



PROJECT NAME:	Olson Farms
SITE ADDRESS:	12915 Brita Olson, Manor, TX 78653
APPRAISAL DISTRICT:	R264008 – BRITA OLSON FARMS LP (143.742ac) R264016 – BRITA OLSON FARMS LP (1.974ac) R788041 – BRITA OLSON FARMS LP (1.0ac) R788057 – BRITA OLSON FARMS LP (25.758ac) R788058 – BRITA OLSON FARMS LP (183.114ac) TOTAL: 355.588ac
JURISDICTION:	Pflugerville ETJ, Travis County (New Sweden MUD #3)

UTILITIES

WATER:	Aqua WSC CCN There is an existing 8” water line along Sandeen Road along the northern property line and an existing 4” water line at the southwest corner along Brita Olson and Axell Lane. Per the executed Wholesale Water Service Agreement (10/25/2024), +/-6,800’ of offsite 12” south along Axell Lane would be needed to tie into the 24” that was recently constructed along Jacobson Road. There are no wells onsite according to the Texas Water Development Board water well viewer. System Development Fee → \$8,400 per LUE Capacity Reservation Fee → \$600 per LUE Total “Impact Fee” → \$9,000 per LUE
WASTEWATER:	City of Pflugerville CCN No existing wastewater lines are in the vicinity. Per the executed Wastewater Facilities Funding and Construction Agreement (7/16/2024), +/-6,300’ of offsite force main, south along Axell Lane would be needed to tie into the future Steepleview development. From that point, other proposed wastewater infrastructure would need to be completed for the Project to obtain





service. See the "ENTITLEMENTS" section at the end of this Feasibility Memo.

Impact Fee: \$15,136 per LUE

Please note that City of Pflugerville will serve wastewater within their CCN without the expectation of annexation.

The City of Pflugerville Wastewater System Phased Capital Improvements map shows that there are two proposed 36" interceptors along the two creeks flowing north to south through the tract. The proposed completion of these interceptors is shown to be beyond 2035.

There are no discharge points within the immediate vicinity. The closest one is a City of Pflugerville permit which is approximately 1.3mi southwest of the southwest corner of the Site.

STORM/DRAINAGE:

Detention and water quality will be needed.

GAS:

According to the Texas Railroad Commission GIS Map, there are no pipelines located on or near site.

ELECTRIC:

Electric service is provided by Oncor.

There is an Oncor overhead electric transmission line present onsite. Associated easement is shown to be 100' wide. Title survey will be needed to confirm.

ENVIRONMENTAL

AQUIFER:

This Site is outside of any Edwards Aquifer Zone.

NWI STREAMS/PONDS:

There are approximately 9,900' of potentially jurisdictional streams onsite as well as a few ponds within and alongside the floodplain according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS:

A minor waterway has a drainage area of at least 64 acres and not more than 320 acres (100' from stream centerline)

An intermediate waterway has a drainage area of more than 320 acres and not more than 640 acres (200' from stream centerline)

A major waterway has a drainage area of more than 640 acres (300' from stream centerline)



The site has two areas with major waterway setback considerations outside of the FEMA Floodplain. There is also a minor waterway drainage area (140ac of drainage) from the east.

TREE MITIGATION:

City of Pflugerville enforces their Tree Preservation requirements within the city limits and ETJ. Those requirements are shown in the table below.

Table 12.8.1: Tree Classification		Mitigation Ratio
Class 1	Unprotected Trees - Trees with DBH < 8 inches (unless tree was planted to satisfy requirements of Subchapter 11)	N/A
Class 2	Trees with DBH 8 - 17.99 inches and Trees planted to satisfy requirements of Subchapter 11 with DBH less than 8 inches	1:1
Class 3	Trees with DBH 18 - 24.99 inches	2:1
Class 4	Protected Trees with DBH 25 inches or greater (Not a Heritage Tree species)	2.5:1
Class 5	"Heritage Tree" - Trees with DBH 25 inches or more	3:1

If removed from the ETJ, Travis County requires tree mitigation within right-of-way or within any drainage easements.

PARKLAND:

If Property remains in the ETJ, the following calculation shall be used to determine parkland acres to be dedicated:

$$\{6.6 \times (\text{Number of Units}) \times (\text{Persons Per Unit})\} / 1000$$

Table 14.3.2 Persons per Unit	
Gross Density per Residential Development (Dwelling Units per Acre)	Persons per Unit
From 0 to 6	3.0
Over 6 to 10	2.7
Over 10 to 25	2
More than 25	2*

* For high density residential development above 25 dwelling units per acre, the developer may provide a demographic study to provide proof that the occupancy rate of the development averages less than 2 persons per unit. In such event, the Administrator is authorized to reduce the gross density/persons per unit ratio to a minimum of 1.75 persons per unit.

If Property is removed from the ETJ, Travis County uses the following calculation to determine parkland acres to be dedicated:

$$[5 \times (\text{Number of Units}) \times (\text{Residents per Unit})] / 1000$$



- Low Density (Not more than 6 units per acre): 2.8 residents per unit
- Medium Density (More than 6 and not more than 12 units per acre): 2.2 residents per unit
- High Density (More than 12 units per acre): 1.7 residents per unit

SITE CHARACTERISTICS

SLOPES:	Site has a mild topography with less than 5% slopes draining towards the two floodplain areas onsite. The streams flow generally north to south through the Site.
FLOODPLAIN:	Approximately 140 acres of the Tract is within the 100-yr Zone A (unstudied) FEMA floodplain while the remaining +/-215 acres are outside of the floodplain.
SOILS:	The majority of site has been identified as clay soils which are part of hydrologic soil group D (low infiltration rates, high runoff potential).

TRANSPORTATION

EXISTING ACCESS:	Brita Olson (County): • Frontage: +/-6,800' of frontage that bifurcates the Property into and eastern and western portion • ROW: +/-50' • Driveways: There are two existing residential driveways into the property along this frontage. Sandeen Road (County): • Frontage: +/-2,650' of frontage along the northern side of the Property • ROW: +/-33' • Driveways: There are no existing residential driveways into the property along this frontage.
SECONDARY ACCESS:	The IFC requires secondary access for single-family developments with more than 30 units. The two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served. The Site has plenty of frontage and access opportunities. Secondary access is not of concern.

TRAFFIC IMPACT ANALYSIS: A Traffic Impact Analysis will be required.

FUTURE THOROUGHFARES: City: The City of Pflugerville 2025 Roadway Plan shows a proposed Minor Collector (60' right-of-way) along the eastern and western property boundaries. Assuming that proposed thoroughfare is centered upon the property line, approximately 2.9ac of right-of-way would be anticipated for these improvements. There is also a proposed Major Collector (70' right-of-way) cutting north/south through the middle of the assemblage. Approximately 4.8ac of right-of-way would be anticipated for these improvements. On the roadway plan, Sandeen Road is shown to be an existing Arterial (100' of ROW) but only 30' of ROW exists so an additional 1.0ac would be dedicated to bring this roadway into compliance. Similarly, along the southern boundary, Brita Olson is shown to be an existing Major Collector (70' ROW) but only 50' of ROW exists so an additional 0.5ac would be dedicated to bring this roadway into compliance.

In total, approximately 8.4ac of right-of-way dedication should be expected.

County: The Travis County Blueprint shows Sandeen Road as a future 4-lane divided right-of-way. Assuming a 120' ROW, additional dedication would be expected here as well, depending upon the jurisdiction path that is pursued.

TxDOT: No proposed improvements shown to impact the site.

ZONING

EXISTING ZONING: Not applicable in the ETJ.

FUTURE LAND USE: The City of Pflugerville Future Land Use Map shows a majority of the site within the Suburban Residential land use. For the small portion east of the eastern floodplain, that area is shown to be Rural Residential/Agriculture. No Future Land Use per Travis County indicated for this site

MISCELLANEOUS: ESD: Travis County ESD No 2
ISD: Elgin
MUD: Site is within the existing New Sweden MUD 3

ENTITLEMENTS

NEW SWEDEN MUD #3 ETJ DEVELOPMENT AGREEMENT (10/15/2024):

884 single family lots, max

Not more than 29.0% of the lots shall be 40' wide

No less than 16.7% of the lots shall be 50' wide

Aqua to provide wholesale water service to the MUD; MUD to provide retail water service to the development

Pflugerville to provide wholesale wastewater service to the MUD; MUD to provide retail wastewater service to the development

Wilbarger creek conservation alliance conservation easement – realignment of Brita Olson

Eventual annexation into City of Pflugerville

NEW SWEDEN MUD #3 WHOLESALE WASTEWATER SERVICE AGREEMENT (8/5/2024):

1,650 LUEs

Impact fee to be made within 30 days of connection

WASTEWATER FACILITIES FUNDING AND CONSTRUCTION AGREEMENT (7/16/2024):

+/-6,300' of offsite force main, south along Axell Lane would be needed to tie into the future Steepleview development

The Steepleview development would be part of the planned City of Pflugerville Cottonwood Interceptor which would drain to the proposed New Sweden Lift Station.

The proposed New Sweden Lift Station has a proposed force main to the west to connect to an existing 21" wastewater line which flows past the Carmel Lift Station and ultimately into the existing Wilbarger Wastewater Treatment Plant.

WHOLESALE WATER SERVICE AGREEMENT (10/25/2024):

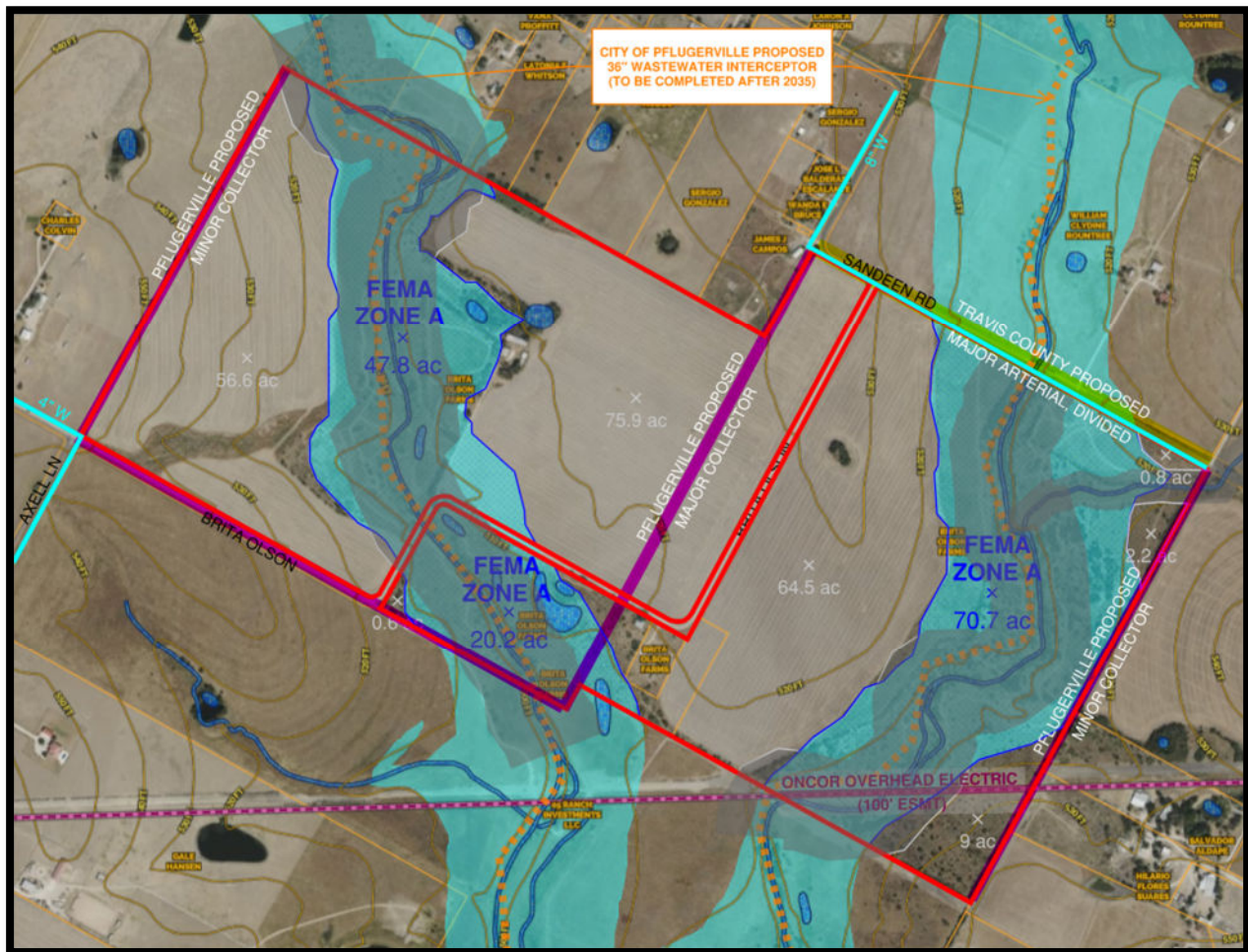
+/-6,800' of offsite 12" south along Axell Lane would be needed to tie into the 24" that was recently constructed along Jacobson Road.



OVERVIEW

NET DEVELOPABLE:

There are a variety of impacts to net developable for this Site including, but not limited to: FEMA floodplain, stream buffers, right-of-way dedication, and an electric easement. After all the potential encumbrances are accounted for, approximately 188ac or 53% of the site would be considered developable.



MORE INFORMATION

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