wTag



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For more information please visit:

[Click here to view City of Austin Ordinance 2016-0922-005](#)

[City Clerk's website](#)

[City Clerk's FAQ's](#)

From: Golden, Bryan

Sent: Friday, January 24, 2020 11:35 AM

To: Burns, Roderick <Roderick.Burns@austintexas.gov>

Cc: Naranjo, Ivan <Ivan.Naranjo@austintexas.gov>; Jain, Sangeeta <Sangeeta.Jain@austintexas.gov>

Subject: C8J-2019-0186PA Reviewers

Hi Roderick,

I believe that DSD Transportation review should be added to this project assessment. ATD will defer most comments to DSD TR and Travis County review.

Thank you,

Bryan Golden

Program Manager (Central)

Transportation Development Services Division

Austin Transportation Department

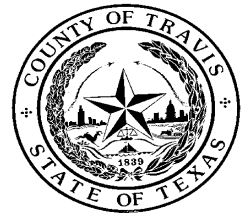
[901 S. MoPac Expressway, Building 5, Suite 300](#)

[Austin, TX 78746](#)

512-974-9183

bryan.golden@austintexas.gov

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2019-0186PA
REVISION #: 00 UPDATE: U0
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

PROJECT NAME: Premier Logistics Park Project Assessment
LOCATION: 2900-1/2 FERGUSON LN



SUBMITTAL DATE: January 6, 2020
REPORT DUE DATE: January 27, 2020
FINAL REPORT DATE: May 21, 2020

STAFF REPORT: 115 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is July 30, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

REVIEWERS:

Planner 1 : Cindy Edmond
Drainage Engineering : David Marquez
Water Quality : David Marquez
Environmental : Pamela Abee-Taulli
Flood Plain : Jason Recker
AW Utility Development Services : Bradley Barron
Wetlands Biologist : Andrew Clamann
Travis Co. Subdivision : Joe Arriaga

- ATD 1. FYI - The ASMP (adopted 04/11/2019) requires 116' of right-of-way for Rundberg Lane extension.
- ATD 2. FYI - The ASMP (adopted 04/11/2019) requires 120' of right-of-way for Ferguson Lane.
- ATD 3. FYI - The ASMP (adopted 04/11/2019) requires 78' of right-of-way for Sprinkle Road.
- ATD 4. ATD defers to Travis County and DSD transportation regarding non-standard ROW widths (30-3-21) and private street connection (30-2-159).
- ATD 5. ATD staff will review and comment if any waivers are requested DSD and Travis County in the subdivision process.

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed subdivision (C8J-2019-0186PA) is approved from a plumbing code perspective.

Electric Review - Karen Palacios - 512-322-6110

FYI

25-4-132 - EASEMENTS AND ALLEYS.

- (A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

FYI the following needs to be shown at the time of the preliminary and final plat submittal. Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement on the face of the plat.

If additional ROW is required by the City of Austin/County the easement must be from the new ROW.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1 As discussed in our meeting, see email sent from me on 1-21-2020 for general concerns. Also ensure the wet pond will meet the minimum requirements for wet pond sizing.

DE2 Keep in mind that increase in flow will be at the points of discharge and not the projects flow as a whole. There will be at least two locations to demonstrate no increase in flow. Detention for wet ponds begin after the extended detention as this is part of wet pond design.

DE3 ensure the design, signage and horizontal curve design meet minimum radius design for the roadway. I know it was discussed that the design was looked into buy the appropriate groups.

DE4 It appears that slope easements will be required to stabilize the ROW. The easement will need to contain until the minimum 3:1 slope meets natural grade that is less steep than this. If retaining walls are built, they will need to be City standards and reviewed by Quality Management Division Ben.Sanders@austintexas.gov. This also applies for any retaining wall within the horizontal distance of the walls height (i.e. A 10' wall within 10' of a public easement)

Environmental Review - Pamela Abee-Taulli - 512-974-1879

Classified Waterways / CWQZ / WQTZ / Floodplain [LDC 25-8, Subchapter A]

EV 1 The proposed alignment of Ferguson Ln., between where it departs from the current alignment and where it intersects with Rundberg Ln., is not compliant with rules and regulations for development in the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Use Buffer Averaging to reduce the CWQZ to 100 feet from the centerline on the east side of Ferguson Branch Creek at that location. This will allow the road to be moved eastward, outside of the averaged CWQZ.

EV 2 Grading outside of the ROW in the Ferguson Branch Creek CWQZ is not compliant with rules and regulations for development in the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Redesign crossing so that grading outside of the ROW is not necessary.

EV 3 Show the one-half CWQZ for both Ferguson Branch and Walnut creeks.

EV 4 When we met, I told you that the CWQZ stub, where it crosses the existing Ferguson Ln., between lots 4 and 5, would be removed when you re-routed the drainage going to that culvert. However, I was wrong. That will remain a CWQZ, as shown on the submitted plan.

EV 5 Show the proposed buffer averaging. [LDC 25-8, Subchapter A, Article 2; ECM 1.5.0] Delineation includes, but is not limited to, showing the following. On all sheets label:

- 1) the existing CWQZ as "Original CWQZ";
- 2) the proposed buffer averaged CWQZ as "Averaged CWQZ"; and
- 3) the CWQZ minimum setback; [LDC 25-8, Subchapter A, Article 2; ECM 1.5.0]

EV 6 If trails are proposed, show them on the plan. Trails must be delineated to demonstrate compliance with regulations and rules for trails in the [CWQZ](#). [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3]

EV 7 Detention is not allowed in the CWQZ. Green water quality controls are allowed in the outer half of the CWQZ. [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3] Remove southwest detention pond from CWQZ.

EV 8 Grading for the intersection of Ferguson & Rundberg may require floodplain modification. If so, demonstrate compliance with rules and regulations for development in the [CWQZ](#). [LDC 25-8, Subchapter A, Article 7, Division 1; ECM 1.5.3, 1.7.0]

Slopes & Grading [LDC 25-8, Article 7, Division 3, Division 5; ECM 1.8.0, 1.11.0]

EV 9 Provide an exhibit showing:

- Cut / fill from 4 to 8 feet; and
- Cut / fill in excess of 8 feet (specify maximum cut / fill).

In addition, include an overlay of the site plan / subdivision lot lines / ROW on the exhibit. Additional grading review and comment may be pending. Be sure to clearly differentiate public ROWs from private driveways.

EV 10 Grading over 4 feet and not more than 8 feet, not related to stormwater controls or appurtenances, will require an administrative environmental variance. Grading over 8 feet, not related to a stormwater control or appurtenances, will require a Land Use Commission variance. Please explain why grading over 4 feet is required. [LDC 25-8, Article 7, Division 5; ECM 1.8.0]

EV 11 Only grading related to the infrastructure permitted by the subdivision plan will be permitted with the subdivision plan. Commercial site plans will be required for development (including any land disturbance) of the commercial sites. Remove grading not related to subdivision infrastructure.

Flood Plain Review - Jason Recker - 512-974-2382

General Floodplain Comments:

Reviewer notes: Site is at the northeast corner of the intersection of Ferguson Ln. and Sprinkle Rd. Site is in Austin ETJ. This project assessment will be reviewed under Atlas-14 regulations.

FP1: The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer certifies the accuracy of the model in accordance with LDC 30-4-61. Please include an updated report with the next update. Floodplain models may be obtained from www.atxfloodpro.com.

FP2: Applicant has shown 500-year floodplain "slivers", but does not show the 100-year floodplain. Please also "turn on" the 100-year floodplain in the GIS layer so that it shows properly on the plan set.

FP3: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement.

FP4: Please provide an offsite drainage area map showing the contributing drainage to the creek that runs through your site. Be aware that if there is more than 64 acres of contributing drainage area to a creek which is on or adjacent to your site, the applicant is required to do a floodplain study in compliance with Austin's Drainage Criteria Manual (DCM) as outlined in DCM section 1.2.6

FP5: It appears from the plans that proposed grading is located in the 100-year floodplain. Applicant will need to demonstrate that the proposed development activities do not cause adverse floodplain impacts per LDC 30-4-61 including the following tasks:

- a) Determine the impacts of the proposed grading on the 25- and 100-year water surface elevations. The applicant's engineer should reflect the proposed grading in the hydraulic model to determine impacts. Increases in 25- and 100-year water surface elevations on other properties are prohibited.
- b) Show that the floodplain storage volume is conserved. The applicant should quantify the loss of floodplain storage volume resulting from the placement of fill within the floodplain and compensate for this loss with a compensatory cut or other method. Be aware that "fill" includes proposed buildings and piers which would diminish floodplain storage volume.

FP6: It appears that the proposed roadway crossing (which is over a creek with more than 64 acres of contributory drainage area) does not include culverts to convey water from one side to the other. This would be considered an adverse floodplain impact and will not be allowed. Please update plans accordingly.

FYI: Additional Comments may be generated on future submittals.

No recommendations

AW Utility Development Services - Bradley Barron - 512-972-0078

*****COMMENTS PROVIDED WITH THE PROJECT ASSESSMENT REVIEW ARE PROVIDED FOR INFORMATION PURPOSES ONLY. PREREQUISITES ARE IDENTIFIED BELOW AND MUST BE INCLUDED WITHIN PLANS SUBMITTED FOR FORMAL COMPLETENESS CHECK APPROVAL. NO CONSTRUCTION WILL BE ALLOWED WITH THE PROJECT ASSESSMENT REVIEW.*****

COMMENTS FOR THE PRELIMINARY PLAN:

WW1. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved Service Extension Request 4532 (W) and 4533 (WW). The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

WW2. Per Utility Criteria Manual 2.5.1(C):

Remove all proposed water and wastewater easements from the preliminary plan. All easements, if necessary, will be dedicated by separate instrument as to form, type, and width with the construction or site plan phase.

Water and wastewater easements are exclusive. The proposed 30' Drainage/PUE will need to be revised to be exclusive to wastewater. However, lots 4 & 5 can take frontage from Parnell Drive and this easement is not necessary. Austin Water will not approve this easement configuration.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water and wastewater easements as proposed. Additional notes will be required with the Pipeline Engineering review.

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW3. Per Utility Criteria Manual 2:

Public utilities in private streets/PUE do not comply with UCM. Each lot must take utility service from Right of Way frontage. Private street and easements layout shown on the plan must be approved by Pipeline Engineering as to form, type, and width. A utility cross section showing both vertical and horizontal alignments must be provided for review.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water, wastewater, and public utility easements as proposed. Additional notes may be required with the Pipeline Engineering review.

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW4. §25-9, Utility Criteria Manual Section 2:

Proposed water main extension of the 16" waterline does not comply with approved SER 4532. Revise plan to include all improvements from approved SER to the 8" main rather than the 2.25" main.

The proposed public water line layout is not acceptable. Revise the plan to remove public water mains from the private street/PUE to proposed Rundberg Ln extension so that public mains are contained within R.O.W.

WW5. Per Utility Criteria Manual 2:

10" water main is not an acceptable size for public water main.

WW6. Per Utility Criteria Manual Section 2, §25-4:

Add the following note to the plan:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

WW7. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

Add the following note to the plan:

THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

COMMENTS FOR PLAT:

WW1. Per Utility Criteria Manual Section 2, §25-1, §25-4, §25-9, and the Uniform Plumbing Code:

No plat provided for review. Submit a plat for review.

Water Quality Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1 See DE comments as much was discussed in our meeting.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

WB1.U0. One or more wetland CEFs exist within this property but are not shown on the plan. The ERI documents a wetland CEF in Ferguson Branch and this wetland CEF must be shown and labeled in the plan. Wetland CEFs must be protected and they cannot be protected if they are not shown and labeled on all sheets of the plan where they exist. To clear this comment, please clearly show and label the wetland CEF on all sheets of the plan where it exists. [30-5-281 and 30-5-282]

WB2.U0. Wetland CEF setbacks associated with wetland CEF (see WB1.U0) exist within this property but are not shown on the plan. Wetland CEFs are protected with standard 150' setbacks and they cannot be protected if they are not shown and labeled on all sheets of the plan where they exist. To clear this comment, please clearly show and label the wetland CEF setbacks on all sheets of the plan where it exists. [30-5-281 and 30-5-282]

WB3.U0. The proposed fill/grading in floodplains for the proposed plan is not compliant with Floodplain Modification rules. The plan does not accurately show the floodplain boundaries (plan floodplain boundaries are in conflict with City GIS floodplain boundaries). Examples include the fill for Lot 3 pond, Lot 8 pond, Rundberg Lane, etc. To clear this comment, please 1) clearly show and label all floodplain

boundaries accurately, and 2) remove all proposed grading that is in conflict with Floodplain Modification rules. [30-5-364]

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562

**Premier Logic Park Preliminary Plan
Project Assessment
C8J-2019-0186PA
City of Austin 2 Mile ETJ
February 11, 2020**

Travis County
SUBDIVISION

1. Submit a Traffic Impact Analysis. Contact Andre Betit, Travis County Traffic Engineer, 512-854-8757 for a study scope. Provide a copy of study to this reviewer.
2. It appears you are proposing to develop the area located within the boundaries of the FEMA Floodplain, if so you are required to submit a complete application to change the floodplain to US Corp of Engineers, contact Travis County Floodplain Coordinator, Stacey Scheffel.
3. Add survey tie directly across Ferguson Lane and Sprinkle Road at 90 degree angle.
4. Remove approval label from plan.
5. Add block id on plan.
6. Provide letters from utility providers saying will be providing service to proposed subdivision.
7. Ferguson and Sprinkle roads are classified as collector streets that require 70 of right-of-way, show proposed right of way in the amount of 35 feet from the centerline of each street.
8. Add sidewalks on both Ferguson and Sprinkle.
9. FYI: Approved Service Extensions from City of Austin must be approved prior to submitting plan for review.
10. Proposed extension of Runberg Lane must account for 50% of street. Please revise.
11. Add note that says: All streets within this preliminary plan are public. Remove the notation on all streets that say: 'commercial collector 35 mph....' from plan.
12. Revise plan legend and only include plan requirement; remove all site plan symbols and annotations.
13. Verify if there are any cemeteries located within the boundaries of preliminary plan. If there are, provide street access or other access to the cemetery.
14. Remove all references to Chapter 25, this plan is subject to Title 30 only. This includes surveyor's and engineer's certifications.
15. Add note: Water and Wastewater shall be provided by _____ .
16. Plan does not comply with 30-2-153 Block Length. Request a waiver for all blocks that exceed 2,000 feet in length.

17. Provide a fire flow letter verifying there will be adequate fire flow to proposed development. Letter must be prepared by record engineer.
18. Add the list of adjacent property owners to proposed development with names, recording information and addresses.
19. It appears there is a balance of tract. Please provide a tax plat identifying the boundaries of original tract. In addition provide supporting documents such as deeds, surveys to address this comment. The original tract date is September 1, 1983. For more information on this requirement, please see LDC Section 30-2-34. A Phasing Agreement may be required as a result. If you have any questions regarding this matter, please contact Joe Arriaga 854-7562.
20. Send notice as per the following: NOTICE OF NON-RESIDENTIAL DEVELOPMENT

Project name:

Mailing date:

Project location:

Please be advised that your neighborhood association is within 1000 feet of a proposed development containing a non-residential land use. The development contains a/an _____ that will be used for _____. Please see the attached site location map for clarification.

Travis County Transportation and Natural Resources Department is reviewing this development application to ensure that it is in compliance with applicable regulations. Travis County's development code can be found on the internet at: <http://www.co.travis.tx.us/tnr/subdivision/default.asp>. Travis County does not enforce deed restrictions and does not have the authority to regulate land use. In the event that the applicant meets all applicable code requirements, the development permit will be administratively approved.

Owner's name:

Owner's phone number:

Agent's name:

Agent's phone number:

Travis County Case Manager:

Case Manager's phone number:

For more information please contact the project's owner, agent or the case manager. For copies of the project please make an Open Records Request by calling 854-7683.

Once all comments have been addressed provide the following: PDF of location map, plat, word document of fire flow letter, commissioner's court precinct map showing the location of subdivision. CDs are longer accepted. Please do not submit plat mylars until requested by this reviewer.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569
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- TR 1 Please be advised that a Traffic Impact Analysis will need to be filed for review, reviewed, and approved by Travis County TNR, prerequisite to filing a Preliminary Plan for this development.
- TR 2. Please be advised that a Phasing Agreement document addressing traffic mitigations identified in the TIA and as agreed with Travis County TNR will be required to be submitted with a Preliminary Plan for this development.

- TR 3. Please be advised that a current Traffic Regulation on Ferguson Lane prohibits truck traffic on Ferguson Lane east of Tuscany Drive; any use of driveways in this development by truck traffic on Ferguson Lane will require modification of this Traffic Regulation. No representation of the ability for the applicant to gain the approval of Commissioners Court in modifying this Traffic Regulation is made in this Project Assessment document. In any event, please note that the restriction prohibiting truck traffic through the residential area east of this development will remain in effect.
- TR 4. Proposed street sections provided in this Project Assessment are considered as information only; please note that the appropriateness of proposed street sections will be addressed with review of the Preliminary Plan.
- TR 5. A 48' private street easement is shown on this development. Please be advised that a private street will require that a private street lot be dedicated per the requirements of Title 30 Austin/Travis County Subdivision Regulations, and will require approval of a variance request for a private street by Travis County Commissioners Court. Otherwise, this connection should be included as a Joint Use Access Easement, Drainage Easement, and PUE. In any event, this joint driveway/private street connection should be shown on the preliminary plan, and the connection to Ferguson Lane addressed in the TIA.
- TR 6. There is a proposed 25' access easement shown connecting to an offsite tract east of this development; please be advised that documentation from the property owner of this tract concurring with the inclusion of this easement will need to be submitted with a Preliminary Plan.
- TR 9. Please be advised that a Preliminary Plan application will need to include horizontal and vertical sight distance exhibits for each roadway connection to external streets. Sight Line Easements will be required to be shown on the Preliminary Plan providing for minimum sight distance as identified in the City of Austin Transportation Criteria Manual Table 1-1.
- TR 10. Please be advised that additional right of way may be required for Sprinkle Cut off and Ferguson Lane; the letter from Travis County addressed the right of way boundary for future Rundberg Extension only, and did not address other boundary streets.
- TR 11. The letter signed by Cynthia McDonald that is included as an exhibit in the engineer's report for this development is incomplete without the referenced attachments to the letter; please include all attachments sent with the original letter when providing a copy of this correspondence as a reference.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DCR 1. Title 30 Subdivision Regulations require that the 500 year floodplain or Atlas 14 precipitation floodplain be contained within a drainage easement on the Preliminary Plan. Please be advised that this demonstration and drainage easement will be required to be submitted with, and shown on, the Preliminary Plan.
- DCR 2. Please be advised that the Preliminary Plan will need to include all drainage easements needed for conveyance of stormwater flows to the common-use detention ponds. Otherwise, include information regarding lots that will be required to provide detention on-site (for example, on-site detention is required for Lot 4 at the southeast corner of the development?)
- DCR 3. Documentation of SER approval will be required to be submitted with the Preliminary Plan.

- DCR 4. Please be advised that a complete drainage report and drainage analysis, including electronic files for computer programs utilized in the analysis, will be required for the preliminary plan.
- DCR 5. The drainage presentation appears to indicate that a small increase in peak stormwater runoff will occur at one of the discharge locations where stormwater exits the development boundary; please be advised that stormwater peak flows will be required to be kept at or below pre-development levels.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

- PR1. FYI – Because no residential or hotel rooms are planned, there are no parkland dedication or fee requirements.
- PR2. Please add this note to the plat:
- No residential uses shall be constructed in this subdivision unless and until parkland fees are paid for any applicable residential units.
- PR3. A Parkland Determination letter will be issued to the applicant. Please include this letter with the subdivision application when coming to Completeness Check.

End of report

AWU REDLINES

Project Name: Premier Logistics Park Project Assessment
Address: 2900-1/2 FERGUSON LN
File Number: C8J-2019-0186PA

Parnell Engineering, Inc.

AW Utility Development Services - Bradley Barron - 512-972-0078

*****COMMENTS PROVIDED WITH THE PROJECT ASSESSMENT REVIEW ARE PROVIDED FOR INFORMATION PURPOSES ONLY. PREREQUISITES ARE IDENTIFIED BELOW AND MUST BE INCLUDED WITHIN PLANS SUBMITTED FOR FORMAL COMPLETENESS CHECK APPROVAL. NO CONSTRUCTION WILL BE ALLOWED WITH THE PROJECT ASSESSMENT REVIEW.*****

COMMENTS FOR THE PRELIMINARY PLAN:

WW1. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with approved Service Extension Request 4532 (W) and 4533 (WW). The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

WW2. Per Utility Criteria Manual 2.5.1(C):

Remove all proposed water and wastewater easements from the preliminary plan. All easements, if necessary, will be dedicated by separate instrument as to form, type, and width with the construction or site plan phase.

Water and wastewater easements are exclusive. The proposed 30' Drainage/PUE will need to be revised to be exclusive to wastewater. However, lots 4 & 5 can take frontage from Parnell Drive and this easement is not necessary. Austin Water will not approve this easement configuration.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water and wastewater easements as proposed. Additional notes will be required with the Pipeline Engineering review.

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW3. Per Utility Criteria Manual 2:

Public utilities in private streets/PUE do not comply with UCM. Each lot must take utility service from Right of Way frontage. Private street and easements layout shown on the plan must be approved by Pipeline Engineering as to form, type, and width. A utility cross section showing both vertical and horizontal alignments must be provided for review.

Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water, wastewater, and public utility easements as proposed. Additional notes may be required with the Pipeline Engineering review.

Project Name: Premier Logistics Park Project Assessment
Address: 2900-1/2 FERGUSON LN
File Number: C8J-2019-0186PA

Austin Water reserves the right to make additional comments and to establish other requirements with the Pipeline Engineering review.

WW4. §25-9, Utility Criteria Manual Section 2:

Proposed water main extension of the 16" waterline does not comply with approved SER 4532. Revise plan to include all improvements from approved SER to the 8" main rather than the 2.25" main.

The proposed public water line layout is not acceptable. Revise the plan to remove public water mains from the private street/PUE to proposed Rundberg Ln extension so that public mains are contained within R.O.W.

WW5. Per Utility Criteria Manual 2:

10" water main is not an acceptable size for public water main.

WW6. Per Utility Criteria Manual Section 2, §25-4:

Add the following note to the plan:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

WW7. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

Add the following note to the plan:

THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

COMMENTS FOR PLAT:

WW1. Per Utility Criteria Manual Section 2, §25-1, §25-4, §25-9, and the Uniform Plumbing Code:

No plat provided for review. Submit a plat for review.



2570

Project Name: Premier Logistics Park Project
Assessment

Case Number: C8J-2019-0186PA

Update #: 0

Case Manager: Joe Arriaga

Team:

Initial Submittal: November 26, 2019

Formal Filed: January 06, 2020

Date Dist: January 07, 2020

Comments Due Date: January 27, 2020

Discipline	Name
Electric Review	Karen Palacios (3)
911 Addressing Review	Cathy Winfrey
Drainage Engineering Review	David Marquez
Environmental Review	Pamela Abee-Taulli
Flood Plain Review	Karl McArthur
Hydro Geologist Review	Scott Hiers
Mapping Review	Mapping Review
Planner 1 Review	Ramon Rezvanipour <i>NO DIS</i>
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	David Marquez
Wetlands Biologist Review	Scott Hiers
Travis Co. Subdivision Review	Joe Arriaga
Travis Co. Transportation Review	Teresa Calkins
Travis Co. Drainage Construction Review	Teresa Calkins
City Arborist Review	City Arborist Reviewer
ATD Engineering Review	Sangeeta Jain
Fire For Site Plan Review	Tom Migl
PARD / Planning & Design Review	Scott Grantham
ERM Review	Scott Hiers
Site Plan Plumbing	Cory Harmon

19

**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: Premier Logistics Park

Service Requested: **Water**

SER-4532

Hansen Service Request Number 801071

Date Received: 06/21/2019

Location: 2900 FERGUSON LN 1/2 AUSTIN TX 78754

Acres: 148.27

Land Use: WAREHOUSE

LUE: 266

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-4533

Quad(s): N28 N29

Reclaimed Pressure Zone: NORTH SERVICE AREA

DDZ: YES

Drainage Basin: WALNUT

Pressure Zone: NORTH

DWPZ: NO

Demand (Estimated Peak Hour): 585 GPM

FIRE FLOW: 2,000 GPM

Cost Participation: \$0.00

% Within City Limits: 0

% Within Limited Purpose: 0

Description of Improvements:



To serve lots with frontage along Ferguson Ln, Applicant shall construct approximately 1,800 feet of oversized 16-inch water main from the existing 16-inch water main (Project No. 2006-0504) in Ferguson Ln and extend southeast along Ferguson Ln to the proposed 8-inch water main (Project No. 2019-0022) in Ferguson Ln west of the intersection with Sansom Rd, as approximately shown on the attached map.


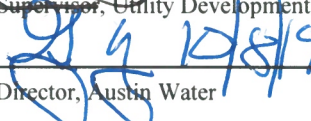
Depending on how the subject tract is ultimately subdivided, if the public water distribution system within the subject tract does not extend up to the future Rundberg Ln right-of-way, then Applicant shall dedicate an appropriately sized water easement to allow future water main extension by others to future Rundberg Ln.

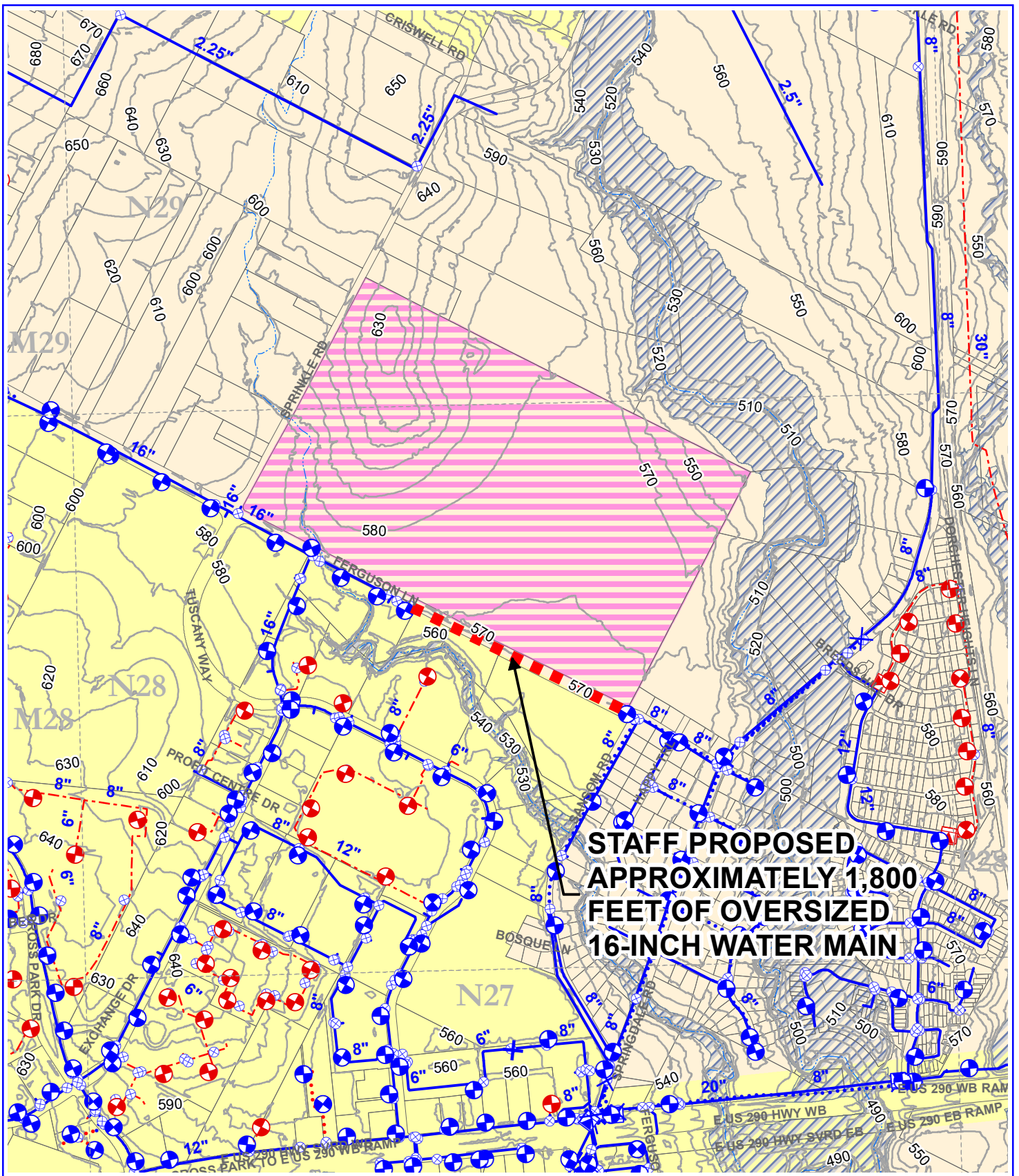
NOTES: 1) Water demand and sprinkled fire flow requirement based on engineering calculations received from William E. Parnell, P.E. of Parnell Engineering, Inc. on 08/05/2019. 2) Depending on how the subject tract is ultimately subdivided, additional water main extensions may be required along Sprinkle Rd and this SER may need to be amended. 3) Private water service lines shall not cross lot lines unless Utility Development Services determines proper cause for allowing a private water easement as means of providing water service to proposed lots within the subject tract. Proper cause is not typically provided in a scenario where a proposed subdivision of a property creates a Plumbing Code violation.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:





- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review.
- 6) Approval of a site plan that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 10) Approval by the City Council will be required should the applicant seek cost participation for oversized water improvements.


Project Manager, Utility Development Services 10/3/19 Date

Assistant Director, Water Resources Management 10/7/19 Date


Supervisor, Utility Development Services 10/3/19 Date

Director, Austin Water 10/8/19 Date



0 500 1,000 2,000 3,000 Feet

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ

W. S.E.R. Name: Premier Logistics Park

W. S.E.R. Number: 4532

Utility Development Services Plotted 08/08/2019

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Premier Logistics Park		Service Requested: Wastewater
SER-4533	Hansen Service Request Number 801072	Date Received: 06/21/2019
Location: 2900 FERGUSON LN 1/2 AUSTIN TX 78754		
Acres: 148.27	Land Use: WAREHOUSE	LUE: 266
Alt. Utility Service or S.E.R. Number: City of Austin Water SER-4532		
Quad(s): N28 N29	Reclaimed Pressure Zone: NORTH SERVICE AREA	DDZ: YES
Drainage Basin: WALNUT	Pressure Zone: NORTH	DWPZ: NO
Flow (Estimated Peak Wet Weather): 255 GPM		
Cost Participation: \$0.00	% Within City Limits: 0	% Within Limited Purpose: 0

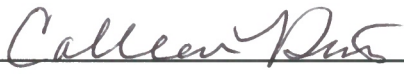
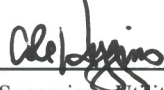

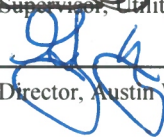
Description of Improvements:
Wastewater Service Option 1
Applicant shall construct approximately 3,500 feet of 8-inch gravity wastewater main (minimum 1.00% slope) from the existing 60-inch wastewater interceptor (Project No. 85-0511) and extend west to the subject tract then along future Rundberg Ln to a regional highpoint within the subject tract, as approximately shown on the attached map.

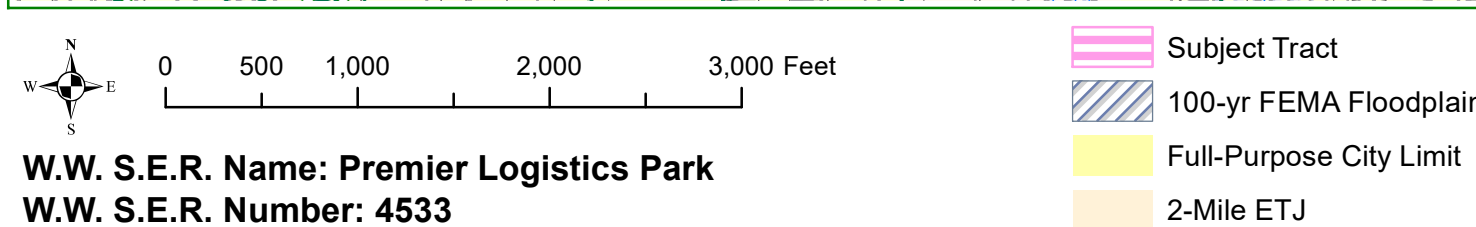
Wastewater Service Option 2
Applicant shall construct approximately 4,775 feet of 8-inch gravity wastewater main from the existing 60-inch wastewater interceptor (Project No. 85-0511; MH ID# 79136) and extend northwest along Ferguson Ln to the subject tract, as approximately shown on the attached map.

NOTES: 1) Wastewater flow based on engineering calculations received from William E. Parnell, P.E. of Parnell Engineering, Inc. on 08/05/2019. 2) Private pumping system(s) may be required within the subject tract. Private pumping system(s) within the subject tract will be privately owned, operated and maintained. 3) Depending on how the subject tract is ultimately subdivided, a combination of both wastewater service options may be required and/or additional wastewater main extensions may be required and this SER may need to be amended. 4) Private wastewater service lines shall not cross lot lines unless Utility Development Services determines proper cause for allowing a private wastewater easement as means of providing wastewater service to proposed lots within the subject tract. Proper cause is not typically provided in a scenario where a proposed subdivision of a property creates a Plumbing Code violation.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
- 6) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.
- 7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

 Project Manager, Utility Development Services	10/3/19 Date	 Supervisor, Utility Development Services	10/3/19 Date
 Assistant Director, Water Resources Management	10/7/19 Date	 Director, Austin Water	10/8/19 Date



W.W. S.E.R. Number: 4533

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ACCESS EASEMENT DOCUMENT TO
NEIGHBORING PROPERTY



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

May 26, 2020 04:08 PM Fee: \$86.00

2020084381

Electronically Recorded

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "*Agreement*") is entered into by and among **Premier Logistics Park, Inc.**, a Delaware corporation ("*Grantor*") and **G3 Exhibits, LLC**, a Texas limited liability company ("*Grantee*"). Grantor and Grantee may be referred to hereinafter, individually, as a "*Party*" and collectively, as the "*Parties*".

RECITALS:

A. Grantor is the owner of those certain tracts or parcels of land located in Travis County, Texas, and described in Exhibit A (the "*Ferguson Lane Easement Property*") and Exhibit B (the "*Parnell Drive Easement Property*") attached hereto and made a part hereof for all purposes.

B. Grantee is the owner of those certain tracts or parcels of land located in Travis County, Texas, and described in Exhibit C attached hereto and made a part hereof for all purposes (the "*Grantee Property*").

C. Grantee has requested, and Grantor has agreed to grant to Grantee a non-exclusive easement over the Ferguson Lane Easement Property for the purposes of providing ingress and egress between the Grantee Property and Ferguson Lane and a non-exclusive easement over the Parnell Drive Easement Property for the purpose of providing ingress and egress between the Grantee Property and the future Parnell Drive, or as it may otherwise be named upon dedication to the public, in accordance with the terms and conditions of this Agreement.

AGREEMENT:

NOW, THEREFORE, for and in consideration of the premises and the benefits accruing or to accrue to each of the Parties under this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which each of the Parties hereby acknowledges, Grantor and Grantee agree as follows:

1. Recitals. All of the recitals set forth above are hereby incorporated into this Agreement for all purposes.

2. Ferguson Lane Access Easement. Grantor does hereby grant, bargain, sell, and convey to Grantee and Grantee's respective successors and assigns, for the benefit of the Grantee Property, a non-exclusive easement (the "*Ferguson Lane Easement*") over the Ferguson Lane Easement Property for the purposes of providing temporary ingress and egress from the Grantee Property to Ferguson Lane and for purposes of constructing and maintaining roadway improvements in accordance with the terms and conditions of this Agreement. Grantor hereby binds itself and its successors and assigns, TO WARRANTY AND FOREVER DEFEND all and singular the Ferguson Lane Easement and rights granted unto Grantee and Grantee's respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject however to all matters of record

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in Travis County, Texas, to the extent (and only to the extent) the same are valid, enforceable and affect all or any portion of the Ferguson Lane Easement Property.

3. **Parnell Drive Access Easement.** Grantor does hereby grant, bargain, sell, and convey to Grantee and Grantee's respective successors and assigns, for the benefit of the Grantee Property, a non-exclusive easement (the "*Parnell Drive Easement*") over the Parnell Drive Easement Property for the purposes of providing ingress and egress from the Grantee Property to the future Parnell Drive (or as it may otherwise be named upon dedication to the public) in accordance with the terms and conditions of this Agreement that provides access to a publicly dedicated road. Grantor hereby binds itself and its successors and assigns, TO WARRANTY AND FOREVER DEFEND all and singular the Parnell Drive Easement and rights granted unto Grantee and Grantee's respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject however to all matters of record in Travis County, Texas, to the extent (and only to the extent) the same are valid, enforceable and affect all or any portion of the Parnell Drive Easement Property.

4. **Easement Term.** The Ferguson Lane Easement and Parnell Drive Easement (collectively, the "*Easements*") shall be perpetual but subject to automatic termination as provided in this Agreement. At such time as all or any portion of the Grantee Property receives access to Parnell Drive and Parnell Drive has been publicly dedicated and constructed in the location shown in **Exhibits A** and **B** such that Grantee can use Parnell Drive (the "*Parnell Drive Trigger Event*"), then the Ferguson Lane Easement shall immediately terminate without the necessity of further action by either Party, regardless of whether either or both Easements have been improved by either Party; provided, however, a Party shall execute and cause its lienholder, if any, to execute, a release of the Ferguson Lane Easement in recordable form upon 10 days written request by the other Party. If the Parnell Drive Trigger Event does not occur within 10 years after the Effective Date of this Agreement, then the Parnell Drive Easement shall immediately terminate without the necessity of further action by either Party; provided, however, a Party shall execute and cause its lienholder, if any, to execute a release of the Parnell Drive Easement in recordable form upon 10 days written request by the other Party. The Easements otherwise shall terminate only by express written agreement of both Parties or as otherwise provided in this Agreement.

5. **Construction of Roadway Improvements.** Grantor shall, at Grantor's sole cost and expense, lay gravel, caliche or similar pervious material, at Grantor's sole election, within the Parnell Drive Easement no later than the date the Parnell Drive Trigger Event occurs. Grantee may, at Grantee's sole cost and expense, upon prior written approval of Grantor which shall not be unreasonably withheld, pave the Parnell Drive Easement with asphalt, concrete or other permanent or impervious material (whether pervious or impervious, the "*Parnell Drive Easement Improvements*"). Grantee shall have the right, at Grantee's sole cost and expense, to install gravel, caliche or similar pervious material within the Ferguson Lane Easement, or, with prior written approval of Grantor which shall not be unreasonably withheld, Grantee may improve the Ferguson Lane Easement with impervious roadway improvements (whether pervious or impervious, the "*Ferguson Lane Easement Improvements*"); provided, however, the use of asphalt, concrete or other permanent or impervious material for the Ferguson Lane Easement Improvements is prohibited until 4 years after the Effective Date of this Agreement. The design and construction of

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any Ferguson Lane Easement Improvements and Parnell Drive Easement Improvements by Grantee shall be subject to the following terms and provisions:

(a) Construction Requirements; Plans. Any Parnell Drive Easement Improvements and Ferguson Lane Easement Improvements constructed shall be designed and constructed to satisfy all applicable requirements for driveways promulgated by the City of Austin and Travis County and any other applicable governmental authorities with jurisdiction over such roadway. Prior to commencing constructions, Grantee shall provide copies of all plans and specifications for such construction to Grantor for review and comment. Grantee will use reasonable, good faith efforts to address and incorporate any reasonable comments submitted by Grantor. The Parnell Drive Easement Improvements and the Ferguson Lane Easement Improvements shall be constructed within a period of time agreed to by the Parties, and within a good and workmanlike manner and in accordance with the plans reviewed and approved by Grantor; provided, however, the Parnell Drive Easement Improvements shall be constructed no later than the date that the Parnell Drive Trigger Event occurs, and, in any event, Grantee shall have the right to construct the Ferguson Lane Easement Improvements within one hundred eighty (180) days following the date of this Agreement.

(b) Insurance. At any time when Grantee is constructing the Parnell Drive Easement Improvements and the Ferguson Lane Easement Improvements, Grantee shall obtain and maintain, and require all of its contractors to obtain and maintain, during such period of construction activity, worker's compensation and employer's liability insurance, with limits of not less than \$1,000,000.00 single limit of liability, and property damage insurance in the amount of \$1,000,000.00. All such insurance shall be with a carrier or carriers licensed to do business in the State of Texas. All of said insurance policies shall provide that they shall not be canceled or reduced in coverage until and unless all of the Parties have been given thirty (30) days prior written notice of such cancellation or reduction, and, with respect to public liability and property damage insurance, shall name all of the Parties as additional insureds. Proof of such insurance shall be provided to Grantor prior to construction.

(c) INDEMNITY. GRANTEE SHALL AND DOES HEREBY AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS GRANTOR AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, PARTNERS, MANAGERS, MEMBERS, SUCCESSORS, AND ASSIGNS (THE "*INDEMNIFIED PARTIES*"), AGAINST ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS, EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, OR OTHER LIABILITY FOR PERSONAL INJURY, DEATH, OR DAMAGE TO ANY PERSON OR PROPERTY WHICH ARISES FROM OR IS IN ANY MANNER CAUSED BY SUCH CONSTRUCTION ACTIVITIES OF THE CONSTRUCTING PARTY AND ITS OFFICERS, AGENTS, EMPLOYEES, PARTNERS, MANAGERS, MEMBERS, CONTRACTORS, SUCCESSORS, AND ASSIGNS, ON THE EASEMENT PROPERTY AND/OR FROM THE CONSTRUCTING PARTY'S USE OF THE EASEMENTS OR EASEMENT PROPERTY, OR THE BREACH BY SUCH PARTY OF ITS OBLIGATIONS SET FORTH IN THIS SECTION 5.

6. Default. If either party defaults in the performance of its obligations hereunder and the default is not cured within ten (10) days following delivery of written notice to the defaulting party, then the non-defaulting party shall have the right, in addition to all rights and remedies at law and in equity, to perform such obligation on behalf of the defaulting party, in which event the

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defaulting party shall immediately pay to the non-defaulting party all actual and reasonable amounts expended by the non-defaulting party in curing such default, together with interest thereon at the Default Rate from the date the amounts are expended until the date repaid. As used herein, "Default Rate" means an annual rate of interest equal to the lesser of (a) the prime rate for large, money center banks as then published in the Wall Street Journal (or a substantially equivalent financial periodical of daily circulation) plus three percent (3%) or (b) the maximum rate permitted by applicable law. Without limiting the foregoing, in the event of a breach by any party hereto of any obligation of such party under this instrument, the non-defaulting party shall be entitled to injunctive relief mandating compliance herewith, and shall be entitled to obtain a decree hereunder. The undersigned hereby acknowledge and stipulate the inadequacy of legal remedies and irreparable harm which would be caused by the breach of this instrument, and such non-defaulting party shall be entitled to relief by any and all other available legal and equitable remedies from the consequences of such breach.

7. **Non-Exclusive.** Grantor reserves for Grantor and Grantor's successors and assigns, the right to continue to use and enjoy the Parnell Drive Easement Property and the Ferguson Lane Easement Property for all purposes that do not unreasonably interfere with or interrupt the use or enjoyment of the Easements by Grantee for the purposes stated herein.

8. **Buffer.** Grantor shall refrain from significantly altering the topography within 25' of a portion of the eastern boundary of Grantee's Property. The buffer is depicted on **Exhibit B** (the "*Buffer*"). Grantee shall not remove any healthy Oak trees over 16" in diameter, as measured 4' above the ground, within the Grading Buffer, unless said removal is required by the City or County or significantly impairs the ability to develop Grantor's property. This provision shall not be construed to prohibit Grantee from otherwise removing vegetation, trees, or installing landscaping.

9. **Enforcement.** Each Party shall have the right to enforce, by any proceeding at law or in equity, including specific performance, the easements and restrictions granted, created, and imposed herein. Failure to enforce any easement or restriction shall in no event be deemed a waiver of the right to do so hereafter.

10. **Exceptions to Warranty.** Grantor's warranty of title excepts and is subject to easements, rights-of-way, dedications, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Easement Properties; any discrepancies, conflicts, or shortages in area or boundary lines; and any and all encroachments or overlapping of improvements covering the Easement Properties; and all matters visible or apparent on the ground of the Easement Properties as would be revealed by a true, correct and current survey.

11. **Modification or Termination.** This Agreement may be modified, amended, or terminated only by the joint action of all of the Parties, or their respective successors and assigns unless otherwise specified in this Agreement. Such a joint action shall only become effective after it has been reduced to writing and filed in the Official Public Records of Travis County, Texas; provided, however, no such written termination shall be required upon the termination of the Ferguson Lane Easement as contemplated by Section 4 above.

{0017775.3 }

12. **Notice.** Any notice required to be provided for herein or given in connection herewith shall be validly given, received, made, delivered, or served in writing and (a) delivered personally, or (b) sent by overnight courier to:

Grantor: Premier Logistics Park, Inc.
Toby Rogers
3000 Turtle Creek Blvd.
Dallas, Texas 75219
Email: [REDACTED]

Grantee: G3 Exhibits, LLC
Attn: Scott Amerie
304 Buckeye Trail
Austin, Texas 78746
Email: [REDACTED]

Any Party may from time to time change its address by notice to the other parties given in the manner provided herein.

13. **General.**

(a) **Attorneys' Fees.** The Prevailing Party in any legal proceeding based on or arising from this Agreement may recover reasonable attorneys' fees, investigation costs, and other costs incurred in connection with such legal proceeding from the non-prevailing party in addition to any other relief to which such Prevailing Party is entitled. The reasonableness of such costs and attorneys' fees shall be determined by the court and not the jury. "*Prevailing Party*" shall mean and is hereby defined by the Parties to mean that Party which the court finds and/or declares is the prevailing party, whether or not that Party obtains monetary, declaratory, injunctive, equitable, or nominal relief. With respect to any monetary claim, no award of damages shall be necessary in order for a Party to be found by the court to have prevailed. With respect to any non-monetary claim, no equitable relief shall be necessary in order for a Party to be found by the court to have prevailed.

(b) **Severability.** If any part of this Agreement is for any reason held to be invalid or unenforceable, the validity of the remaining portions hereof shall not be affected thereby. All provisions hereof are therefore severable for the purpose of maintaining in full force and effect the remaining provisions of this Agreement.

(c) **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall collectively constitute a single instrument.

(d) **Number and Gender; Captions.** Whenever used herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to

{00177775.3 }

all genders. The captions, headings, and arrangements used in this Agreement are for convenience only and do not in any way affect, limit, amplify, or modify the terms and provisions hereof.

(e) Binding Effect. The grants, obligations, benefits, and burdens herein contained shall be covenants running with the land and shall apply to, be binding upon, the Easement Property and all present and future owners and mortgagees of the Easement Property, and shall inure to the benefit of the Benefited Property, the Parties, and their respective successors and assigns.

(f) APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE LAWS OF THE UNITED STATES OF AMERICA APPLICABLE TO TRANSACTIONS IN TEXAS. VENUE SHALL BE IN TRAVIS COUNTY, TEXAS.

EXECUTED by the parties as of the dates of the acknowledgements below, to be effective the 5th day of May, 2020 ("Effective Date").

GRANTOR:

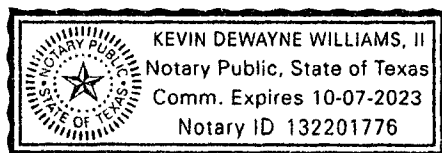
Premier Logistics Park, Inc.,
a Delaware corporation

By: [Signature]
Name: Toby Rogers
Title: S.R.V.P.

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me, the undersigned authority, this 5th day of MAY, 2020, by Toby Rogers, _____ of Premier Logistics, Park, Inc., a Delaware corporation.

[SEAL]



[Signature]
Notary Public ★ State of Texas

{0017775.3 }

GRANTEE:

G3 Exhibits, LLC,
A Texas limited liability company

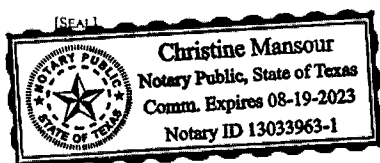
By: Jill Amerie
Name: Jill AMERIE
Its: President

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me, the undersigned authority, this 3rd day of April, 2020, by Jill Amerie, President of G3 Exhibits, LLC, a Texas limited liability company.



Christine Mansour
Notary Public ★ State of Texas

{00177775.3 }

JOINDER OF LIENHOLDER

The undersigned ("Lienholder"), being the current legal and equitable holder of the Liens (defined below) encumbering the Ferguson Lane Easement Property and Parnell Drive Easement Property, hereby joins in the execution of this instrument in its capacity as the current legal and equitable owner and holder of the Liens, and the indebtedness secured thereby, in order to evidence Lienholder's consent to the execution by Grantor of this Agreement and the subordination by Lienholder of the Liens to this Agreement and the terms and conditions provided for herein. As used herein, the term "Liens" collectively means that certain Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement recorded on September 5, 2019, as Document No. 2019136720, in the Official Public Records of Travis County, Texas, and all other instruments and documents of any kind or nature securing that certain Promissory Note dated September 4, 2019 executed by Grantor, as Borrower, in the original principal amount of \$7,683,365.00.

LIENHOLDER:

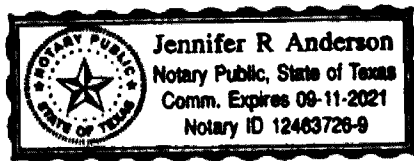
JPMORGAN CHASE BANK, N.A.,
as Administrative Agent, and individually as a Lender

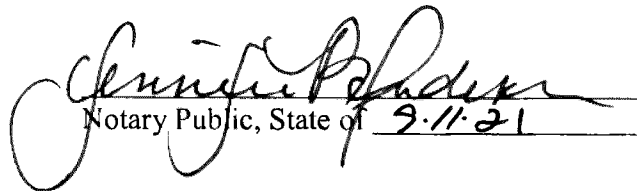
By: Name: Patrick Brann

Title: Authorized Officer

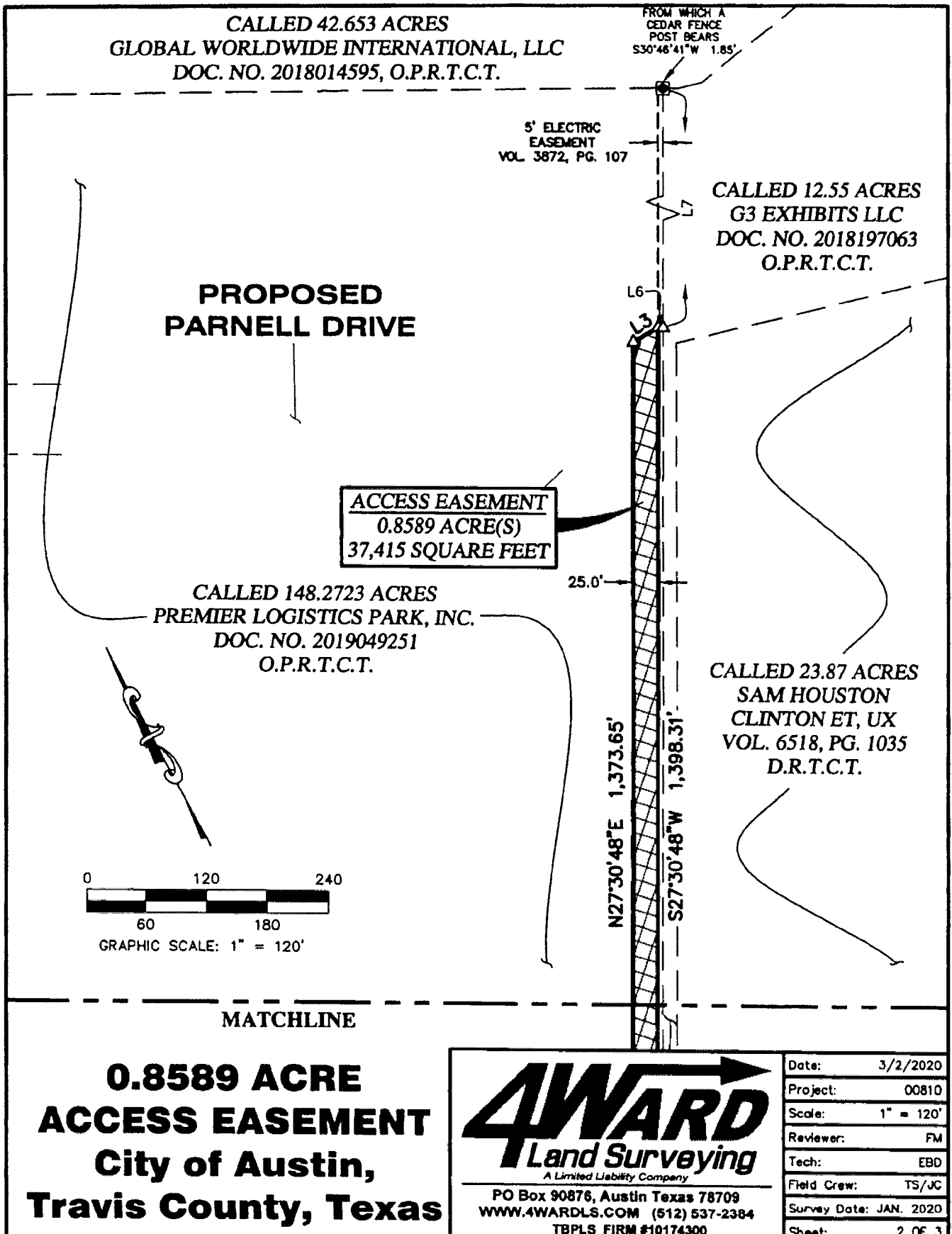
STATE OF Texas §
§
COUNTY OF Denton §

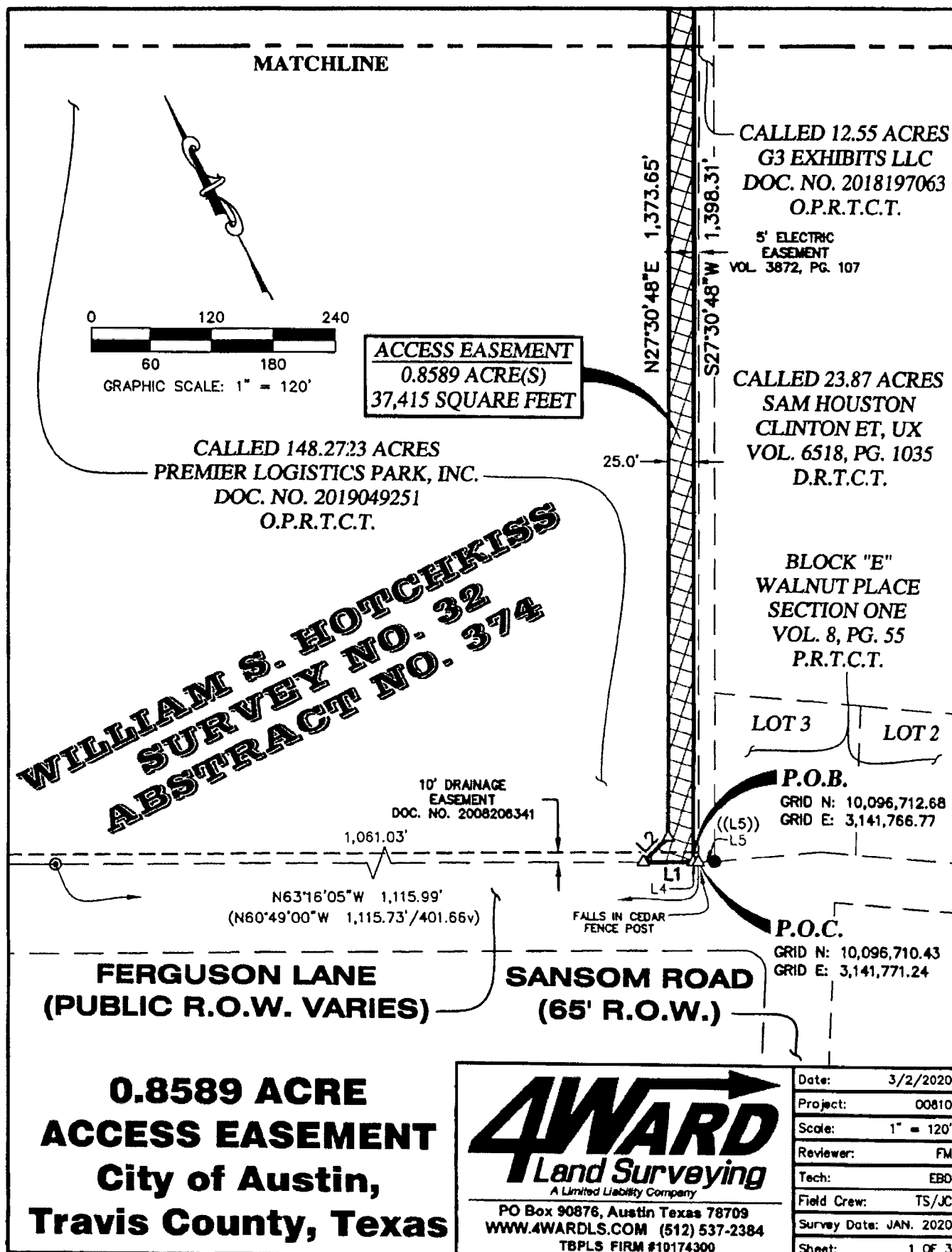
This instrument was acknowledged before me on the 27 day of March, 2020, by Patrick Brann, as Authorized officer of JPMorgan Chase Bank, N.A. a National Banking Association on behalf of said Association.




Notary Public, State of Texas

{00177775.3 }





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°16'05"W	49.96'
L2	N72°04'30"E	35.57'
L3	N87°03'42"E	29.00'
L4	S63°16'05"E	5.00'
L5	S64°50'30"E	16.00'
L6	S62°29'12"E	5.00'
L7	N27°30'48"E	491.89'

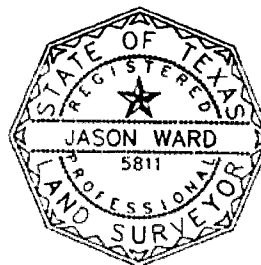
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L5))	S80°25'39"E	15.58'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	BENT 1/2" IRON ROD FOUND
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "LANDESIGN" CAP FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 5080, PG. 1179
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2018197063

TCAD PARCEL #236634,
COA GRID #N28

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



Jason Ward
3/2/2020

**0.8589 ACRE
ACCESS EASEMENT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/2/2020
Project:	00810
Scale:	N/A
Reviewer:	FM
Tech:	EBD
Field Crew:	TS/JC
Survey Date:	JAN. 2020
Sheet:	3 OF 3

P:\00810\Drawg\00810_AE1.dwg

"A"

EXHIBIT "A"

(25' Access Easement)

William S. Hotchkiss Survey No. 32, Abstract No. 374

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.8589 ACRE (37,415 SQUARE FEET), BEING OUT OF THE WILLIAM S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 148.2723 ACRE TRACT CONVEYED TO PREMIER LOGISTICS PARK, INC. IN DOCUMENT NO. 2019049251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.8589 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2344
jward@4wards.com
www.4wards.com

COMMENCING, at a cedar fence post found in the north right-of-way line of Ferguson Lane (Right-of-way varies), and being the southwest corner of a called 12.55 acre tract conveyed to G3 Exhibits LLC in Document No. 2018197063 (O.P.R.T.C.T.), and being the common southeast corner of a 5-foot wide electric easement granted to the City of Austin in Volume 3872, Page 107 of the Deed Records of Travis County, Texas (D.R.T.C.T.) and said Premier Logistics tract;

THENCE, with the north right-of-way line of said Ferguson Lane, and the common south line of said electric easement and said Premier Logistics tract, N63°16'05"W, a distance of 5.00 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof, said point being the southwest corner of said electric easement;

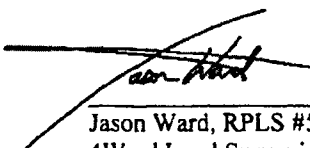
THENCE, continuing with the north right-of-way line of said Ferguson Lane and the south line of said Premier Logistics tract, N63°16'05"W, a distance of 49.96 feet to a calculated point for the southwest corner hereof, from which a 1/2-inch iron pipe found in the north right-of-way line of said Ferguson Lane and the south line of said Premier Logistics tract bears, N63°16'05"W, a distance of 1,061.03 feet;

THENCE, leaving the north right-of-way line of said Ferguson Lane and the south line of said Premier Logistics tract, over and across said Premier Logistics tract, and in part with the west line of said electric easement, the following four (4) courses and distances:

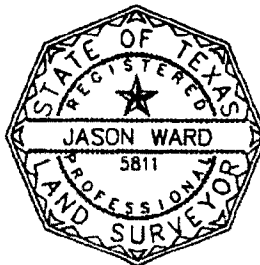
- 1) N72°04'30"E, a distance of 35.57 feet to a calculated point for an angle point hereof,
- 2) N27°30'48"E, a distance of 1,373.65 feet to a calculated point for the northwest corner hereof,
- 3) N87°03'42"E, a distance of 29.00 feet to a calculated point for the northeast corner hereof, said point being in the west line of said electric easement, and
- 4) S27°30'48"W, a distance of 1,398.31 feet to the **POINT OF BEGINNING** and containing 0.8589 Acre (37,415 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000080460555. See attached sketch (reference drawing: 00810_AE1.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

3/2/2020

References:

TCAD # 236634
COA GRID # N-28

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27°30'48"W	30.00'
L2	S87°03'42"W	95.12'
L3	N86°28'55"E	113.61'
L4	S64°50'30"E	16.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L4))	S60°25'39"E	15.58'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	25.00'	95.00'	15°04'40"	N10°28'38"W	24.93'

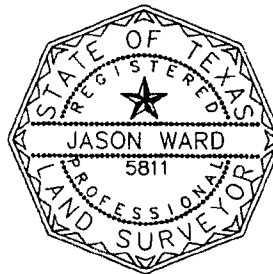
LEGEND

—————	PROPOSED EASEMENT LINE
-----	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	IRON ROD WITH "LANDESIGN" CAP FOUND
△	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED VOL. 5080, PG. 1179
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2018197063

TCAD PARCEL #236634,
COA GRID #N28

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



3/4/2020

**0.0602 ACRE
ACCESS EASEMENT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/4/2020
Project:	00810
Scale:	N/A
Reviewer:	FM
Tech:	EBD
Field Crew:	TS/JC
Survey Date:	JAN. 2020
Sheet:	2 OF 2

P:\00810\Drawg\00810_AE2.dwg

EXHIBIT " **B** "(Variable Width Access Easement)
William S. Hotchkiss Survey No. 32, Abstract No. 374Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0602 ACRE (2,622 SQUARE FEET), BEING OUT OF THE WILLIAM S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 148.2723 ACRE TRACT CONVEYED TO PREMIER LOGISTICS PARK, INC. IN DOCUMENT NO. 2019049251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0602 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4WARD
Land Surveying

 PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wards.com
www.4wards.com

COMMENCING, at a 1/2-inch iron rod with "LanDesign" cap found at an angle point in the south line of a called 42.653 acre tract conveyed to Global Worldwide International, LLC in Document No. 2018014595 (O.P.R.T.C.T.), and being the northwest corner of a called 12.55 acre tract conveyed to G3 Exhibits LLC in Document No. 2018197063 (O.P.R.T.C.T.), and being the common northeast corner of a 5-foot wide electric easement granted to the City of Austin in Volume 3872, Page 107 of the Deed Records of Travis County, Texas (D.R.T.C.T.) and said Premier Logistics tract;

THENCE, with the common line of said Premier Logistics tract, said G3 Exhibits tract, and said electric easement, S27°30'48"W, a distance of 458.95 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof;

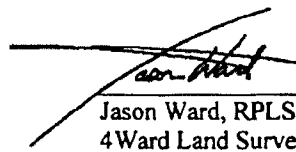
THENCE, continuing with the common line of said Premier Logistics tract, said G3 Exhibits tract, and said electric easement, S27°30'48", a distance of 30.00 feet to a calculated point for the southeast corner hereof, from which a cedar fence post found in the north right-of-way line of Ferguson Lane (Right-of-way varies), and being the southwest corner of said G3 Exhibits tract, and being the common southeast corner of said Premier Logistics tract and said electric easement bears, S27°30'48"W, a distance of 1,494.17 feet;

THENCE, leaving the common line of said Premier Logistics tract, said G3 Exhibits tract, and said electric easement, over and across said Premier Logistics tract, and in part over and across said electric easement, the following three (3) courses and distances:

- 1) S87°03'42"W, a distance of 95.12 feet to a calculated point for a non-tangent point of curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is 95.00 feet, whose arc length is 25.00 feet and whose chord bears N10°28'38"W, a distance of 24.93 feet to a calculated point for the northwest corner hereof, and
- 3) N86°28'55"E, a distance of 113.61 feet to the **POINT OF BEGINNING** and containing 0.0602 Acre (2,622 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000080460555. See attached sketch (reference drawing: 00810_AE2.dwg.)

 3/2/2020
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

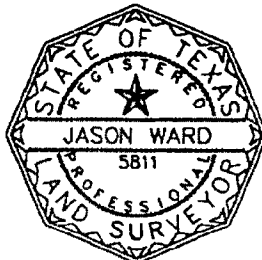
References:
 TCAD # 236634
COA GRID # N-28

Exhibit C

Legal Description of Grantee Property

12.55 acres of land out of the W. S. Hotchkiss Survey No. 32, Abstract No. 374, Travis County, Texas and being the same land conveyed to John William Bohn and Helen Bohn Frady in the deed of record in Volume 13217, Page 70 of the Real Property Records of Travis County, Texas.

{00177775.3 }

AUSTIN WATER UTILITY SERVICE EXTENSION
REQUESTS

CALLED 42.653 ACRES
GLOBAL WORLDWIDE INTERNATIONAL, LLC
DOC. NO. 2018014595, O.P.R.T.C.T.

**WILLIAM S. HOTCHKISS
SURVEY NO. 32
ABSTRACT NO. 374**

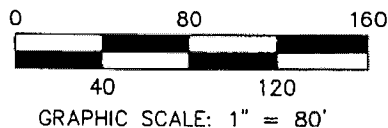
25' PROPOSED
GRADING SETBACK

P.O.B.

GRID N: 10,098,062.11
GRID E: 3,142,475.28

ACCESS EASEMENT
0.0602 ACRE(S)
2,622 SQUARE FEET

CALLLED 148.2723 ACRES
PREMIER LOGISTICS PARK, INC.
DOC. NO. 2019049251
O.P.R.T.C.T.



**PROPOSED
PARNELL DRIVE**

**FERGUSON LANE
(PUBLIC R.O.W. VARIES)**

**0.0602 ACRE
ACCESS EASEMENT
City of Austin,
Travis County, Texas**

FROM WHICH A
CEDAR FENCE
POST BEARS
S30°46'41"W 1.85'

P.O.C.

GRID N: 10,096,703.63
GRID E: 3,141,785.72

5' ELECTRIC
EASEMENT
VOL. 3872, PG. 107

CALLLED 12.55 ACRES
G3 EXHIBITS LLC
DOC. NO. 2018197063
O.P.R.T.C.T.

CALLLED 23.87 ACRES
SAM HOUSTON
CLINTON ET, UX
VOL. 6518, PG. 1035
D.R.T.C.T.

LOT 3

**BLOCK "E"
WALNUT PLACE
SECTION ONE
VOL. 8, PG. 55
P.R.T.C.T.**

FALLS IN CEDAR
FENCE POST
L4
((L4))

**SANSOM ROAD
(65' R.O.W.)**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/4/2020
Project:	00810
Scale:	1" = 80'
Reviewer:	FM
Tech:	EBD
Field Crew:	TS/JC
Survey Date:	JAN. 2020
Sheet:	1 OF 2

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**WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION**

Name: Premier Logistics Park

Service Requested: **Water**

SER-4532

Hansen Service Request Number 801071

Date Received: 06/21/2019

Location: 2900 FERGUSON LN 1/2 AUSTIN TX 78754

Acres: 148.27

Land Use: WAREHOUSE

LUE: 266

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-4533

Quad(s): N28 N29

Reclaimed Pressure Zone: NORTH SERVICE AREA

DDZ: YES

Drainage Basin: WALNUT

Pressure Zone: NORTH

DWPZ: NO

Demand (Estimated Peak Hour): 585 GPM

FIRE FLOW: 2,000 GPM

Cost Participation: \$0.00

% Within City Limits: 0

% Within Limited Purpose: 0

Description of Improvements:



To serve lots with frontage along Ferguson Ln, Applicant shall construct approximately 1,800 feet of oversized 16-inch water main from the existing 16-inch water main (Project No. 2006-0504) in Ferguson Ln and extend southeast along Ferguson Ln to the proposed 8-inch water main (Project No. 2019-0022) in Ferguson Ln west of the intersection with Sansom Rd, as approximately shown on the attached map.


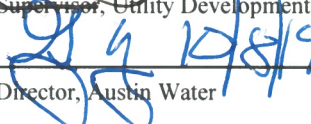
Depending on how the subject tract is ultimately subdivided, if the public water distribution system within the subject tract does not extend up to the future Rundberg Ln right-of-way, then Applicant shall dedicate an appropriately sized water easement to allow future water main extension by others to future Rundberg Ln.

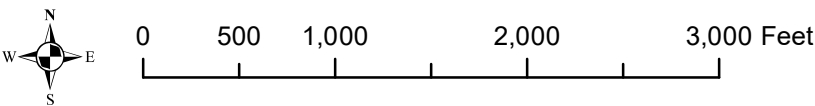
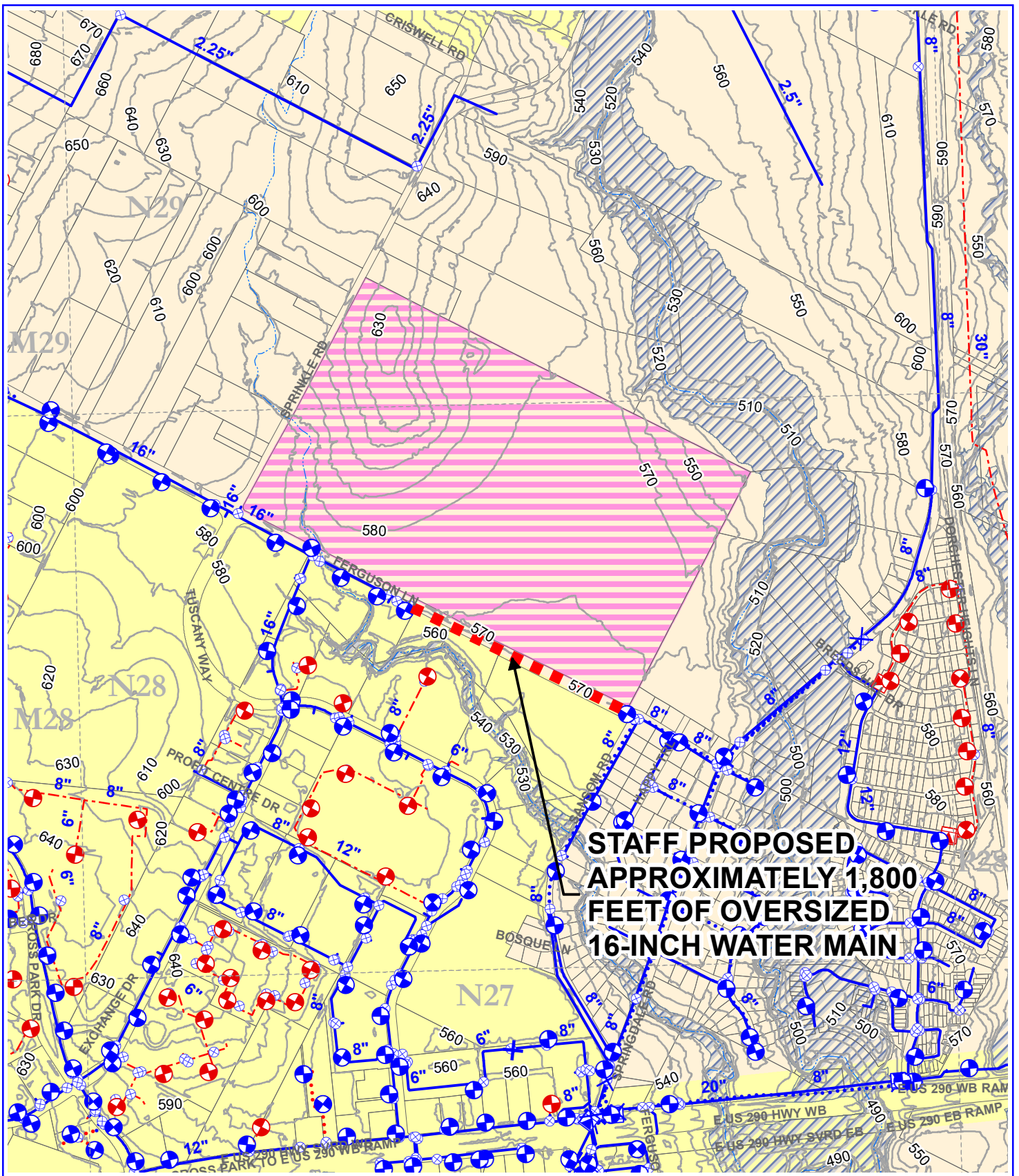
NOTES: 1) Water demand and sprinkled fire flow requirement based on engineering calculations received from William E. Parnell, P.E. of Parnell Engineering, Inc. on 08/05/2019. 2) Depending on how the subject tract is ultimately subdivided, additional water main extensions may be required along Sprinkle Rd and this SER may need to be amended. 3) Private water service lines shall not cross lot lines unless Utility Development Services determines proper cause for allowing a private water easement as means of providing water service to proposed lots within the subject tract. Proper cause is not typically provided in a scenario where a proposed subdivision of a property creates a Plumbing Code violation.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review.
- 6) Approval of a site plan that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.
- 10) Approval by the City Council will be required should the applicant seek cost participation for oversized water improvements.


Project Manager, Utility Development Services 10/3/19 Date

Assistant Director, Water Resources Management 10/7/19 Date


Supervisor, Utility Development Services 10/3/19 Date

Director, Austin Water 10/8/19 Date



- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ

W. S.E.R. Name: Premier Logistics Park
W. S.E.R. Number: 4532

Utility Development Services Plotted 08/08/2019

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Premier Logistics Park

Service Requested: **Wastewater**

SER-4533

Hansen Service Request Number 801072

Date Received: 06/21/2019

Location: 2900 FERGUSON LN 1/2 AUSTIN TX 78754

Acres: 148.27

Land Use: WAREHOUSE

LUE: 266

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-4532

Quad(s): N28 N29

Reclaimed Pressure Zone: NORTH SERVICE AREA

DDZ: YES

Drainage Basin: WALNUT

Pressure Zone: NORTH

DWPZ: NO

Flow (Estimated Peak Wet Weather): 255 GPM

Cost Participation: \$0.00

% Within City Limits: 0



% Within Limited Purpose: 0

Description of Improvements:
Wastewater Service Option 1
Applicant shall construct approximately 3,500 feet of 8-inch gravity wastewater main (minimum 1.00% slope) from the existing 60-inch wastewater interceptor (Project No. 85-0511) and extend west to the subject tract then along future Rundberg Ln to a regional highpoint within the subject tract, as approximately shown on the attached map.

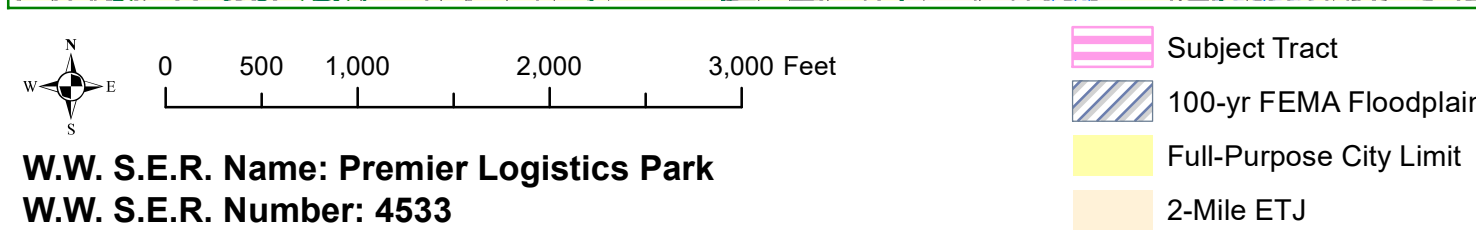
Wastewater Service Option 2
Applicant shall construct approximately 4,775 feet of 8-inch gravity wastewater main from the existing 60-inch wastewater interceptor (Project No. 85-0511; MH ID# 79136) and extend northwest along Ferguson Ln to the subject tract, as approximately shown on the attached map.

NOTES: 1) Wastewater flow based on engineering calculations received from William E. Parnell, P.E. of Parnell Engineering, Inc. on 08/05/2019. 2) Private pumping system(s) may be required within the subject tract. Private pumping system(s) within the subject tract will be privately owned, operated and maintained. 3) Depending on how the subject tract is ultimately subdivided, a combination of both wastewater service options may be required and/or additional wastewater main extensions may be required and this SER may need to be amended. 4) Private wastewater service lines shall not cross lot lines unless Utility Development Services determines proper cause for allowing a private wastewater easement as means of providing wastewater service to proposed lots within the subject tract. Proper cause is not typically provided in a scenario where a proposed subdivision of a property creates a Plumbing Code violation.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
6) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.
7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

 10/3/19
Project Manager, Utility Development Services Date
 10/7/19
Assistant Director, Water Resources Management Date

 10/3/19
Supervisor, Utility Development Services Date
 10/8/19
Director, Austin Water Date



W.W. S.E.R. Number: 4533

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DEEDS, TAX PARCELS, ALTA SURVEY

230

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DEC 31-74 ²⁵ 9858 ★ 2.50

107-1519

Tract No. 1: Beginning at an iron stake at corner of fence at the intersection of the south line of Ferguson Lane with the west line of the H. T. Davis Survey #30, abstract #214, and in the east line of the John Applegate Survey #58, in Travis County, Texas, and being an east line of a 112.54 acre tract of land out of the John Applegate Survey #58 in Travis County, Texas, as described in deed from Marie Arnold and husband, Richard Arnold, to Ouida F. Nalle, as recorded in Book 555, pages 637-639, Travis County Deed Records, being also the west line of a 61.0 acre tract designated as First Tract and described in a deed from the Board of Directors of The Bosque Creamery, a corporation, to Mrs. Dorrace F. Watt, Mrs. Ouida F. Nalle and Miss Nellie Horan, as recorded in Book 743, Pages 605-608, Travis County, Texas, Deed Records, said tract also being described in a deed from Nellie Horan to Ouida F. Nalle, as recorded in Book 746, Pages 542-544, Travis County, Texas, Deed Records, said iron stake at corner of fence being also in the west line of said 61.0 acre tract described as Tract #3 of the Estate of Giles H. Burditt, Decd. in a partition of a 576.0 acre tract out of the H. T. Davis Survey #30, Abstract #214, in Travis County, Texas, as described in a deed from J. H. Burditt, Exctr., to Levina Hamilton, as recorded in Book 183, Page 526, Travis County, Texas, Deed Records:

Thence with an old fence line on the south line of the said 112.56 acre tract, courses numbered 2-5 inclusive as follows:

(3) N83°41'W 193.71 varas to an iron stake.

(5) N81°44'W at about 164 varas more or less

(6) Thence with the center line of the said abandoned lane, N50° 08'E 265.64 varas to an iron stake at corner of fence for the most southerly northwest corner of the said 112.54 acre tract, as fenced and used upon the ground;

(8) Thence with a west line of the said 112.54 acre tract, as fenced and used upon the ground, N29°51'E 805.61 varas to an iron stake in the south line of Ferguson Lane for the most northerly northwest corner of the said 112.54 acre tract, as fenced and used upon the ground;

(9) S60°13'E 114.86 varas to an iron stake;

(10) S59°45'E 263.74 varas to an iron stake;

(11). S55°11'E 33.53 varas to an iron stake;

(12) S59°43'E 214.87 varas to the place of beginning, containing 113.39 acres of land;

MEMORANDUM
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/SAB/STP

107-1520

Tract No. 2: Beginning at an iron stake at corner of fence for the northeast corner of a 150 acre tract, being described as 70 acres out of the Wm. S. Hotchkiss Survey #32 and 80 acres out of the James O. Rice Survey #31 in Travis County, Texas, and being described as Fourth Tract in a deed from The Board of Directors of The Bosque Creamery to Mrs. Dor-race F. Watt, Mrs. Ouida F. Nalle and Miss Nellie Horan, as recorded in Book 743, pages 605-608, Travis County, Texas, Deed Records, and being also described as Fourth Tract in a deed from Nellie Horan to Ouida F. Nalle as recorded in Book 746, pages 542-544, Travis County, Texas, Deed Records;

(1) Thence with the east line of the said 150 acre tract, as fenced and used upon the ground S29°57'W 713.38 varas to a post at corner of fence in the north line of Ferguson Lane;

(2) Thence with the north line of Ferguson Lane, as fenced and used upon the ground, courses numbered 3-5 inclusive, as follows:

(3) N60°49'W 401.66 varas to an iron stake;

(4) N60°32'W at 149.01 varas crossing the west line of the Wm. S. Hotchkiss Survey #32 and being also the east line of the James O. Rice Survey #31 in Travis County, Texas, in all 554.34 varas to an iron stake;

(5) N59°39'W 214.8 varas to an iron stake near corner of fence at the intersection of the north line of Ferguson Lane with the east line of the Austin and Sprinkle Road;

(6) Thence with the east line of the Austin and Sprinkle Road, as fenced and used upon the ground, N30°00'E 713.29 varas to an iron stake in the north line of the said 150 acre tract as fenced and used upon the ground;

Thence with the north line of the said 150 acre tract, as fenced and used upon the ground, courses numbered 7-8 inclusive, as follows:

(7) S60°18'E 259.56 varas to an iron stake at corner of fence;

(8) S60°31'E at 360.14 varas, crossing an east line of the James O. Rice Survey #31 and the west line of the Wm. S. Hotchkiss Survey #32, in all 910.81 varas to the place of the beginning, containing 148.24 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 31st day of December, 1974.

George S. Nalle, Jr.
GEORGE S. NALLE, JR.

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared George S. Nalle, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 31st day of December, 1974.

NOTARY SEAL

Kes Procter
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED, in the Volume and Page of the Public Records
of Travis County, Texas, as Stamped hereon by me on

DEC 31 1974



Charles S. Procter
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
Dec 31 3 21 PM '74
Charles S. Procter
COUNTY CLERK
TRAVIS COUNTY, TEXAS
5080 1150

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 8, 2019

Grantor: ABGN CORPORATION

Grantor's Mailing Address: 4615 Bunny Run, Austin, Texas 78746

Grantee: PREMIER LOGISTICS PARK, INC.

Grantee's Mailing Address: 3000 Turtle Creek Blvd., Dallas, Texas 75219

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged.

Property (including any improvements): See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

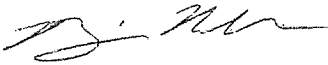
Exceptions to Conveyance and Warranty: See Exhibit "B" attached hereto and made a part hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ABGN CORPORATION

By: 

Name: Brian Nalle

Title: Vice President

Chicago Title
GF# 1700512

Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 08 2019 04:39 PM

FFE: \$ 46.00 2019040251

Special Warranty Deed

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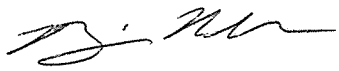
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When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

ABGN CORPORATION

By: 

Name: Brian Nalle

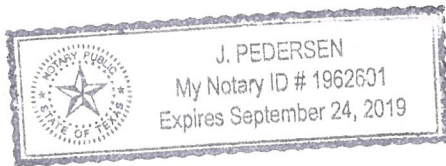
Title: Vice President

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 8, 2019 by Brian Nalle, the Vice President of ABGN corporation, a Texas corporation, on behalf of said corporation. Such person is personally known to me or have produced DL as identification.



A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a final flourish.

Notary Public in and for the
State of Texas

Printed/Typed Name of Notary

EXHIBIT "A"
Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 148.2723 ACRES (6,458,741 SQUARE FEET) OUT OF THE JAMES D. RICE SURVEY NO. 31, ABSTRACT NO. 675, AND THE WILLIAM S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374, BOTH OF TRAVIS COUNTY, TEXAS, BEING ALL OF A 148.24 ACRE TRACT (DESCRIBED AS TRACT NO. 2) CONVEYED TO ABGN CORPORATION IN VOLUME 5080, PAGE 1179 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 148.2723 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "LanDesign" cap found at an angle point in the south line of a called 42.653 acre tract conveyed to Global Worldwide International, LLC, in Document No. 2018014595 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being the northwest corner of a tract conveyed to John William Bohn and Helen Bohn Frady in Volume 13217, Page 40 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said tract previously described (as Tract No. 1) in Volume 750, Page 554 (D.R.T.C.T.), and being the northeast corner of said ABGN tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a fence corner post bears S30°46'41"W, a distance of 1.85 feet, and also from which, a 1/2-inch iron rod with "LanDesign" cap found at an angle point in the apparent north line of a called 11.95 acre tract conveyed to John William Bohn and Helen Bohn Frady in Volume 13217, Page 40 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), said tract previously described (as Tract No. 2) in Volume 750, Page 554 (D.R.T.C.T.), and being the south line of said Global Worldwide tract bears, S61°05'07"E, a distance of 14.93 feet;

THENCE, with the common line of said Bohn Tract No. 1 and said ABGN tract, S27°30'48"W, a distance of **1,983.12** feet to a cedar fence post found for the southwest corner hereof, said point being in the north right-of-way line of Ferguson Lane (right-of-way varies), and being the common south corner of said Bohn Tract No. 1 and said ABGN tract, from which a 1/2-inch iron rod found in the north right-of-way line of said Ferguson Lane, and being the southwest corner of Lot 3, Block "E" of Walnut Place, Section One, recorded in Volume 8, Page 55 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of said Bohn Tract No. 1 bears, S64°50'30"E, a distance of 16.00 feet;

THENCE, with the north right-of-way line of said Ferguson Lane and the south line of said ABGN tract, the following three (3) courses and distances:

- 1) **N63°16'05"W**, a distance of **1,115.99** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **N62°57'07"W**, a distance of **1,540.51** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) **N62°05'27"W**, a distance of **596.52** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the intersection of the east right-of-way line of Sprinkle Road (right-of-way varies) with the north right-of-way line of said Ferguson Lane, and being the southwest corner of said ABGN tract;

THENCE, with the east right-of-way line of said Sprinkle Road and the west line of said ABGN tract, N27°33'33"E, a distance of **1,980.88** feet to a 1-inch iron pipe found for the northwest corner hereof, said point being the southwest corner of a called 3.878 acre tract (described as Tract 1) conveyed to Drum Property, Ltd., in Document No. 2018107822 (O.P.R.T.C.T.), and being the northwest corner of said ABGN tract, from which a 1/2-inch iron rod with "Holt Carson" cap found bears, N54°37'31"W, a distance of 1.23 feet;

THENCE, leaving the east right-of-way line of said Sprinkle Road, with the common line of said Drum tract and said ABGN tract, **S62°45'15"E**, passing at a distance of 266.06 feet, a calculated point, from which a 1/2-inch iron rod found bears, N27°14'45"E, a distance of 0.87 feet, and continuing for a total distance of **721.43** feet to a bent 1-inch iron pipe found for an angle point hereof, said point being at the common southeast corner of a called 3.878 acre tract (described as Tract 1) and a called 22.43 acre tract (described as Tract 2) conveyed to Drum Property, Ltd., in Document No. 2018107822 (O.P.R.T.C.T.), and being an angle point in the north line of said ABGN tract;

THENCE, with the common line of said Drum Tract 2 and said ABGN tract, **S62°57'02"E**, a distance of **1,459.98** feet to a 1/2-inch iron rod found on the east side of an old cedar fence post for an angle point hereof, said point being the southeast corner of said Drum Tract 2;

THENCE, with the north line of said ABGN tract, and in part with the south line of said Global World tract, **S63°03'27"E**, a distance of **1,069.97** feet to the **POINT OF BEGINNING** and containing 148.2723 Acres (6,458,741 Square Feet) more or less.

EXHIBIT "B"

Exceptions to Conveyance and Warranty

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: City of Austin
 Purpose: As provided in said instrument
 Recording Date: June 24, 1970
 Recording No: Volume 3872, Page 107, Deed Records of Travis County, Texas
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: City of Austin
 Purpose: As provided in said instrument
 Recording Date: December 31, 2008
 Recording No: Document No. 2008206341, Official Public Records of Travis County, Texas
3. Matters shown on or disclosed by survey of the Property dated April 3, 2019, prepared by Steven M. Duarete, RPLS No. 5940.
4. Terms and conditions of unrecorded Farming and Grazing Lease executed buy and between ABGN Corporation, as owner, and Bryan Weiss, as tenant.

Chicago Title
GF# 1700512

Chicago Title
1501 S. Mopac, Suite 130
Austin, TX 78746

Property Identification #: 236587

Geo ID: 0234210301

Situs Address: SPRINKLE RD TX 78754

Property Type: Real

State Code: D1

Property Information: 2018	
Legal Description:	ABS 675 SUR 31 RICE J O ACR 78.54 (1-D-1)
Abstract:	A0675
Neighborhood:	1NE1
Appraised Value:	N/A
Jurisdictions:	0A, 2J, 57, 68, 03, 34

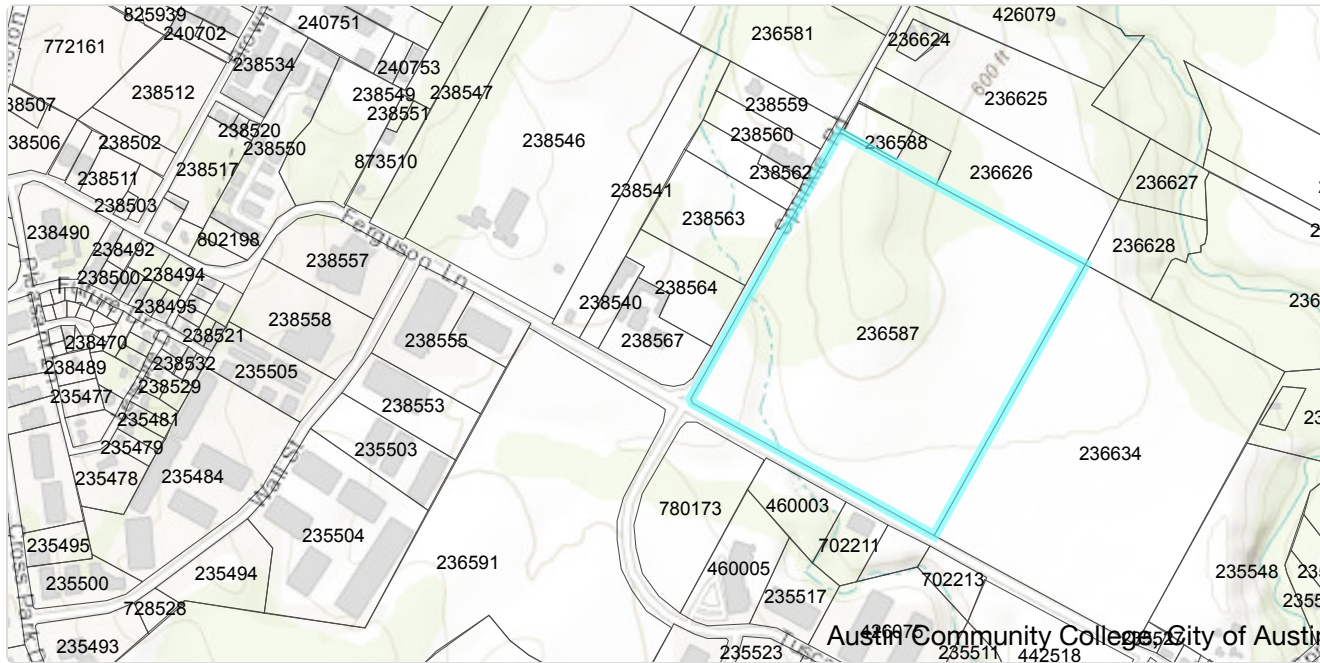
Owner Identification #: 193799

Name: ABGN CORPORATION

Exemptions:

DBA: Null

DBA: Null



Travis CAD Map Search

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Property Identification #: 236634

Geo ID: 0234310416

Situs Address: FERGUSON LN TX 78754

Property Type: Real

State Code: D1

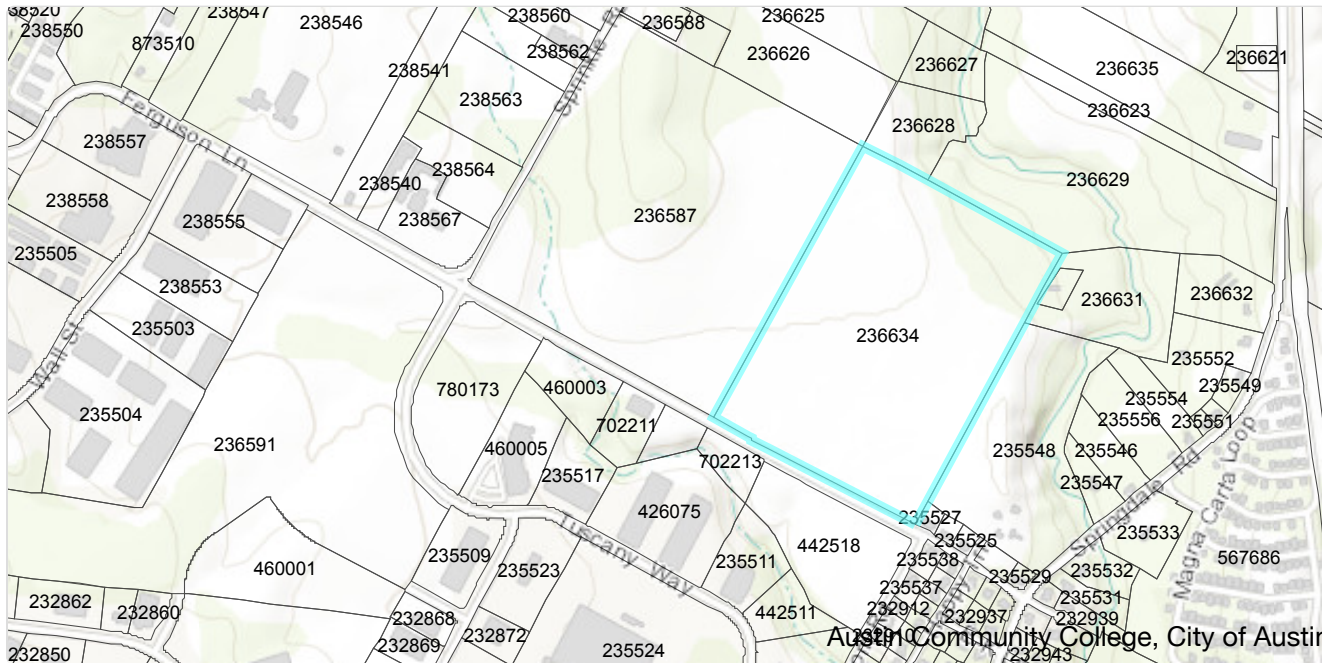
Property Information: 2018	
Legal Description:	ABS 374 SUR 32 HOTCHKISS W S ACR 69.70 (1-D-1)
Abstract:	A0374
Neighborhood:	1NE1
Appraised Value:	N/A
Jurisdictions:	34, 03, 0A, 2J, 57, 68

Owner Identification #: 193799

Name: ABGN CORPORATION

Exemptions:

DBA: Null



Travis CAD Map Search

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LEGAL DESCRIPTION:
BEING 148.24 ACRES OF LAND MORE OR LESS OUT OF THE WILLIAM S. HOTCHKISS SURVEY NO. 32 AND THE JAMES O. RICE SURVEY NO. 31 IN TRAVIS COUNTY, TEXAS, BEING TRACT 2 AS CONVEYED TO ABGN CORPORATION, A TEXAS CORPORATION IN VOLUME 5080, PAGE 1179, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080460555.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 7, 2018, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LGRA MONUMENT CS45, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10.105,408.05, E 3,164,635.783, ELEV. 543.460'.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'X' SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0460K, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- GENERAL NOTES:**
- 1) PROPERTY ADDRESS: SPRINKLE ROAD, AUSTIN, TEXAS, 78754
FERGUSON ROAD, AUSTIN, TEXAS, 78754
 - 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
 - 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
 - 4) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
 - 5) THE DRAINAGE EASEMENT SHOWS THE ADJOINING 0.80 ACRE (750/554) TO BE PART OF THE AFFECTED TRACT AND SHOWS THE EASEMENT AS CROSSING THE 0.80 ACRE TRACT. THIS SURVEYOR BELIEVES THAT THE 0.80 ACRE (750/554) WAS DEEDED OUT OF THE ORIGINAL 150 ACRES (743/605), AND THE DRAINAGE EASEMENT SHOULD TERMINATE AT THE WEST LINE OF THE 0.80 ACRE (750/554).
 - 6) THE NORTH LINE OF THE SUBJECT TRACT (5080/1179) DOES NOT HAVE AN EXTRA ANGLE POINT AT THE SOUTHEAST CORNER OF THE 22.43 ACRE TRACT (2018107822). THE SUBJECT TRACT STATES THAT THE NORTH LINE IS "AS FENCED AND USED UPON THE GROUND", AND THIS SURVEYOR, TO AVOID STRIPS AND GORES WITH THE ADJOINING NORTHERN TRACTS, FOLLOWS GENERALLY THE OLD FENCE AND HONORS THE ADJOINING MONUMENTS.

[A]
AMENDED PLAT OF: LOTS 16 AND 17,
BLOCK E, WALNUT CREEK BUSINESS PARK, PHASE C,
A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND
LOT 15, BLOCK E, AMENDED PLAT OF LOT 1-BLOCK B,
LOT 1-BLOCK D, LOTS 4,5,14 & 15-BLOCK E AND LOTS 3 & 4-BLOCK F,
WALNUT CREEK BUSINESS PARK, PHASE C, A SUBDIVISION OF
RECORD IN VOLUME 88, PAGE 45 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.
DOC. NO. 200400287, O.P.R.T.C.T.

[B]
LOT 14, BLOCK E
WALNUT CREEK BUSINESS PARK PHASE C5
VOL. 102, PG. 238-240
VOM.P.R.T.C.T.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: CHICAGO TITLE INSURANCE COMPANY
G.F. NO.: CTA-07-CTA1700512P
EFFECTIVE DATE: FEBRUARY 27, 2017
ISSUED: MARCH 7, 2017

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1) THIS ITEM HAS BEEN DELETED IN ITS ENTIRETY.
- 10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

F. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 20, 1936
RECORDING NO.: VOLUME 544, PAGE 189, DEED RECORDS OF TRAVIS COUNTY, TEXAS [DOES NOT AFFECT]

G. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 20, 1936
RECORDING NO.: VOLUME 544, PAGE 192, DEED RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

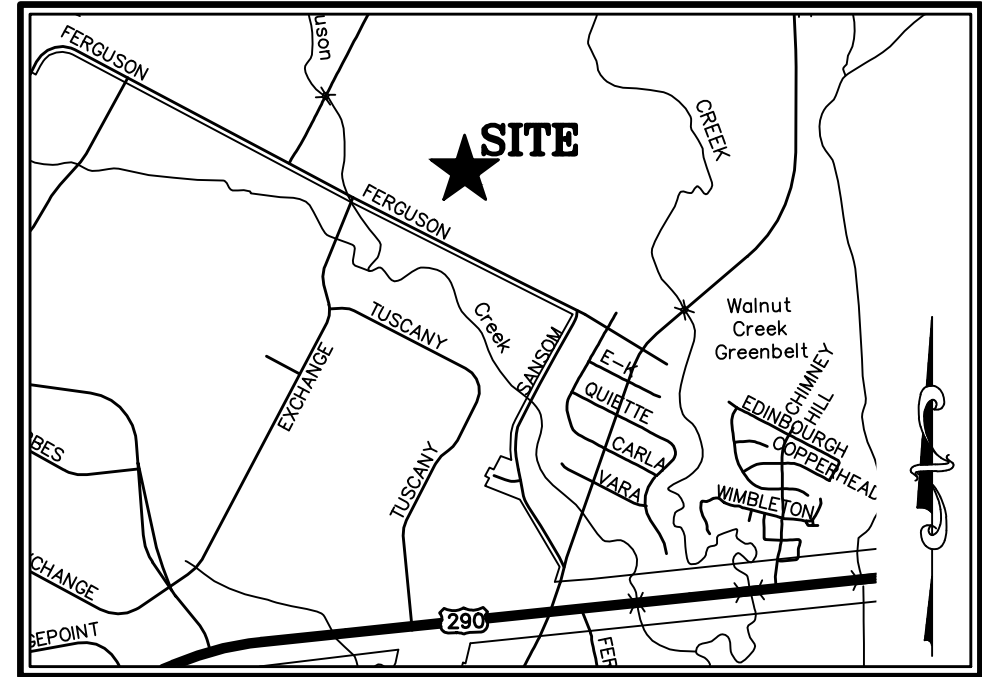
H. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING NO.: VOLUME 688, PAGE 310, DEED RECORDS OF TRAVIS COUNTY, TEXAS [DOES NOT AFFECT]

I. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF AUSTIN
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 24, 1970
RECORDING NO.: VOLUME 3872, PAGE 107, DEED RECORDS OF TRAVIS COUNTY, TEXAS [SUBJECT TO - SHOWN ON SURVEY]

J. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF AUSTIN
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: DECEMBER 31, 2008
RECORDING NO.: DOCUMENT NO. 2008206341, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [SUBJECT TO - SHOWN ON SURVEY - SEE NOTE 5]

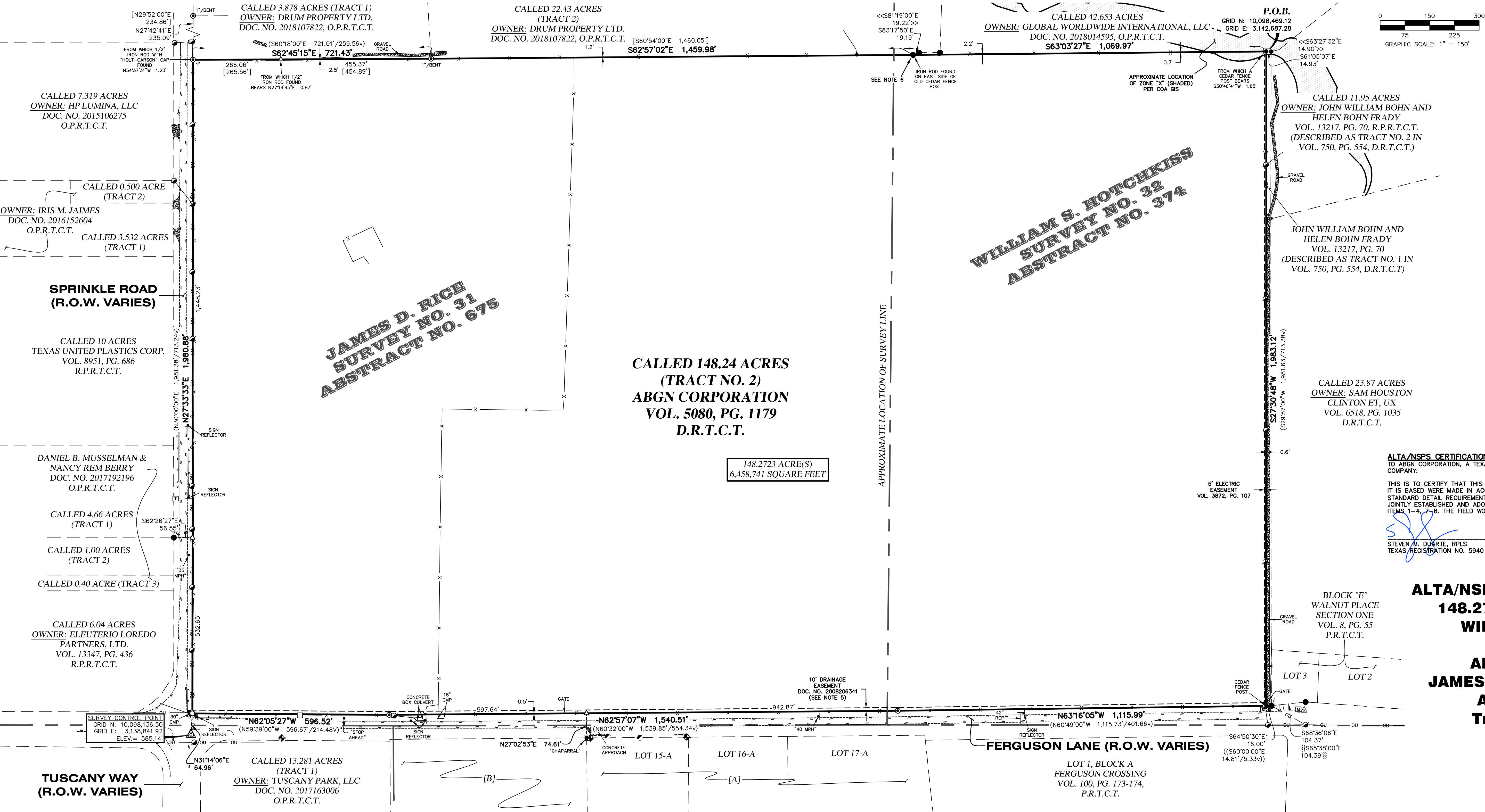
VICINITY MAP

SCALE: 1" = 2000'



LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "LANDSIGN" CAP FOUND
△	CALCULATED POINT
⬢	SURVEY CONTROL POINT
⬢	BOLLARD POST (UNLESS NOTED)
---	EDGE OF ASPHALT
+	FIRE HYDRANT
⬢	MAILBOX
⬢	TELECOMMUNICATIONS PEDESTAL
+	STOP SIGN
+	WATER VALVE
+	SIGN (AS NOTED)
+	POWER/UTILITY POLE
+	GUY ANCHOR
+	GUARD RAIL
+	WIRE FENCE
+	CHAIN LINK FENCE
+	OVERHEAD UTILITY
+	CONCRETE
---	DOCUMENT NUMBER
---	P.U.E.
---	RCP
---	CMF
---	VOLUME, PAGE
---	R.O.W.
---	RIGHT-OF-WAY
---	P.R.T.C.T.
---	PLAT RECORDS, TRAVIS COUNTY, TEXAS
---	R.P.R.T.C.T.
---	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
---	O.P.R.T.C.T.
---	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
---	D.R.T.C.T.
---	DEED RECORDS, TRAVIS COUNTY, TEXAS
---	RECORD INFORMATION PER DEED VOL. 5080, PG. 1179
---	[.....]
---	RECORD INFORMATION PER DEED DOC. NO. 2018107822
---	<<.....>>
---	RECORD INFORMATION PER DEED VOL. 8, PG. 55
---	{ }
---	RECORD INFORMATION PER DEED VOL. 750, PG. 554



ALTA/NSPS CERTIFICATION:
TO ABGN CORPORATION, A TEXAS CORPORATION CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-8. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2018.

STEVEN M. DUARTE, RPLS
TEXAS REGISTRATION NO. 5940
1/23/2019
DATE



**ALTA/NSPS LAND TITLE SURVEY OF
148.2723 ACRES OUT OF THE
WILLIAM S. HOTCHKISS
SURVEY NO. 32,
ABSTRACT NO. 374 &
JAMES D. RICE SURVEY NO. 31,
ABSTRACT NO. 675,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 1/23/2019
Project: 00810
Scale: 1" = 150'
Reviewer: SMD
Tech: EAM
Field Crew: EM/SV
Survey Date: JAN. 2019
Sheet: 1 OF 1
P:\00810\dwg\00810.dwg

LETTER OF ADEQUATE FIRE FLOW AND FIRE
FLOW RESULTS



May 22, 2020

Travis County Transportation and Natural Resources

Joe Arriaga

700 Lavaca Street

5th Floor

Austin, Texas 78767

512-854.9383 office

512-854.7562 direct

via e-mail: Joe.Arriaga@traviscountytexas.gov

RE: Fire Flow Determination and Adequacy for Premier Logistics Park (C8J-2019-0186PA) 2-mile ETJ at the intersection of Ferguson Lane and Sprinkle Road, Travis County, Texas 78754

In order to meet The City and County requirements for fire flow for the proposed commercial development located at the aforementioned address, our design team ordered a fire flow from Austin Fire Department on Monday June 17, 2019. The Hydrant Flow Test Request reference number is 13342417. On June 25th, we received a Hydrant Flow Test Report dated September 30, 2018 which showed a static pressure of 110 psi and residual pressure of 104 psi on the residual hydrant. The flow hydrant showed a static pressure of 116 psi and velocity pressure of 20 psi with a flow rate of 750 gpm.

Using the equation $[(P_{\text{static}} - 20 \text{ psi} / P_{\text{static}} - P_{\text{residual}})^{0.54}] * P_{\text{static}} = \text{Fire Flow at 20 psi}$; we are able to estimate the fire flow at 20 psi residual pressure to be 3,237 gallons per minute is available in the City's system.

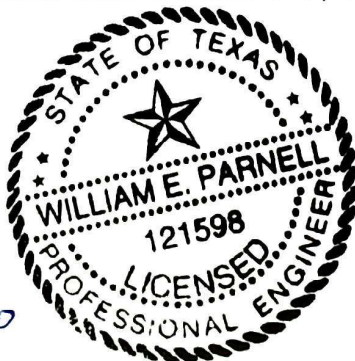
The total floor area of Building 5 or 6 (largest buildings in the development) is 238,290 ft². The construction type will be IIB (2B) for the entire development. According to Appendix B, *Fire Flow Requirements for Buildings*, Table B105.1 *Minimum Required Fire-Flow and Flow Duration for Buildings*, the fire-flow required is 8,000 gallons per minute for four hours. The developer, Hillwood, proposes to utilize approved sprinkler systems to reduce the required fire flow 75% resulting in a fire flow requirement of 2,000 gallons per minute for four hours. Therefore there is adequate fire flow to the proposed development.

We appreciate the opportunity to provide you with this information. We feel the above information is complete and meets all technical criteria. Please do not hesitate to contact us if you have any additional questions.

Sincerely,

Will Parnell, P.E.

5-22-2020





AUSTIN FIRE DEPARTMENT - FIRE PREVENTION DIVISION

Engineering Services Section

One Texas Center, Ste 200 - 505 Barton Springs Road

Austin, Texas 78704

Telephone (512) 974-0160 - Facsimile (512) 974-0162



Austin Fire Department Hydrant Flow Test Report

TEST DATE: 9/30/18

COMPANY: PREV

TIME: 1215

HRS

OFFICER: NOAC/GIL

RESIDUAL HYDRANT

MAP GRID #HYDRANT #PIPE INTERSECTION #MAIN SIZEAFD BOX #

N28

21543

21543

16

2303

BLK #DIRECTIONSTREET NAMETYPE

2700

FERGUSON

LN

STATIC PRESSURE (PSI):

110

RESIDUAL PRESSURE (PSI):

104

COMMENTS:

FLOW HYDRANT

MAP GRID #HYDRANT #PIPE INTERSECTION #MAIN SIZEAFD BOX #

N28

532988

21543

16

2303

BLK #DIRECTIONSTREET NAMETYPE

2700

FERGUSON

LN

STATIC PRESSURE (PSI):

116

VELOCITY PRESSURE (PSI):

20

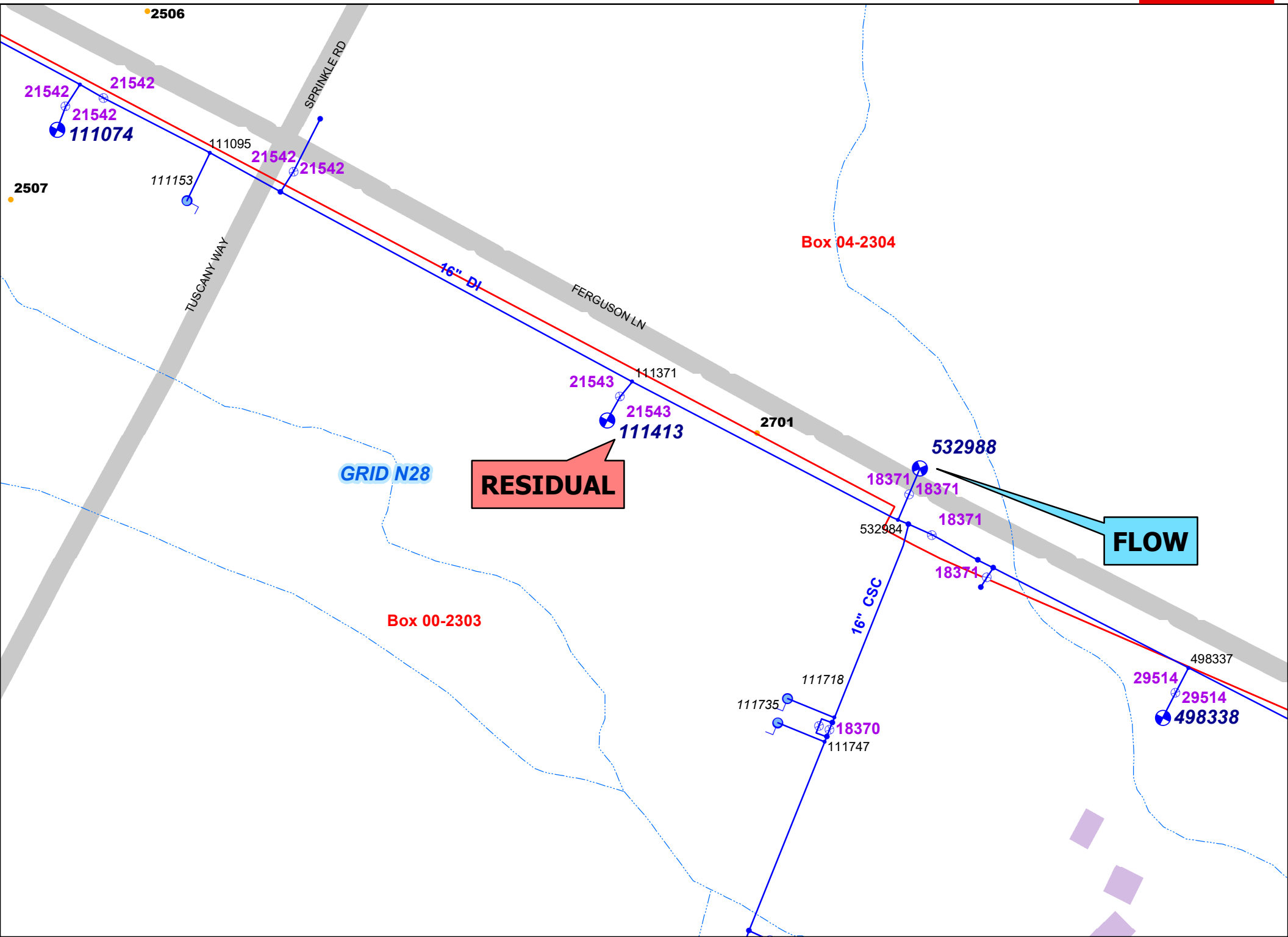
dc = discharge coefficient
straight 2½" butt = .9
w/45° elbow = .75

.9

diffuser = N/A

FLOW RATE (GPM) = 750

NOTE: This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.



CURRENT TIA COMMENTS



MEMORANDUM

To: Kathleen G. Smith, PE, PTOE

Date: May 6, 2020

CC: Teresa Calkins, PE
Joe Arriaga

Project: Premier Logistics Park

From: Saeed Moradi, EIT
André Betit, PE

Re: TIA Comments

The Traffic Engineering Division has reviewed the January 21, 2020 submission (received as complete February 3, 2020) of the traffic report regarding the "*Premier Logistics Park Traffic Impact Analysis*", prepared by HDR Engineering, Inc. The development proposes 1,250,000 square feet of warehousing and is anticipated to be completed by 2023.

The following comments are for the May 6, 2020 memorandum:

General Comments

1. The TIA shall be signed and sealed by the Engineer who prepared the report.
2. The cover sheet must include the Travis County MyPermitNow permit number. If a permit number has not been issued yet, please include "Pending" on the cover sheet.
3. Please include the Appendixes in the table of contents.
4. Please verify the posted speed for Springdale Rd south of Cameron Rd.

Geometric elements within TIA:

5. Although Figures 1 and 2 show the roadways and driveways, they lack dimensions. Please provide dimensioned maps of all roadways and driveways analyzed as per the Scope Sec III.4 (d).
6. Please provide dimensioned exhibits showing the proposed configurations for Sprinkle Rd/Tuscany Way @ Ferguson Ln, Ferguson Ln @ Rundberg Ln, and Rundberg Ln.
7. Please verify that the cross section for Driveway A meets the TCM width requirements.



Background Projects/Growth

8. Please provide the Excel spreadsheets, with formulas, for calculations of the annual growth rate and include printouts of the TxDOT Historical ADT in the Appendix of the report.
9. There were five background projects in the approved scope from which four projects have not been included in the TIA, asserting that information was not available. However, if a TIA is not available, the Applicant needs to obtain specifics about the projects (i.e. a site plan) and provide trip generation and distribution for them, the same as if a TIA was available. The TIA shall be revised to include all the background projects.
10. Please clarify whether traffic volumes for Ferguson Crossing have been generated by the Applicant using the ITE Trip Generation Handbook or extracted from its TIA. In addition, please include the volume calculations or copies of the TIA in the Appendix of the report.
11. One background project and the 2023 forecasted volumes have been shown in Figures 6 and 5, respectively. Please include a map showing all background projects and separate maps showing the distributed traffic for each background project.

Trip Generation

12. It appears that the fitted curve in the ITE Trip Generation Manual has been used to estimate the site-generated traffic. We recommend that the Applicant use the more conservative value calculated from the average rate and fitted curve.

Trip Distribution

13. The TIA mentions that the traffic distribution was derived using existing traffic data and engineering judgement. However, no explanation is provided describing the differences between calculated and assumed rates. For example, while the Excel spreadsheet shows 16.9% and 20.5% as the AM and PM average rates for E US 290 FR, a rate of 30% has been assumed and applied. Please explain this discrepancy.
14. Although the Excel spreadsheets show the traffic distribution to the proposed driveways, the TIA neither provides the percentages nor includes an explanation for the proposed distribution. Please include the percentages in the report and discuss the distributions and entrance/exit splits at each driveway. It will greatly assist the review if this is also presented graphically in a map.



LOS/Queueing Analysis

15. The intersection capacity analysis indicates that several movements will experience significant operational issues even after mitigation. These movements include US 290 WB FR @ Tuscan Way WBTR (AM), SBTR (PM); Cameron Rd @ Ferguson Ln/Private Dwy WBLT (AM). While the report recognized the issue in the southbound movement at US 290 WB FR @ Tuscan Way, it does not propose any mitigation due to "the presence of a large drainage structure on the southwest corner of this intersection". The Applicant needs to identify the operational issues within the study area and provide mitigations to address the issues. Modifications required as a result of the mitigation (such as drainage alterations) shall be reflected in cost estimates.
16. Synchro outputs show that the NBT movement at Sprinkle Rd/Tuscan Way @ Ferguson Ln has different configurations in AM from PM in the "2023 Site + Forecasted (with and without improvements)" scenario. Please review for accuracy and revise accordingly.
17. As per the Scope Sec I.9 (b)(c)(f), the TIA shall include a discussion of how the Applicant ensured that the automated traffic data captured demand and how the model was calibrated.

Mitigations

18. While the TIA text and Table 10 proposes construction of an EBL turn lane at Sprinkle Rd/Tuscan Way @ Ferguson Ln/Rundberg Ln with a 300' taper, Figure 11 suggests that the taper would be 50'. Please review and revise accordingly.
19. The TIA proposes adding turn lanes at Sprinkle Rd/Tuscan Way @ Ferguson Ln/Rundberg Ln, Rundberg Ln @ Driveway A, and Rundberg Ln @ Driveway B. Please provide calculations per the methods outlined in the TCM showing that proposed lengths satisfy the requirements for deceleration length as well as the storage length.
20. The TIA suggests that yield/stop signs be installed at Ferguson Ln @ Rundberg Ln. Please provide stop sign warrant analysis for the movements restricted at the intersection.
21. While the TIA text does not propose any mitigation for US 290 WB FR @ Tuscan Way, Figure 12 shows a WBR turn lane is to be constructed. Please review and revise accordingly.
22. Please provide dimensioned maps of the mitigations proposed for Rundberg Ln @ Driveway A and Rundberg Ln @ Driveway B.



Pro-Rata Share

23. The TIA shows a pro-rata share for the proposed development in Table 10. No calculations are provided to support these percentages, nor are cost estimates included for the proposed mitigation measures. Please provide this information.
24. It appears that the pro-rata share for the EBL turn lane at Sprinkle Rd/Tuscany Way @ Ferguson Ln/Rundberg Ln has been assumed zero since the site does not generate an EBL traffic. However, construction of this lane seems to enhance the EBT movement by separating the left-turn traffic. Please revise the pro-rata based on the impacted approach.

Sight Distance Analysis

25. The TIA has used AASHTO criteria for the minimum allowable intersection sight distance. However, sight distance calculations shall be based on the TCM for Travis County roadways. Please review and revise accordingly.
26. ISD analysis has not been provided for Driveways A and B, stating that Rundberg Ln has not been constructed. Please provide the analysis using the design profile of the roadway to confirm that the required sight distance will be provided with the roadway design.
27. ISD analysis shall be provided for the newly-created intersection Ferguson Ln @ Rundberg Ln.
28. The proposed mitigation recommends a new traffic signal be installed at Sprinkle Rd/Tuscany Way @ Ferguson Ln/Rundberg Ln. An analysis of ISD and SSD to vehicles stopped in queue (back of queue) must be included.
29. The TIA shall include vertical and horizontal site line profiles for all the sight distance analyses performed. The profiles shall document the required and actual sight distance in relation to the field conditions.
30. Please verify that sight triangles/areas will be clear of obstructions that might block a driver's view of potential conflicts. If minimum sight distances cannot be accommodated, the TIA shall recognize this and propose mitigation to provide safety improvements at driveways and intersections.

Signal Warrant Analysis

31. Signal warrant analysis has been included in the Appendix for the Existing Condition at Sprinkle Rd/Tuscany Way @ Ferguson Ln. In addition to the Existing Condition, the analysis for Projected (Build) Condition shall be provided. The results (Existing



and Projected) must be discussed in the TIA text and calculations should be included in the Appendix.

Roadway Sizing Analysis

32. Please provide calculations of ADT for the roadways that sizing has been performed.

Turn Lane Analysis

33. The TIA states that according to the TxDOT Access Management Manual, "on roadways with a speed limit of 45 mph or less, a right-turn deceleration lane should be considered where the right-turn volume exceeds 60 vehicles per hour". However, Table 2-3 in the Manual requires deceleration lane when speed limit is greater than 45 mph where right turn volume is greater than 50 vph OR where right turn volume is greater than 60 vph. In addition, the TIA does not include the calculations. Please review and revise the criteria and provide the analysis details.

Please note that there may be further comments based on the review of any additional addendum/analysis/revision submitted.

BLOCK LENGTH WAIVER REQUEST



May 29, 2020

Mr. Joe Arriaga, Case Manager – Travis County Subdivision Review
700 Lavaca Street
Austin, Texas 78701

RE: **Waiver Request – 30-2-153 Block Length Exceeding 2,000 ft.**
Premier Logistics Park
Ferguson Lane, Austin, Travis County, Texas 78754
C8J-2019-0186PA

Dear Mr. Arriaga:

Please accept this as our formal waiver request to exceed block length of 2,000 ft within our preliminary subdivision plan.

Our office has worked extensively with your office and Hillwood Development to lay out the proposed path for the future Rundberg alignment. We've connected as such, to the proposed Rundberg alignment and propose a warehouse product on large lots which is not conducive to short block length.

To our knowledge, the enclosed waiver request materials are complete and correct. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Will Parnell'.

Will Parnell, P.E.



Texas Engineering Firm No. F-19566