

Texas Triangle Park Bryan, Brazos County, Texas

*Certification Report
May 2021*



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349

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Certification Letter



May 12, 2021

Frank Clark
Business Liaison and Special Projects
City of Bryan
P.O. Box 1000
Bryan, TX 77805



Dear Mr. Clark:

Texas Triangle Park, located in Bryan, Texas, has completed Quest Site Solutions' (Quest) Certification Program. Quest has conducted a thorough analysis of the property and based on the information provided by the City of Bryan and our evaluation of the property, we are certifying the **Texas Triangle Park** as a **Super Park**.

Quest has developed a program to certify industrial sites and industrial parks as ready for industrial development. We have certified Texas Triangle Park as meeting the following criteria:

- The industrial park must be at least 500 available acres with at least one site \geq 100 developable, contiguous acres. At least 60% of the remaining acreage must be developable.¹
- The industrial park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The industrial park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The industrial park's developable acres must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the park's developability.
- The industrial park's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days.
- The industrial park must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The industrial park's developable acreage must be free of wetlands or be able to be mitigated within 90 days.
- The industrial park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days.
- The industrial park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.

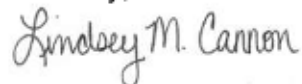
¹ "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished in less than 90 days.

- The industrial park's developable acreage must have soils compatible with industrial development.
- The industrial park must be within five miles, via truck route, of an interstate or a four-lane highway. The park must be directly served or be able to be served within six months by a road that is compatible with U.S. DOT standards for tractor-trailer access.
- The industrial park must be served or be able to be served within 12 months by rail.
- The industrial park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 15 MW electric service. At least 7.5 MW (50% of the required capacity) must be provided within nine months. The additional 7.5 MW must be available within the following nine months for a total of 15 MW within 18 months.
- The industrial park must be served or be able to be served within by natural gas infrastructure that can provide a minimum of 32,500 mcf per month. At least 16,250 mcf per month (50% of the required capacity) must be provided within nine months. The additional 16,250 mcf per month must be available within the following nine months for a total of 32,500 mcf per month within 18 months.
- The industrial park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 900,000 gallons per day. At least 450,000 gallons per day (50% of required capacity) must be provided within nine months. The additional 450,000 gallons per day must be available within the following nine months for a total of 900,000 gallons per day within 18 months.
- The industrial park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 600,000 gallons per day. At least 300,000 gallons per day (50% of the required capacity) must be provided within nine months. The additional 300,000 gallons per day must be available within the following nine months for a total of 600,000 gallons per day within 18 months.
- The industrial park must be served or be able to be served within nine months by telecommunications fiber.

The details on how the property meets each of these criteria is included in the following sections of this report.

This certification will expire on **May 12, 2026**. Upon certification expiration, the property will need to submit for recertification.

Sincerely,



Lindsey M. Cannon
Director

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Property Overview



PROPERTY OVERVIEW

LOCATION (LAT/LONG)

30.724157, -96.435735

CONTACT INFORMATION

Frank Clark
Business Liaison & Special Projects
City of Bryan
fclark@bryantx.gov
(979) 209-5112



SIZE/ACREAGE

616.13 total acres
583 developable acres divided into 11 proposed lots*
108 acres - largest parcel shown on Master Plan

**See Master Plan for details. Existing utility infrastructure present on some parcels.*



04

Ownership + Availability

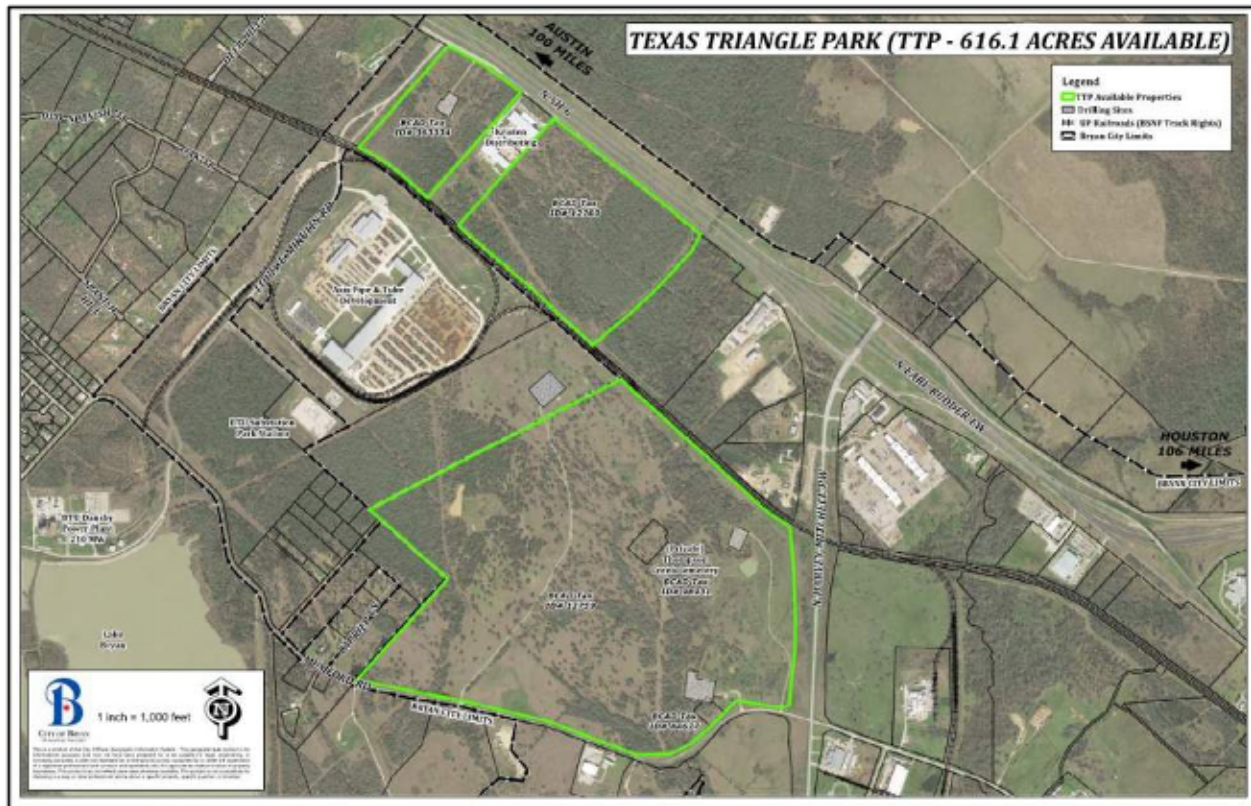


OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
City of Bryan and Brazos County Economic Development Foundation, Inc. (BBCEDF)	449.48	12759*	\$54,450/acre average sales price
	117.53	12760	
	49.12	363334	
TOTAL		616.13	

The acreage is for sale in tracts of no less than 20 acres to companies that intend on creating new jobs in Brazos County. The wages paid to employees must meet or exceed the average salary of Brazos County, excluding benefits.

*The southern 449-acre parcel includes tax parcels 12759 and 84677 as shown on the 2015 survey, but the county online GIS system incorrectly shows 12759 as being 449.48 acres. Tax parcel 84677 is a 1.98-acre water well site owned by the City of Bryan. The City of Bryan is willing to sell this parcel if needed.



Support Documentation:

Email from Frank Clark (City of Bryan) – September 28, 2020

Letter from Andrew Nelson (BBCEDF / Texas Triangle Partnership) – May 6, 2019

TITLE

Title insurance policy dated December 17, 2015 shows City of Bryan and Brazos County Economic Development Foundation, Inc. has fee simple interest in the property (449.48 acres).

Title insurance policy dated April 15, 2009 shows City of Bryan and Brazos County Economic Development Foundation, Inc. has fee simple interest in the property (191.81 acres which includes the 49- and 117-acre parcels).

Support Documentation:

Owner's Policy of Title Insurance – Fidelity National Title Insurance Company – December 17, 2015

Special Warranty Deed – December 17, 2015

Owner's Policy of Title Insurance – Stewart Title Guaranty Company – April 15, 2009

Special Warranty Deed with Vendor's Lien – April 14, 2009

LEASES AND MINERAL RIGHTS

A Grazing Lease dated January 16, 2020 grants access to 450 acres solely for the grazing of cattle. The initial term is through December 31, 2020, but the lease will automatically renew on a month-to-month basis until terminated by either party. Landlord can terminate lease with a two-week notice.

For the 449-acre parcel, the Diebel Family Trust, Ltd (50%) and Pauline Bruce Grant (50%) own the mineral rights.

For the 191-acre parcel (includes 49- and 117-acre parcels), the following 12 entities have an interest in the mineral rights:

- BlackRidge Royalty Partners I LLC (38.08%)
- Brazbudrob LLC (25.00%)
- Gondal Mullenax Trustee (12.00%)
- CBMoncrief Oil & Gas LLC (5.70%)
- Intercontinental Drilling Inc. (4.50%)
- Breitling Royalties LLC (3.77%)
- Crude Royalties LLC (3.15%)
- GMH Oil & Gas LLC (2.85%)
- JJA Limited Partnership (1.50%)
- Scott D. Bouline LLC (1.43%)
- RWMJR Exploration LLC (1.42%)
- Kan Bask (0.60%)

There are active oil leases on the property. There are currently three active well sites on the property: one on the 49-acre parcel and two on the 449-acre parcel. See the visual on the previous page for the location of these well sites. There is also one plugged oil well on the 449-acre parcel.

Support Documentation:

Supplementary Mineral Title and Well Review with attachments - Sbar Land Services, LLC – August 26, 2020

Grazing Lease – January 16, 2020

Memorandum of Mineral Ownership - Sbar Land Services, LLC – August 23, 2019

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Site Characteristics



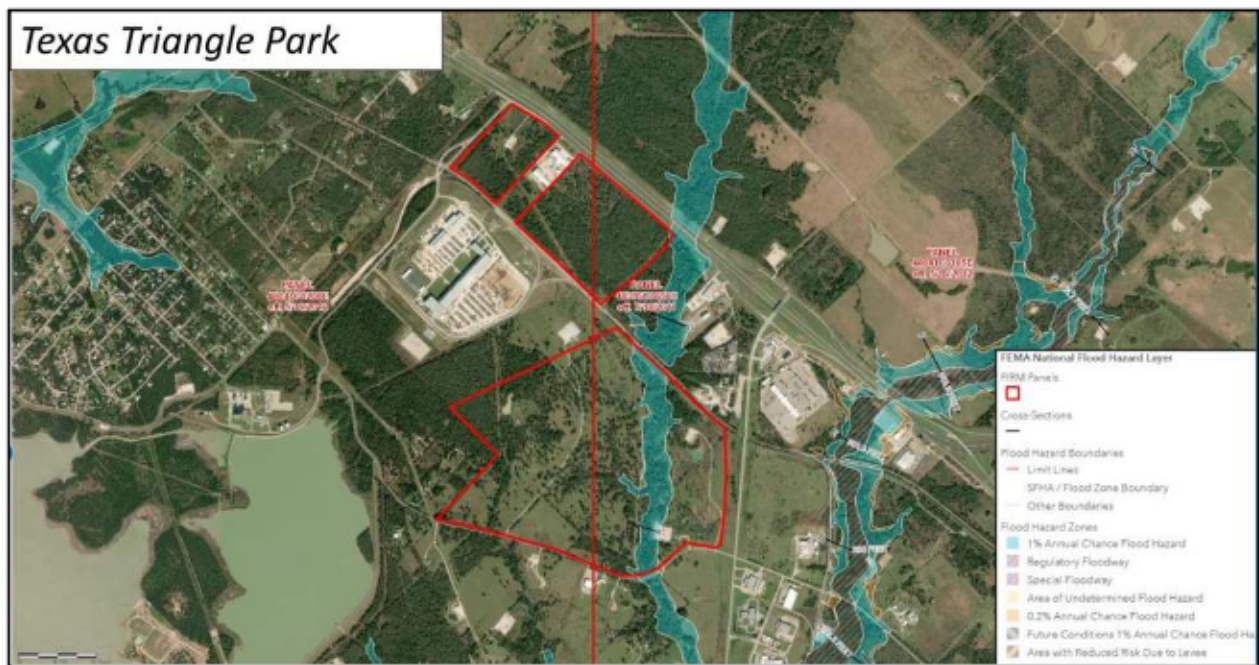
TOPOGRAPHY



FEMA

Approximately 50 acres on the 449-acre parcel are in FEMA Flood Zone AE – within the 100-year floodplain. Remainder of property is in FEMA Flood Zone X – outside of the 100- and 500-year flood zone.

Map Numbers 48041C0200E (west) and 48395C0650C (east)



IMPEDIMENTS (EASEMENTS, ETC.)

Below is an abbreviated list of the impediments on the property. More details, including exact locations, can be found in the title information and/or on the surveys listed in the support documentation.

449-acre parcel

- Access roads
- Cut-out parcel for the West Thompson Creek Settlement Church & School House area
- Energy pipeline transfer
- Floodplain
- Meter Site Easement (50' X 50')
- Well Pads
- Pipeline Easements (20', 30', 50', unknown size)
- Right of ingress and egress to the Gilmore Cemetery
- Thompson Creek
- Utility Line and Assess Easements (20', 30', 40', 60', unknown size)

191-acre parcel (includes 49- and 117-acre parcels)

- Access roads
- Service utilities and appurtenant facilities
- Well Pad and Tank Battery
- Pipeline Easement
- Utility Easements (10', 16', 20', 50')

For the 449-acre parcel, no changes (easements, liens, etc.) have occurred since the survey was completed and title insurance issued in 2015.

For the 191-acre parcel, two changes have occurred since the survey was completed in 2008 and the title insurance was issued in 2009. Twenty-five acres have been sold, are now owned by Kristen Distributing Company, and are not part of the acreage being certified. An easement and right-of-way was granted to Atmos Energy in 2013.

In June 2015, a cost and schedule estimate was developed to relocate Entergy's 69 kV transmission line that runs through the 449-acre parcel. At that time, it was estimated to cost a customer \$1,868,000 and take 12 months.

Bryan Texas Utilities have indicated they would be willing to move the 12.5 kV lines if needed, but cost and schedule estimates have not been developed.

Support Documentation:

Email from Frank Clark (City of Bryan) – November 6, 2020

Email from Frank Clark (City of Bryan) – September 28, 2020

Owner's Policy of Title Insurance – Fidelity National Title Insurance Company – December 17, 2015

Survey Plat (449.48 acres net) – Civil Engineering Consultants – November 2015

Scope and Estimate for 69 kV Line 535 Relocation – July 9, 2015

Replat of Lot 1, Block 1 Gunler Addition – Kerr Surveying, LLC – July 2013

Easement and Right of Way – May 3, 2013

Owner's Policy of Title Insurance – Stewart Title Guaranty Company – April 15, 2009

Survey Plat (191.81-acre parcel) – Kling Engineering & Surveying – April 2008

PROTECTIVE COVENANTS

The 49- and 117-acre parcels are subject to the Texas Triangle Park and Inland Port Covenants and Regulations – Phase I (Third Amended), which were approved January 11, 2019.

The 449-acre parcel is subject to the Protective Covenants for Texas Triangle Park and Inland Port Phase II, which were adopted July 24, 2013 and expire January 1, 2050.

Support Documentation:

Third Amended Texas Triangle Park and Inland Port Covenants and Regulations – Phase I – January 11, 2019

Protective Covenants for Texas Triangle Park and Inland Port Phase II – July 24, 2013

MISCELLANEOUS

Height is restricted to 35 feet at 7.5 feet from the property line. For every additional foot from the property line, the height can increase by 2 feet.

Property is part of Foreign Trade Zone 84 – Harris County.

Support Documentation:

Questionnaire - 2019

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Zoning



CURRENT ZONING

City of Bryan:

Planned Development District (PD) – Industrial (I)

Agricultural Open District (A-0) – a small portion along the eastern boundary of the 449-acre parcel



Details regarding allowable uses can be found in Section 130-23 of the City of Bryan Code of Ordinances.

Support Documentation:

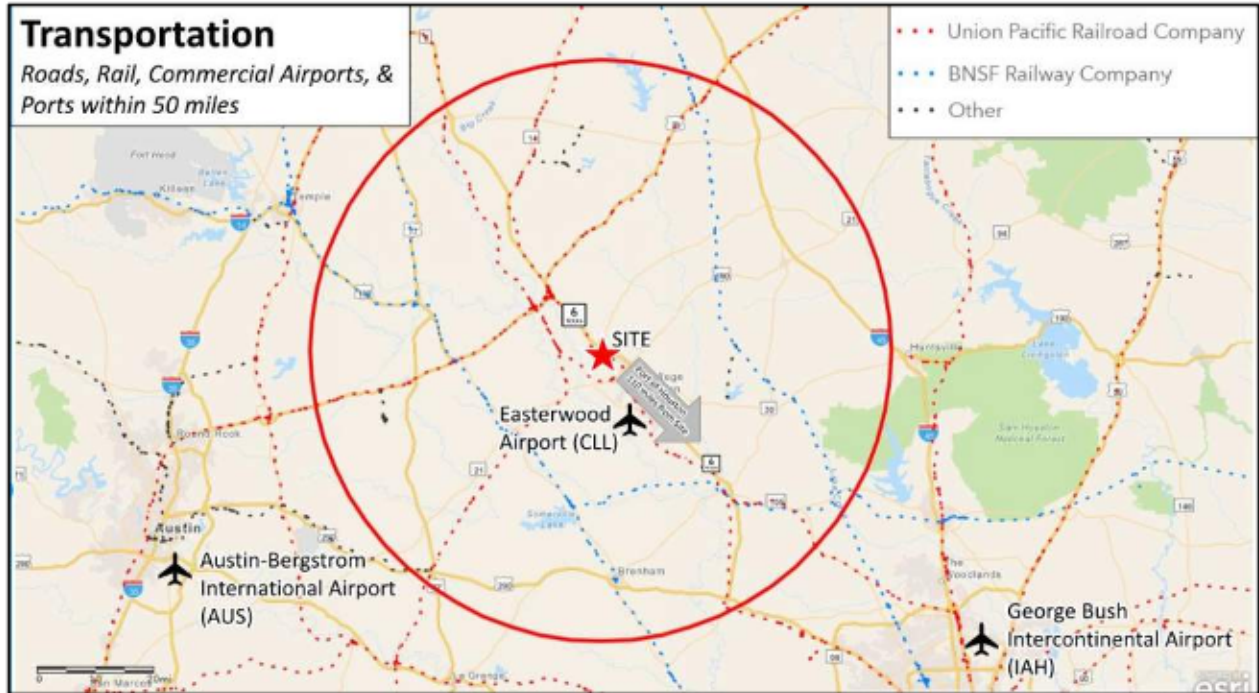
Bryan, TX Code of Ordinances – Section 130-23 (Industrial district zoning) – April 3, 2020

City Ordinance No. 2350 – May 14, 2019

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Transportation





ROAD

The property is adjacent to Texas Highway 6, a four-lane divided highway.

From Texas Highway 6, the property is accessed via Harvey Mitchell Parkway (FM 2818), Mumford Road, and Texas 6 Frontage Road.

While a specific route has not been determined, the future I-14 is expected to be approximately five miles from the park.

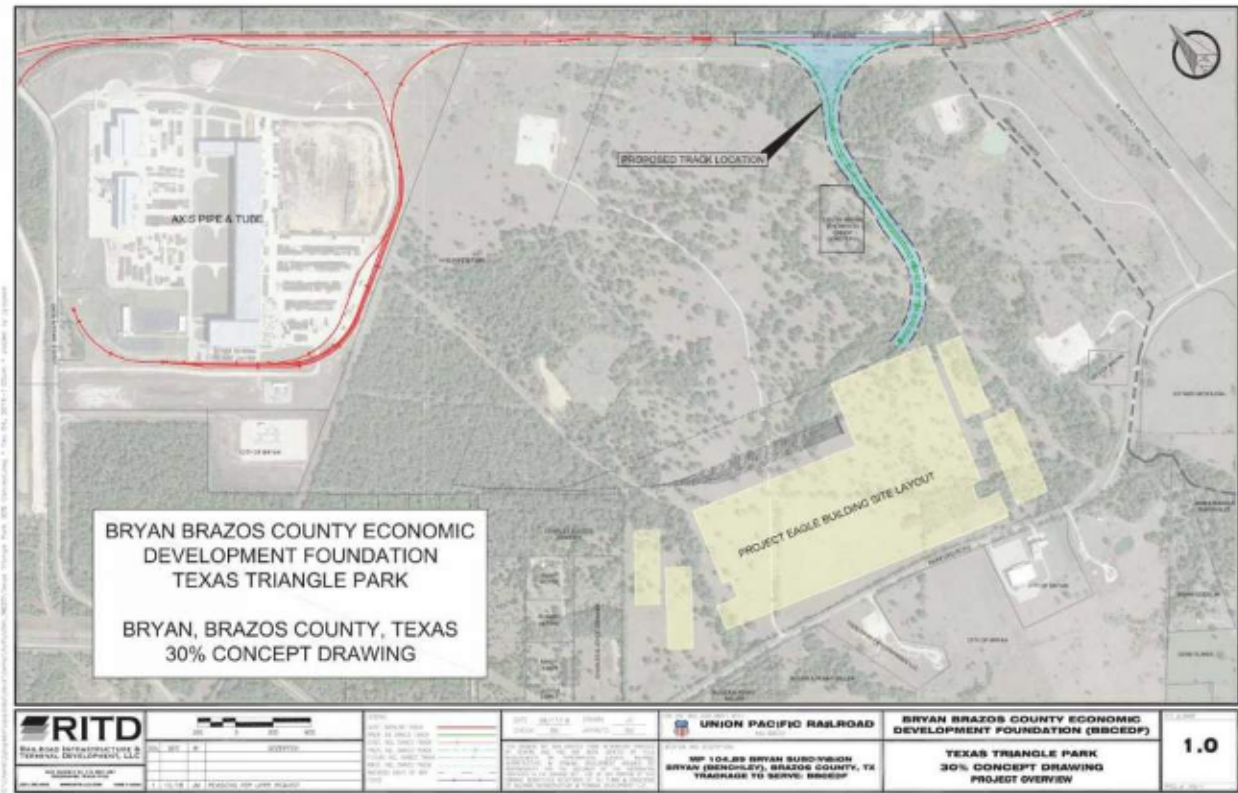
- I-45: 42 miles
- I-19: ~80 miles



COMMERCIAL SERVICE AIRPORTS

- Easterwood Airport (CLL) – 10 miles
- Austin-Bergstrom International Airport (AUS) – 98 miles
- George Bush Intercontinental Airport (IAH) - 100 miles

RAIL



Union Pacific (UP) rail line runs adjacent to the southern boundary of 49- and 117-acre parcels and adjacent to the northern boundary of the 449-acre parcel.

A conceptual track design was approved by UP in June 25, 2018 for a project on the 449-acre parcel that did not come to fruition (details on the conceptual rail design, traffic volumes, etc. are under NDA). This approval expired in December 2019, so any future users will need to submit for a new approval.

The conceptual plan shown above is estimated to cost \$6,574,944 and take 12 months to engineer and construct assuming UP is still supportive of the proposed plan and there are no delays in permitting with the City of Bryan. Two turnouts are required because they are being installed in the mainline.

While information on potential service was provided for the 449-acre parcel, the 49- and 117-acre parcels could also be served by rail. Construction of the conceptual plan on the 449-acre parcel would not impede the ability to provide service to the 49- and 117-acre parcels. The two north parcels would connect to a UP siding.

Support Documentation:

Email from Frank Clark (City of Bryan) – September 28, 2020

Email from Brandon Musser (Railroad Infrastructure & Terminal Development, LLC) – September 24, 2020

Opinion of Probable Construction Cost - RITD – September 24, 2020

Texas Triangle Park 30% Concept Drawing (revised) – RITD – October 2018

UP Rail Access New Service Letter – June 25, 2018

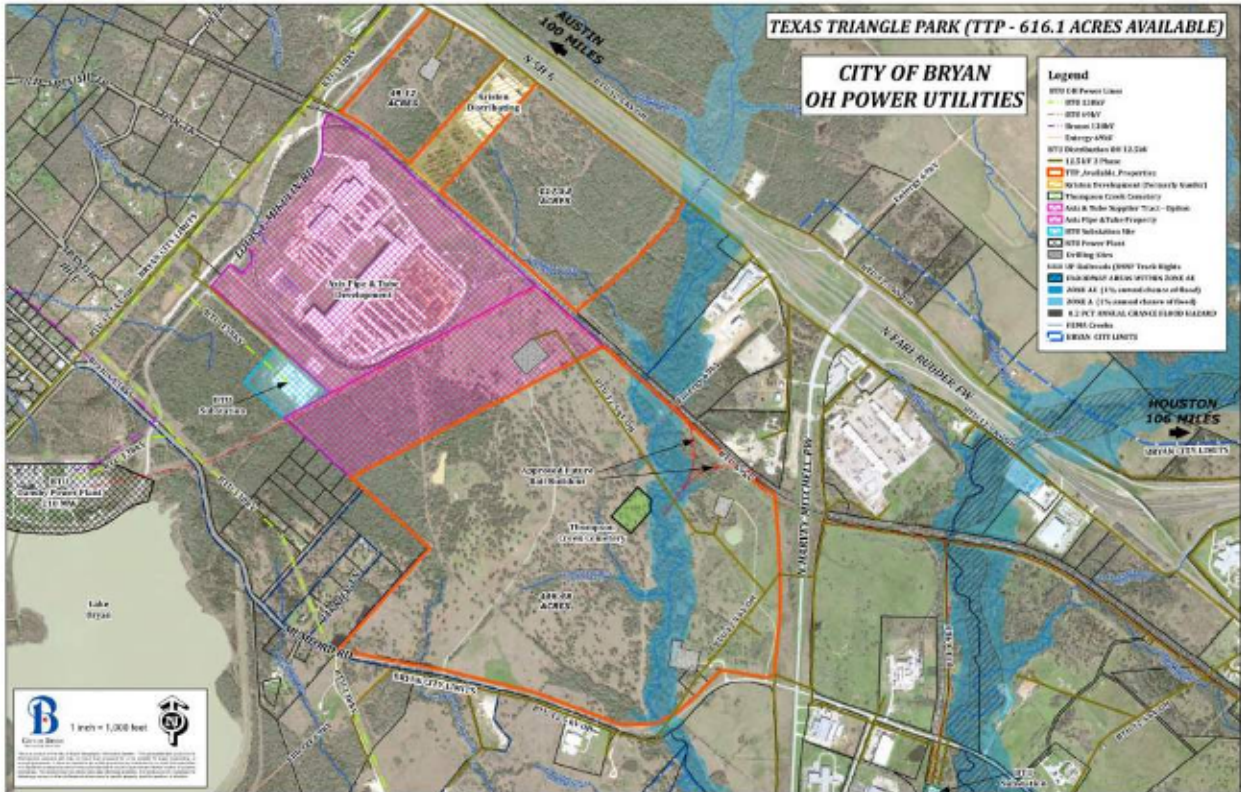
08

Utilities



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC



Provider: Bryan Texas Utilities (transmission and distribution)

Service Details

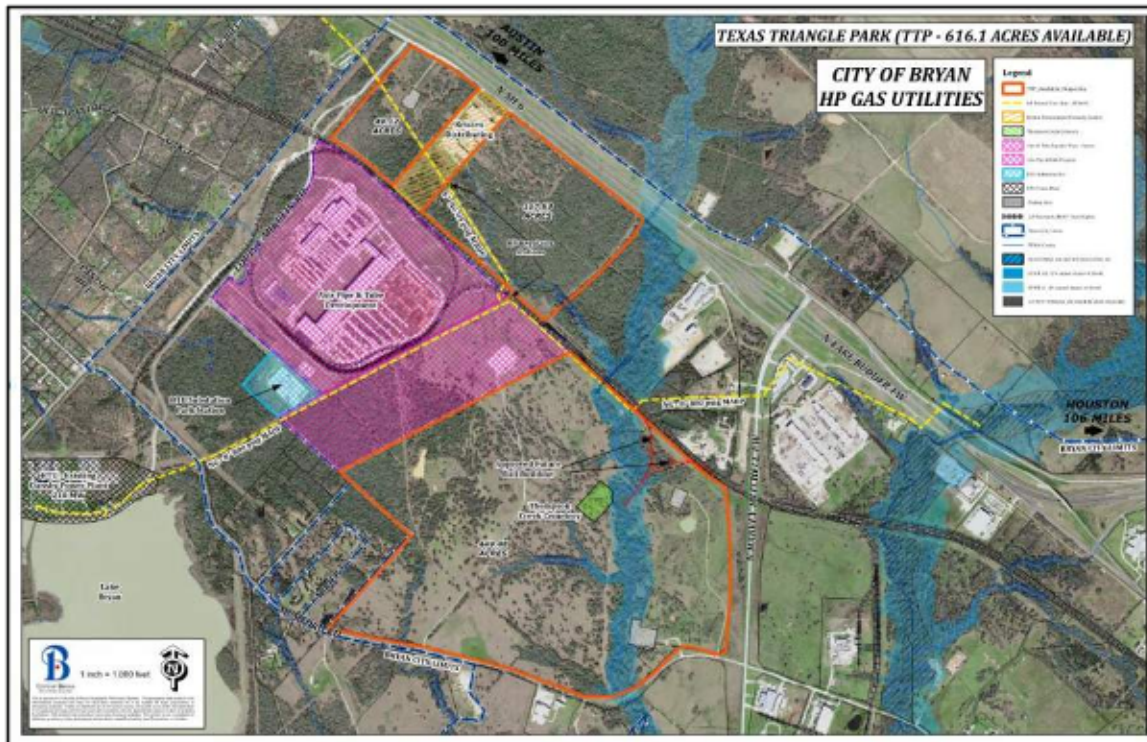
- Existing Infrastructure:
 - Distribution: 12.5 kV – 2,500 feet (Bryan Business Park substation)
 - Transmission:
 - A 138 kV line runs parallel to the western boundary of Texas Triangle Park along the border of Axis Pipe & Tube and the 49-acre parcel.
 - A 138 kV line also feeds the Texas Triangle Park substation.
 - An additional 138 kV line is located at the southwest corner of the 449-acre parcel.
 - Substation:
 - BTU Substation/Triangle Park – 1,200 feet west of the 449-acre parcel
 - BTU Substation/Bryan Business Park – 2,500 feet east
 - Other:
 - Additional infrastructure is present on-site but would not be used to provide service.
 - BTU's Dansby Power Plant is located west of Texas Triangle Park and adjacent to Lake Bryan.
- Available Capacity: 30 MW can be provided from the 138 kV line.

- Improvements to provide service:
 - Distribution-Level Service
 - Design and construct two new 12.5 kV distribution feeders to customer
 - Purchase and install larger power transformer at Bryan Business Park substation
 - Modify Bryan Business Park substation to accommodate two additional 12.5 kV feeder breakers
 - Service to customer at 7.2/12.5 kV
 - Transmission-Level Service
 - Design and construct an addition 138 kV breaker position at Triangle Park substation
 - Design and construct at 138 kV line to the customer's on-site distribution substation
- Estimated Cost and Schedule:
 - Distribution-Level Service
 - Commercial distribution construction costs are provided at no cost to the customer once a firm load is secured.
 - A distribution solution at 12.5 kV for 7.5 MW can be provided in nine months.
 - Transmission-Level Service
 - No costs from BTU are anticipated for service taken at 138 kV. Customer will design, construct, own, and operate their own distribution substation.
 - Transmission solution at 138 kV can be met within 18 months after transmission easement is secured.
- Easements:
 - Distribution-Level Service: Constructed in road right-of-way with permits from Texas Department of Transportation and Brazos County.
 - Transmission-Level Service: An easement from Axis Pipe and Tube would be required to extend service from the Triangle Park Substation and the property. Axis needs an easement to their property, so they are in discussions with the City of Bryan for an easement swap.

Contact:
 David Werley
 Executive Director, Business and Customer Ops
 Bryan Texas Utilities (BTU)
 (979) 821-5700
 DWerley@btutilities.com

Support Documentation:
 Email from Frank Clark (City of Bryan) – November 6, 2020
 Email from Frank Clark (City of Bryan) – September 28, 2020
 Electric Line Extension Policy – November 15, 2019

NATURAL GAS



Provider: Atmos Energy (distribution and transmission)

Service Details

- Existing Infrastructure: An 8-inch 800 psig MAOP/350 psig NOP steel line runs adjacent to the rail line starting along the southeast corner of the 117-acre parcel and along the northern boundary of the 449-acre parcel, then turning north at Thompson's Creek. A 6-inch 99 psig MAOP/45 psig NOP line bisects the northern parcel. Regulator stations are located on the western boundary of the 117-acre parcel (dedicated regulator station to serve Kristen Distributing) and at the southeast corner of the 117-acre parcel where the natural gas line turns and runs along the rail line (Facility #1).
- Available Capacity: 32,500 mcf per month
- Cost and Schedule: Estimated cost for service depends on the location of the tap. If service is fed from regulator Facility #1, the cost is approximately \$10,000 for a tap and meter. If a tap at an alternate location and station is required, the cost would be approximately \$250,000. Estimated schedule is 90 days to serve from 6-inch; 3-4 months from 8-inch steel.

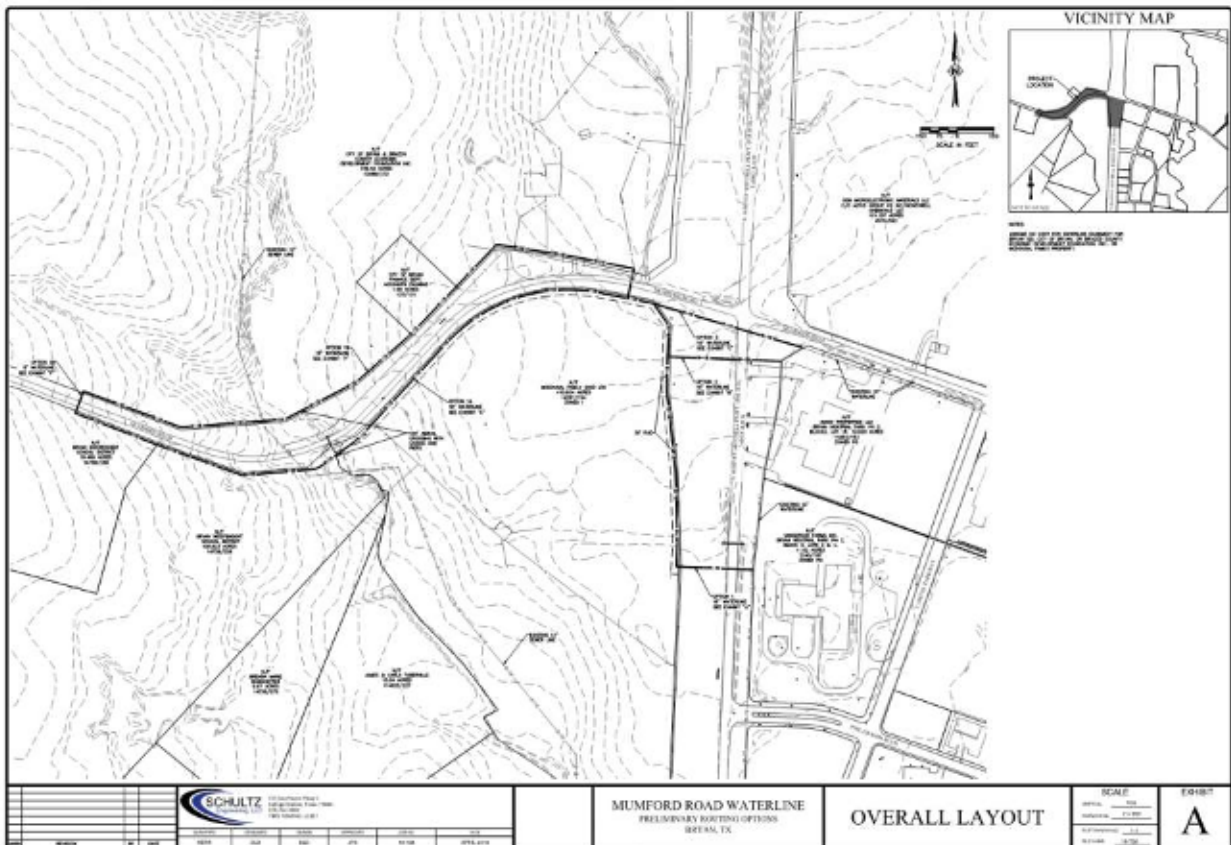
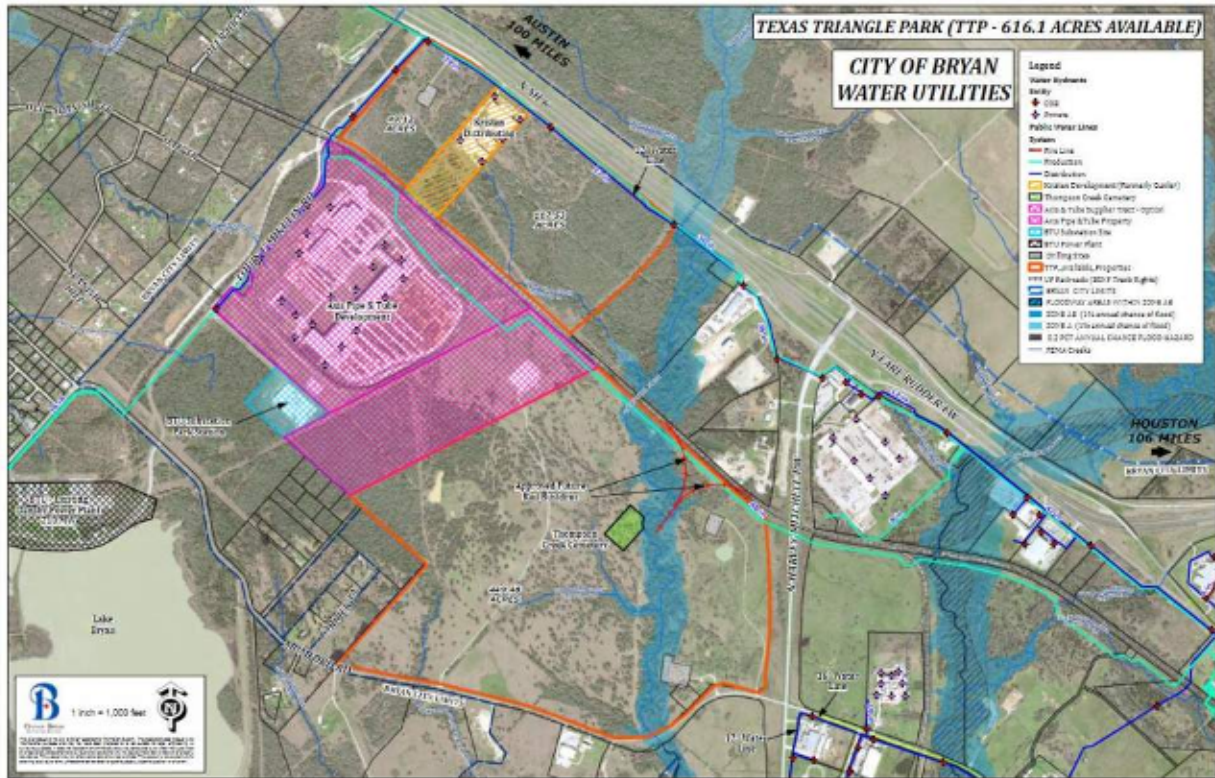
Contact:

Kimberly Winn, PE
 Manager, Engineering Services
 Atmos Energy
 (979) 774-2506
 kimberly.winn@atmosenergy.com

Support Documentation:

Email from Frank Clark (City of Bryan) – September 28, 2020
 Natural Gas Questionnaire – October 29, 2018

WATER



Provider: City of Bryan

Service Details

- **Existing Infrastructure:** A 12-inch and a 16-inch line are located at the intersection of Mumford Road and FM2818/North Harvey Mitchell Parkway. These two lines would feed a future 18-inch line which would have a total capacity of 5.7 million gallons per day and 2.1 million gallons per day excess capacity. A 12-inch line, with 3.5 million gallons per day of total capacity and 760,000 gallons per day of excess capacity, runs along the northern boundary of the 49- and 117-acre parcels. Additional water production lines are located on the property but would not provide service.
- **Improvements:** Approximately 3,500-feet of 18-inch water line is proposed to be extended along Mumford Road west of Harvey Mitchell Parkway to the Bryan ISD Career and Tech Center. Three options for crossing Harvey Mitchell Parkway and alignments on each side of Mumford Road have been developed.
- **Estimated Cost and Schedule:** Options range from \$874,547 to \$1,012,666 depending on which options are selected to extend service to the Bryan ISD Career and Tech Center. Estimate to extend the line to the boundary of the 449-acre parcel is \$550,000. Service to provide 900,000 gallons per day can be provided within nine months.
- **Other:** The preliminary plan to extend the 18-inch line along Mumford Road indicates the possibility of easement acquisition from private landowners. If needed, the City of Bryan can run the line in the public right-of-way.

Water Treatment

- **Plant:** High Service Pump Station – City of Bryan (6.5 miles)
- **Total Permitted Capacity:** 43 million gallons per day
- **Average Utilization:** 11.7 million gallons per day
- **Peak Utilization:** 24.5 million gallons per day
- **Excess Capacity:** 18.5 million gallons per day (factoring in peak utilization)

Contact:

Jayson Barfknecht
Public Works Director
City of Bryan
(979) 209-5900
jbarfknecht@bryantx.gov

Support Documentation:

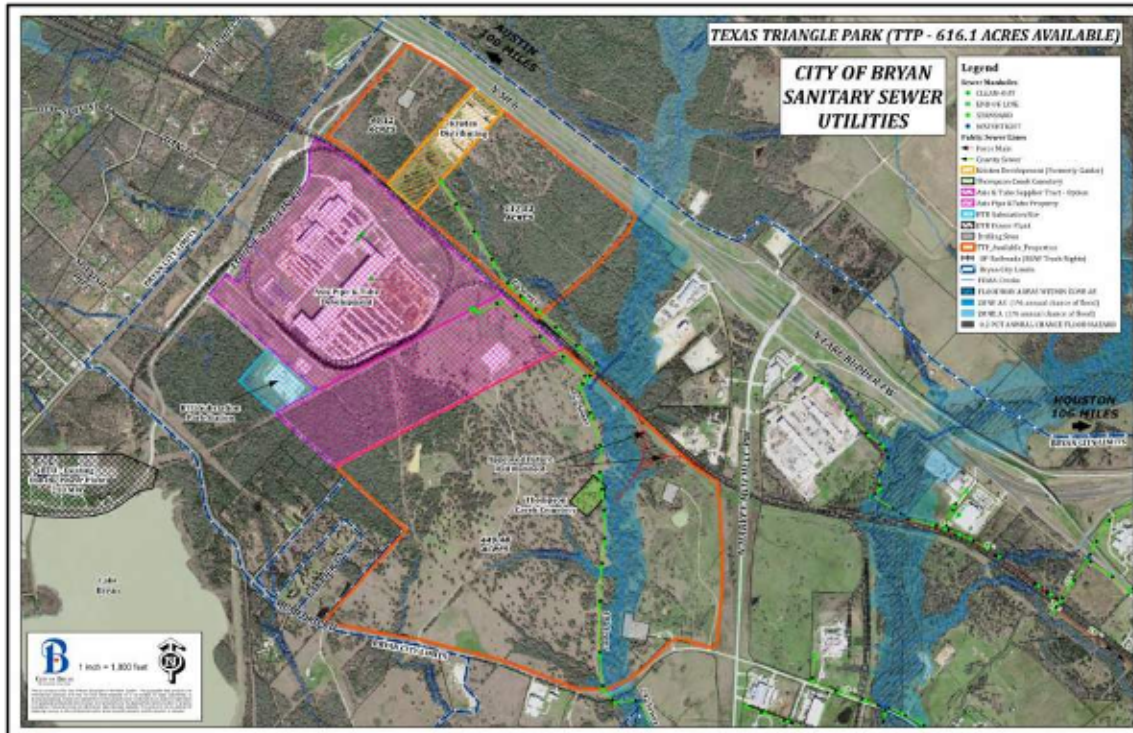
Email from Frank Clark – November 6, 2020

Updated Water Questionnaire – November 6, 2020

Preliminary Evaluation and Engineering for an 18" Waterline Extension Along Mumford Road – Schultz Engineering – May 2019

Water Questionnaire – October 31, 2018

WASTEWATER



Provider: City of Bryan

Service Details

- Existing Infrastructure: An 8-inch gravity line runs through the 117-acre parcel, increases to a 12-inch line along the northern boundary of the 449-acre parcel, turns and runs along Thompson Creek where it increases to an 18-inch line in the southern portion of the property and then a 24-inch line just south of the property. The line has total capacity of 3.5 million gallons per day and excess capacity of 3.4 million gallons per day.
- Estimated Cost and Schedule: Service is available on site, so only a tap fee would be required.

Wastewater Treatment

- Plant: Still Creek Wastewater Treatment Plant (3.3 miles)
- Total Permitted Capacity: 4 million gallons per day
- Average Utilization: 1.5 million gallons per day
- Peak Utilization: 2.3 million gallons per day
- Excess Capacity: 2.5 millions gallons per day (factoring in average utilization)

Contact:

Jayson Barfknecht
Public Works Director
City of Bryan
(979) 209-5900
jbarfknecht@bryantx.gov

Support Documentation:
Wastewater Questionnaire – November 6, 2020

TELECOMMUNICATIONS

Provider: Suddenlink Communications

Service Details

- Existing Infrastructure: Aerial fiber is located along Highway 6 and parallels Harvey Mitchell Parkway (FM2828).
- Schedule: Delivery of service is typically within 90 days of the executed service contract.

Contact:

Dan Augsburger
Sr. Supervisor - Ops
Suddenlink Communications
(979) 204-8263

Support Documentation:

Telecommunications Questionnaire – October 31, 2018

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Due Diligence



ENVIRONMENTAL

The Phase I Environmental Site Assessment (ESA) revealed no potential recognized areas of environmental condition associated with the subject property or the neighboring properties. Being that the site has producing oil and gas wells, pipelines, and sewer lines present on the property, there is always a concern that these facilities exhibit potential for environmental concern. While surface stains on the associated well pads were observed at each of the three active oil well sites, no signs of excessive spillage or mishandling of materials or liquids at the sites were observed.

Support Documentation:

Phase I Environmental Site Assessment – SMS Environmental & Ecological Services, Inc. – September 19, 2019

WETLANDS

A Wetlands and Waters of the U.S. Assessment identified Thompson's Branch Creek (4,600 feet) that runs through the 449-acre parcel as the only jurisdictional feature on the certified acreage. An approved jurisdictional determination was issued by the U.S. Army Corps of Engineers on May 12, 2021 concurs with the findings of the assessment.

Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – May 12, 2021
Wetlands and Waters of the U.S. Assessment – SMS Environmental & Ecological Services, Inc. – July 15, 2020

SPECIES

Species on IPaC Resource List

- Least Tern (Bird) – Endangered*
- Piping Plover (Bird) – Threatened*
- Red Knot (Bird) – Threatened*
- Whooping Crane (Bird) – Endangered
- Texas Fawnsfoot (Clam) – Candidate
- Navasota Ladies-tresses (Flowering Plant) - Endangered

*This species only needs to be considered for wind-related projects.

No critical habitats at this location.

A study of the potential species was conducted in 2020, and the study found that "the proposed project will not have a significant effect on listed threatened or endangered species or designated critical habitats.

Support Documentation:

Endangered Species Assessment – SMS Environmental & Ecological Services, Inc. – May 5, 2021
IPaC Resource List – Fish and Wildlife Service – May 11, 2020

CULTURAL RESOURCES

An archeological survey did not discover any sites that would meet the criteria for formal designation as a State Archeological Landmark (SAL). No further archeological investigations appear to be warranted. The Texas Historical Commission/State Historic Preservation Officer concurs with the information and findings.

A historic cemetery is located in the middle of the 449-acre parcel, but this area is undevelopable and not included in the certification acreage.

Texas Antiquities Permit No. 9271

Support Documentation:

Letter from the Texas Historical Commission – August 3, 2020

Archaeological Survey (draft) – Ed Baxter Consulting – June 2020

GEOTECHNICAL

Limited Site Investigation – January 2013 – Adjacent parcels

Six soil borings were drilled to a depth of 40 feet below the existing ground surface. No groundwater was encountered in the borings. It does not appear that potential releases from the historical petroleum/exploration activities have affected the shallow soil in the area studied.

Preliminary Geotechnical Engineering Report – June 2008 – 49- and 117-acre parcels

Six borings were drilled to depths of 25 feet. Soils encountered in the borings included clayey sand, silty fine sand, sandy lean clay, sandy fat clay, lean clay with sand, fat clay with sand, lean clay, fat clay soils, silt, silt with sand, and sandy elastic silt. One boring encountered groundwater at 23 feet. Expansive soils are present on site.

Letter Report of Probable Foundation Conditions – February 2008 – All parcels

CSC developed an estimate of the subsurface soil conditions present on the site from a review of two geotechnical reports previously performed for other projects in the general area as well as their general knowledge of soil conditions in the area. The range of potential vertical movements that could be experienced by the foundation soils at the site is significant and should be considered in the design of the foundation systems for any proposed structures.

Geotechnical Supplemental Recommendations – July 2019

Seismic Site Class D (assumed)

Support Documentation:

Memo from Terracon (Geotechnical Supplemental Recommendations) – July 15, 2019

Limited Site Investigation – Terracon – January 16, 2013

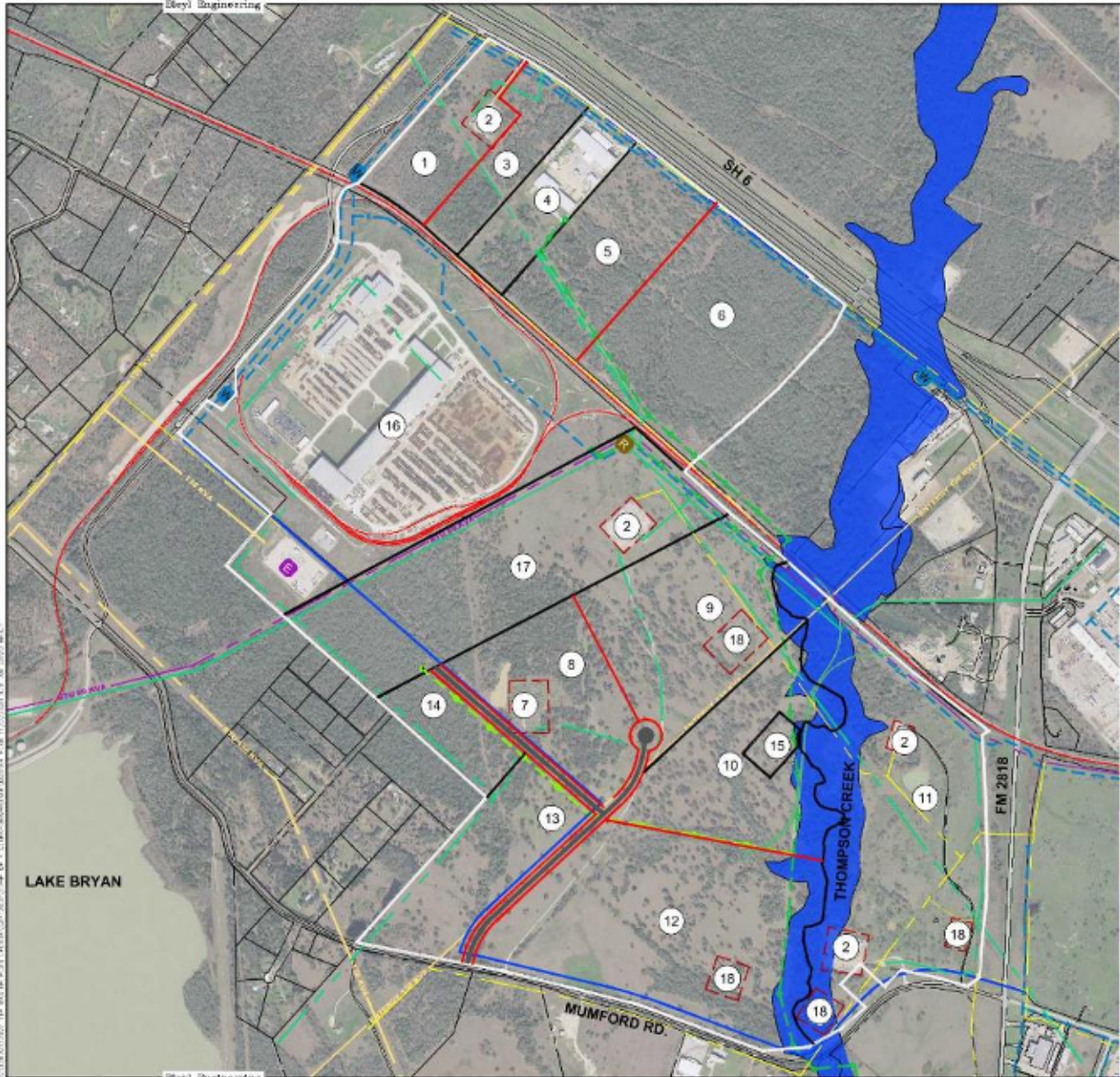
Preliminary Geotechnical Engineering Report – Terracon – June 2, 2008

Letter Report of Probable Foundation Conditions – CSC – February 26, 2008

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Master Plan





LEGEND

- PROPERTY**
 - TEXAS TRIANGLE PARK - INLAND PORT BOUNDARY
 - EXISTING PARCEL BOUNDARIES
 - PROPOSED PARCEL BOUNDARIES
- ROAD**
 - PROPOSED ROAD IMPROVEMENTS
- RAIL**
 - EXISTING RAILROAD OWNED TRACKAGE
 - EXISTING CITY OWNED TRACKAGE
 - EXISTING RAILSTORY OWNED TRACKAGE
 - PROPOSED RAILROAD OWNED TRACKAGE
- WATER**
 - EXISTING WATER WELLS
 - EXISTING SUPPLY WATER TRANSMISSION
 - EXISTING WATER DISTRIBUTION
 - PROP WATER DISTRIBUTION
- WASTEWATER**
 - EXISTING SEWER COLLECTION
 - PROP SEWER EXTENSION
- ELECTRIC POWER**
 - EXISTING 138 KVA POWER TRANSMISSION
 - EXISTING 69 KVA POWER TRANSMISSION
 - EXISTING 12.5 KVA POWER DISTRIBUTION
 - STU SUB STATION
- NATURAL GAS**
 - EXISTING PETROLEUM PIPELINE
 - EXISTING 8" AIR REG. MGP
 - EXISTING 8" SG REG. MGP
 - EXISTING NATURAL GAS RISER STATION
- FLOOD PLAN**
 - 100 YEAR FLOOD PLAN

NOTE
ON-SITE STORM WATER DETENTION REQUIRED ON ALL PARCELS



KEYED NOTES

KEY	NOTES	SIZE
1	TTP TRACT	22 ACRES
2	ACTIVE WELL SITE	4 ACRES EACH
3	TTP TRACT	23 ACRES
4	KRISTEN DISTRIBUTING	25 ACRES
5	TTP TRACT	43 ACRES
6	TTP TRACT	74 ACRES
7	PLUGGED OIL WELL API 04131870	4 ACRES
8	TTP TRACT	43 ACRES
9	TTP TRACT	61 ACRES
10	TTP TRACT	55 ACRES
11	TTP TRACT	97 ACRES
12	TTP TRACT	108 ACRES
13	TTP TRACT	40 ACRES
14	TTP TRACT	16 ACRES
15	THOMPSON CREEK CEMETERY	4 ACRE
16	AXIS PIPE & TUBE INC	100 ACRES
17	AXIS PIPE & TUBE INC	100 ACRES
18	WELL SITE EASEMENTS	

TEXAS TRIANGLE PARK - INLAND PORT MASTER PLAN

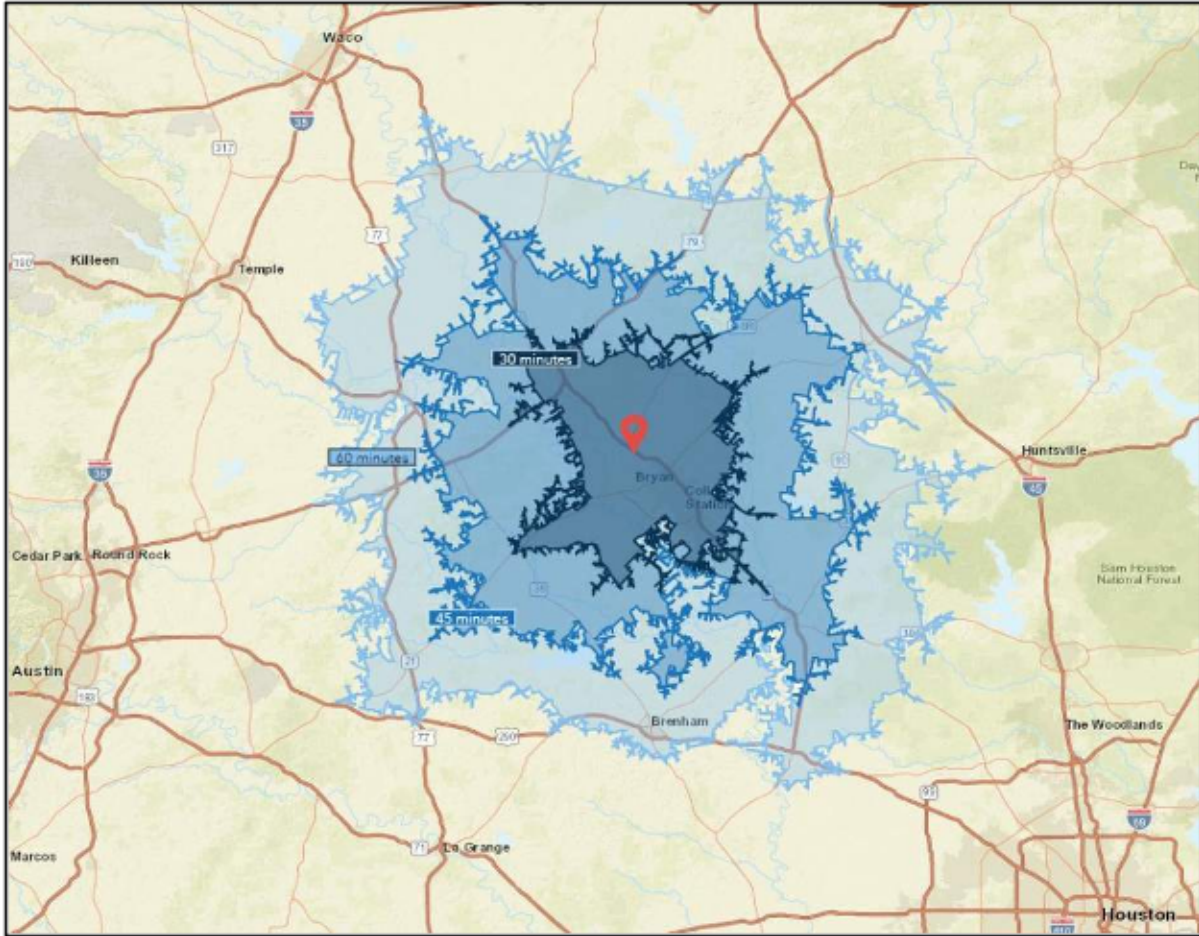


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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	248,153	302,193	422,679
Labor Force	122,273	145,300	195,790
Manufacturing Employment	7,551	9,839	15,069
Percentage Employed in Manufacturing	7%	7%	8%
Median Age	26.8	28.6	31.3
Bachelor's Degree Attainment	41%	36%	30%
Average Hourly Wage	\$21.12	\$20.87	\$21.66
Average Manufacturing Wage	\$22.68	\$24.93	\$27.69

Source:
 ESRI Business Analyst Online – 2020 (all data except wages)
 JobsEQ – Q3 2020 (wage data)

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Summary + Recommendations



Strengths:

- The park has 616 total acres of which 583 are developable.
- Robust utilities can accommodate large industrial users.
- Existing industries are present in the park and the surrounding area.
- Proximity to Texas A&M provides opportunities for partnership and a workforce pipeline.
- Protective covenants are in place to guide development within the park.
- A rail layout was previously approved (has since expired) by UP for a user on the 449-acre parcel.

Weaknesses:

- The closest interstate is currently 42 miles from the park (future I-14 will be ~5 miles).
- Mineral rights have been severed.
- Active oil leases and well pads are present throughout the property.
- Multiple impediments (church/school house, Thompson Creek, easements, well pads, etc.) that will have to be accommodated for in development of the property.

Recommendations:

- Update the county GIS parcel information for parcel 12759.
- As plans for future Interstate 14 get finalized, update information and marketing materials.
- Be prepared to discuss with prospects the process, including cost and schedule, for relocating the well pads if needed.
- Develop signage at the entrances to the park to help with marketing and aesthetics.
- If any utility infrastructure changes occur (line extensions, new users take capacity, etc.), ensure that materials get updated to reflect these changes.



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