

FOSSIL CREEK

LAND ADVISORS-AUSTIN EXCLUSIVE CO-LISTING | PFLUGERVILLE, TEXAS



- Preliminary Plan approved for 922 Single Family lots and ± 24.78 acres of Commercial
- Located in the desirable North Austin/Pflugerville growth corridor
- Close proximity to large area employers such as Samsung, Dell, etc.
- Only ±14.8 miles to the Austin CBD
- A segment of the future Wells Branch Parkway bisects the site
- Existing transportation system provides easy access for travel in each direction

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Co-Listed With:

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXTR27526-119907-6.19.15

FOSSIL CREEK PROPERTY ATTRIBUTES



PROPERTY DESCRIPTION

The Fossil Creek Subdivision is located at the southwest corner of the intersection of Killingsworth Lane and Cameron Road. The project is comprised of ±292 acres of land. Little Gilleland Creek enters and exits the northeast boundary of the site. Most of the property drains to Little Gilleland and the remainder drains to Gilleland Creek. The project site does not lie within the Recharge or Transition Zones of the Edwards Aquifer.

The preliminary plan consists of approximately 922 single-family residential and 2 commercial lots. The construction of the proposed project will include the typical subdivision infrastructure improvements; street, water, wastewater, storm drain and 7 water quality ponds. This project will be phased/developed into eight (8) sections.

AREA INFORMATION

Fossil Creek is well-positioned to take advantage of the strong demand in the single-family market in the Austin and in the NE Austin/Pflugerville submarket in particular. The property is in close proximity to major area employers such as Samsung, General Motors, Oracle, PayPal and Ebay as well as the Austin CBD. The future extension of Wells Branch Parkway will transect the property, with the latest alignment from the City of Austin shown on the preliminary plat exhibit herein. Conversations are on-going in regards to the future extension of Wells Branch Parkway.

LOCATION

Southwest corner of the Killingsworth Lane and Cameron Road intersection.

SIZE

±292 acres

LOT INFORMATION

Phase 1	40' x 115' & 48' x 120'
Phase 2	40' x 120'
Phase 3	50' x 120'
Phase 4	40' x 115' & 50' x 115'
Phase 5	50' x 120'

ZONING

Austin ETJ

This property is not subject to zoning regulations.

ENTITLEMENTS

Preliminary Plan approved for 922 Single Family lots and ±24.78 acres of Commercial.

FRONTAGE

±1,729 feet along Cameron Road

±3,938 feet along Killingsworth Lane

±5,125 feet along the Wells Branch future extension

TERRAIN/TOPOGRAPHY

The existing site is rolling terrain with 97% of slopes ranging between 2 and 15 percent. The majority of slopes are less than 2%. Former use was farming and range-land. Cattle operations have been dominant for the past 40+ years.

UTILITIES

- Manville and COA Water
- COA Waste Water
- Texas Gas Service
- Austin Energy Service

SCHOOLS

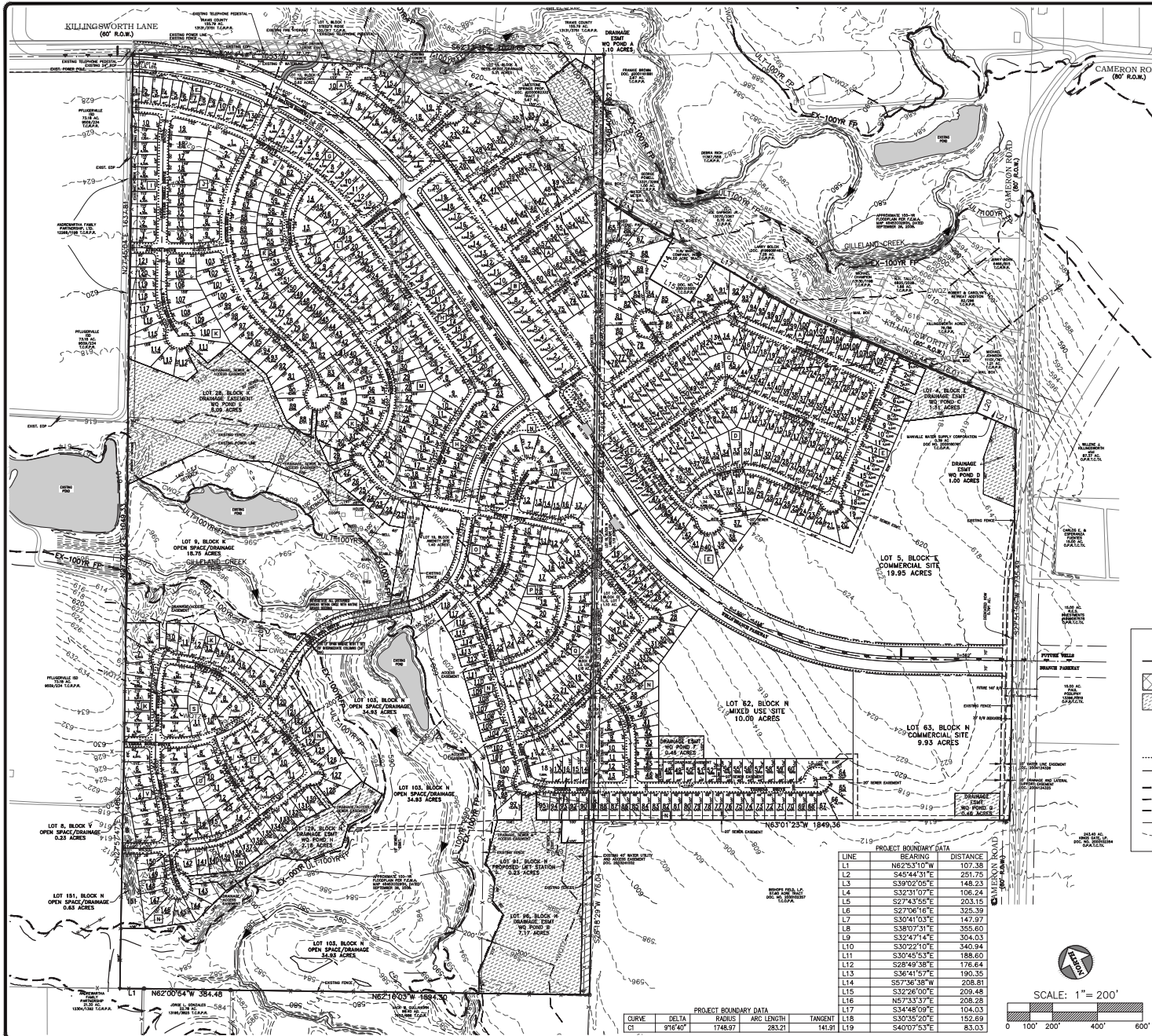
Pflugerville ISD:

- Elementary School: TBD
- Middle School: Dessau Middle School
- High School: Pflugerville High School

DUE DILIGENCE MATERIALS

There is an extensive list of due diligence materials available upon request.

FOSSIL CREEK PRELIMINARY PLAT MAP



- PLAT NOTES:**
- SETBACK LINES:**
MINIMUM FRONT YARD SETBACK IS 30 FEET.
MINIMUM STREET YARD SETBACK IS 10 FEET.
A LOT MAY HAVE SOME ZERO LOT LINE.
THE COMBINED SIDE YARD SETBACKS OF A LOT MAY NOT BE LESS THAN 10 FEET.
EXCEPT FOR A PATIO COVER, THE MINIMUM DISTANCE BETWEEN STRUCTURES ON ADJOINING LOTS IS 10 FEET. THE MINIMUM DISTANCE BETWEEN A PATIO OR PATIO COVER AND THE ROOF LINE OF A STRUCTURE ON AN ADJOINING LOT IS SIX FEET. THE WALL OF A STRUCTURE BUILT ADJACENT TO A ZERO LOT OR WITHIN FIVE FEET OF A COMMON SIDE LOT LINE MUST BE SOLID AND OPAQUE AND MAY NOT CONTAIN AN OPENING.
MINIMUM REAR YARD SETBACK IS 5 FEET, EXCLUDING DRAINAGE EASEMENTS.
MINIMUM SETBACK IS 10 FEET BETWEEN A REAR ACCESS EASEMENT AND A BUILDING OR FENCE.
MAXIMUM BUILDING COVERAGE IS 45%.
MAXIMUM IMPERVIOUS COVER IS 55%.
MAXIMUM BUILDING HEIGHT IS 35 FEET.
 - GRADING:**
A FINAL GRADING PLAN SHALL BE PROVIDED TO CONFORM WITH MASTER DRAINAGE PLAN AT THE TIME OF EACH FINAL PLAT. CONSTRUCTION ON RESIDENTIAL LOTS WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOOD ON ADJACENT PROPERTIES.
 - FLOODPLAIN:**
THE FIRM FLOODPLAIN SHOWN IS PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4843302901 DATED SEPTEMBER 26, 2008, TRAVIS COUNTY TEXAS AND INCORPORATED AREAS.

LAND USE CHART

KILLINGSWORTH TRACT :	292.83 AC.	
EXISTING KILLINGSWORTH LANE TO BE ABANDONED :	2.11 AC.	
TOTAL DEVELOPMENT	294.94 AC.	
CENTERLINE LENGTHS		
140' ROW	5,003 LF	
60' ROW	626 LF	
50' ROW	27,784 LF	
TOTAL CENTERLINE LENGTH	33,443 LF	
LAND USE	NUMBER OF LOTS	ACREAGE
RESIDENTIAL LOTS	798	112.14 ACRES
COMMERCIAL LOTS	2	28.88 ACRES
MIXED USE LOTS	1	10.00 ACRES
C.E.F. LOT	1	0.76 ACRES
STREET R.O.W.	N/A	34.51 ACRES
WELLS BRANCH R.O.W. DEDICATION	N/A	15.78 ACRES
CAMERON RD. R.O.W. DEDICATION	N/A	0.79 ACRES
SEWER LINE EASEMENTS LOTS	4	0.27 ACRES
WATER LINE EASEMENTS LOTS	3	1.33 ACRES
WO POND ESMTS./MINN LOTS	N/A	1.92 ACRES
DETENTION/W.O. POND LOTS	5	19.84 ACRES
LANDSCAPE LOTS	26	8.89 ACRES
OPEN SPACE/DRAINAGE	5	58.72 ACRES
SEWER LIFT STATION LOT	1	0.23 ACRES
AMENITY CENTER/OPEN SPACE	1	1.40 ACRES
TOTAL	841	294.55 ACRES

LEGEND

- PROPERTY BOUNDARY
- KILLINGSWORTH LANE SEGMENT TO BE VACATED
- WATER QUALITY POND
- BLOCK DESIGNATION
- LOT NUMBER
- LOT AREA (SQ FT)
- LS, LOT
- PROPOSED SIDEWALK
- ULTIMATE 100 YEAR FLOODPLAIN (FULLY DEVELOPED CONDITION)
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE (CWQZ)
- EXISTING WATER QUALITY TRANSITION ZONE (WQTZ)
- EXISTING CRITICAL WATER QUALITY ZONE (CWQZ)
- EXISTING CREEK FLOWLINE
- EXISTING CONTOUR

PROJECT BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N62°5'10"W	107.38
L2	S45°44'31"E	251.75
L3	S39°22'05"E	148.23
L4	S32°31'07"E	106.24
L5	S27°43'55"E	203.15
L6	S27°08'16"E	325.39
L7	S30°41'53"E	147.97
L8	S38°07'31"E	355.60
L9	S32°47'14"E	304.03
L10	S33°22'10"E	340.94
L11	S30°45'53"E	188.60
L12	S28°49'38"E	176.64
L13	S36°41'57"E	190.35
L14	S27°36'35"W	208.61
L15	S32°28'00"E	209.48
L16	N57°33'37"E	208.28
L17	S34°48'00"E	104.03
L18	S30°35'20"E	152.69
L19	S40°07'53"E	83.03



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ueq
united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

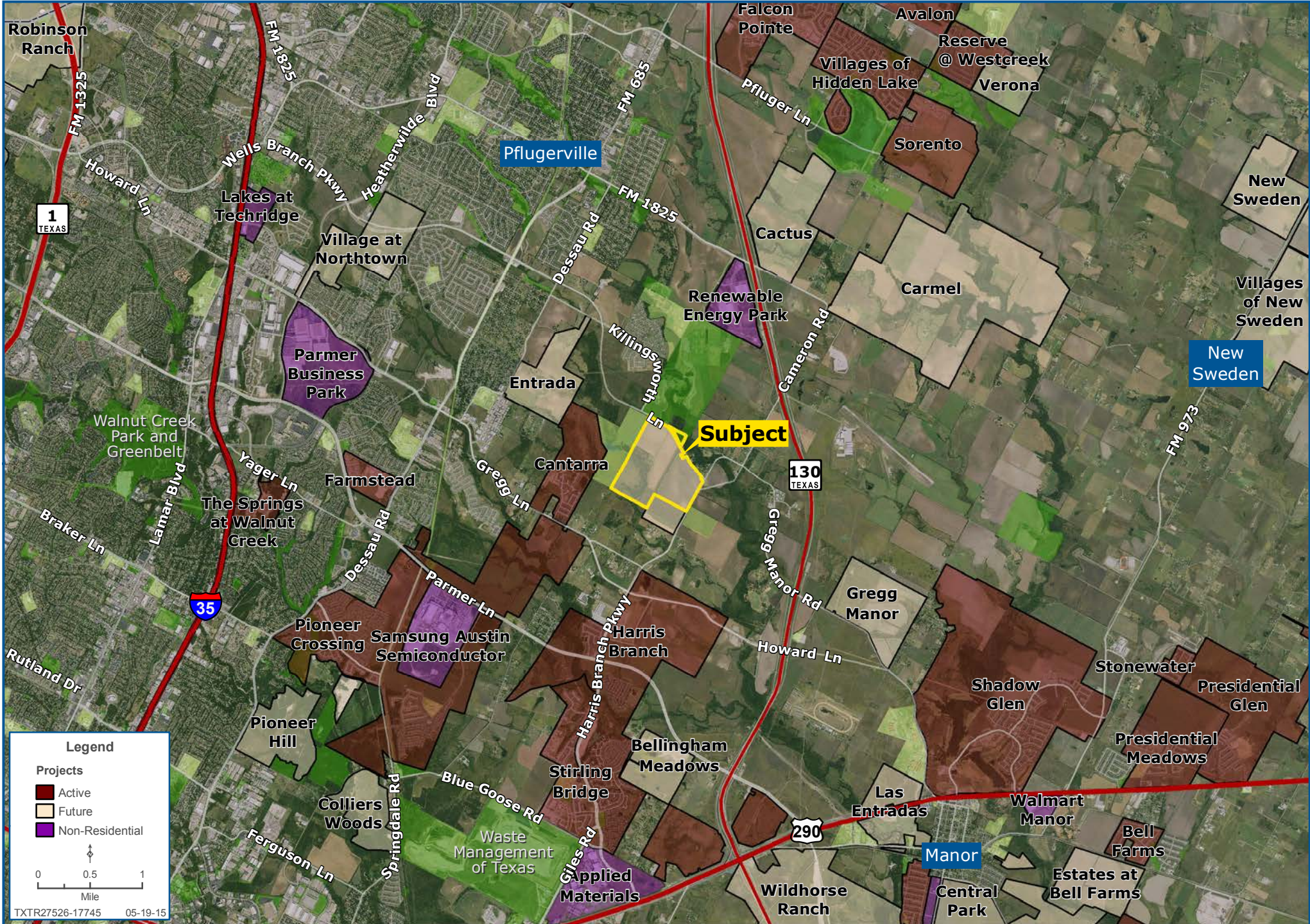
PRELIMINARY PLAN
FOSSIL CREEK SUBDIVISION
TRAVIS COUNTY, TEXAS

JOB No.: 16604
DATE: _____
DESIGNED BY: BI
DRAWN BY: BI
CHECKED BY: BI
FILE NAME: 16604-Preliminary Plat.dwg

NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SUBCHAPTER 161.001, TEXAS GOV. CODE, TITLE 161, SUBTITLE C, CHAPTER 161.001, SECTION 161.001. IT IS NOT TO BE USED FOR CONSTRUCTION, BEING OR FORM PERMITS.

2
SHEET 2 OF 8
PROJECT NUMBER
16604





FOSSIL CREEK PROPERTY AERIAL



APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

