

CLIENT LOGO/NAME

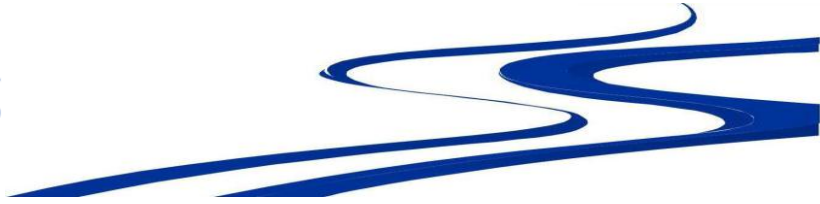
Address
Preliminary Site Review

**Allison
Engineering
Group**

www.ae-grp.com

*4401 N I-35, Suite 102 • Denton, TX 76207
• Office: 940.380.9453 • Fax: 940.380.9431*

"Planning Communities - Designing the Systems That Serve Them"



Date

Client Name
Client Address
City, State Zip

Re: Project Address

Dear Client:

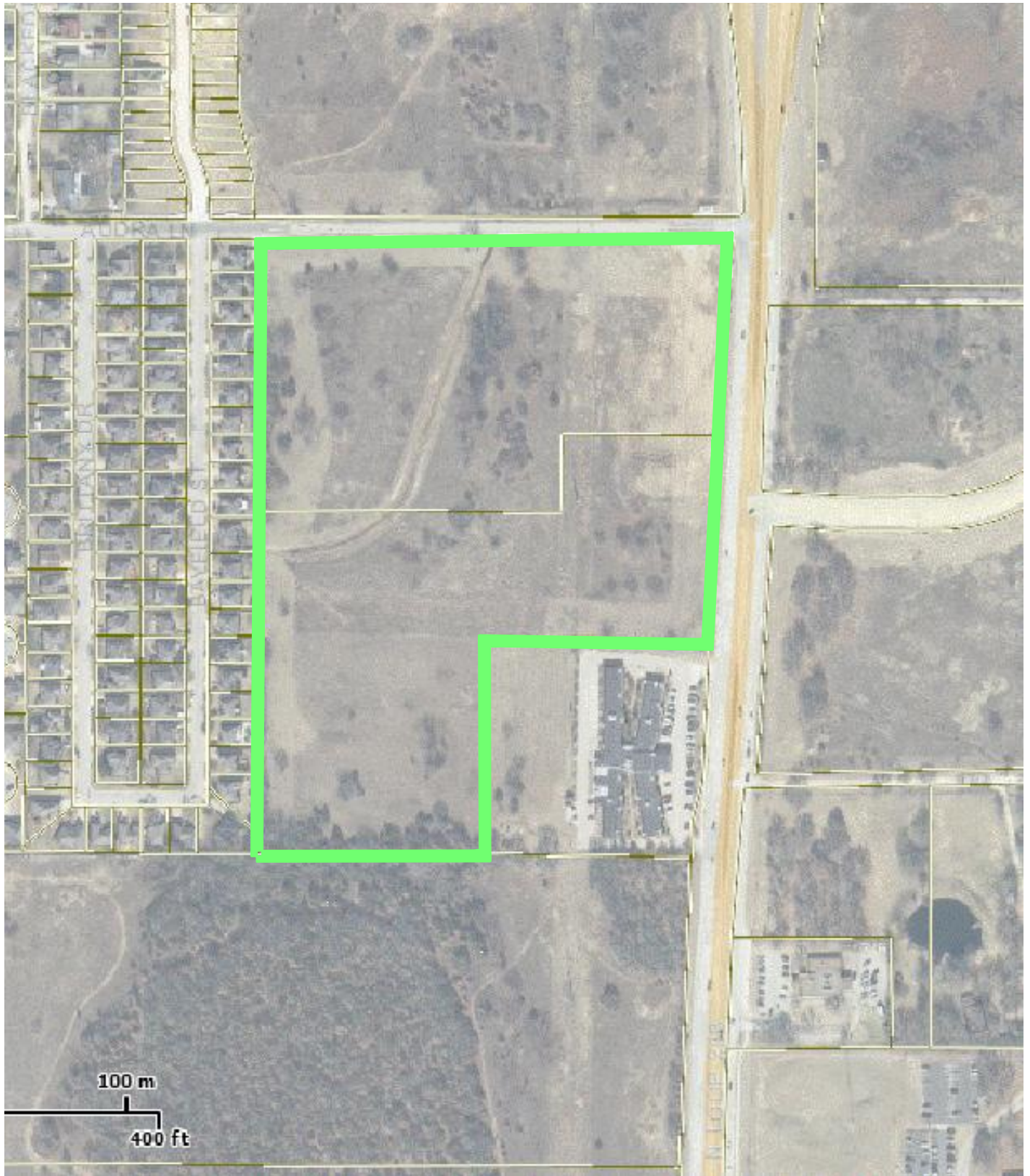
Allison Engineering Group has completed a Preliminary Site Evaluation of the referenced site. Our evaluation is based upon readily available information and should not be construed as a comprehensive due diligence or feasibility study. Any interested party should complete a study to their satisfaction before taking any action. Based upon our efforts we have made some observations which include in part:

- ◆ This site is dual zoned, including zones NRMU-12 at the rear and NRMU along Loop 288. Zoning restrictions are attached.
- ◆ The site is not platted. Platting is required.
- ◆ Loop 288 is a TxDOT ROW. Driveway criteria will be according to TxDOT and City of Denton standards. A TxDOT permit is required for any access to Loop 288.
- ◆ Audra Lane is classified as a collector. The Mobility Plan indicates it will be rerouted through the site. The developer should ask for a proportionality analysis for the city to participate in the cost. The existing Audra right of way should be abandoned and donated to the adjacent property owners.
- ◆ An 8-inch water line runs directly through the property and along the Audra Lane frontage.
- ◆ An assumed 8-inch Sanitary Sewer line runs through the property, while another runs along the North frontage of the site on Audra Lane.
- ◆ Drainage is from the Southwest to the North at the center of the property on Audra Lane. There is an existing earthen channel in this area. Drainage improvements will be required under Audra Lane.
- ◆ A floodplain encumbers the North central portion of the site. It is a shaded zone X. The city has significant restrictions regarding the floodplain. A letter of Map Revisions will be required to modify the flood plain.

- ◆ Detention will be required if the downstream elements are not suitable to accommodate the increased flows. An alternative to detention is to improve the downstream drainage system.
- ◆ ESA stream buffer exists on this property. There may be moderate environmental complications with this site.
- ◆ An ESA assessment should be requested. It is probable that the ESA will be removed. This can be accomplished by the current property owner.
- ◆ A gas pipeline runs through the property. Typically it is covered by a 50 foot easement centered over the pipeline. Paving and parking may be continued over the line, but the finished grade must be at least 3 feet above the pipe.
- ◆ A collector road runs through the site, thus dividing the property.

Respectfully Submitted,
Allison Engineering Group, Inc.

Lee K. Allison, P.E., FNSPE



ADDRESS

Aerial
City of Denton, Denton County, TX

CLIENT NAME

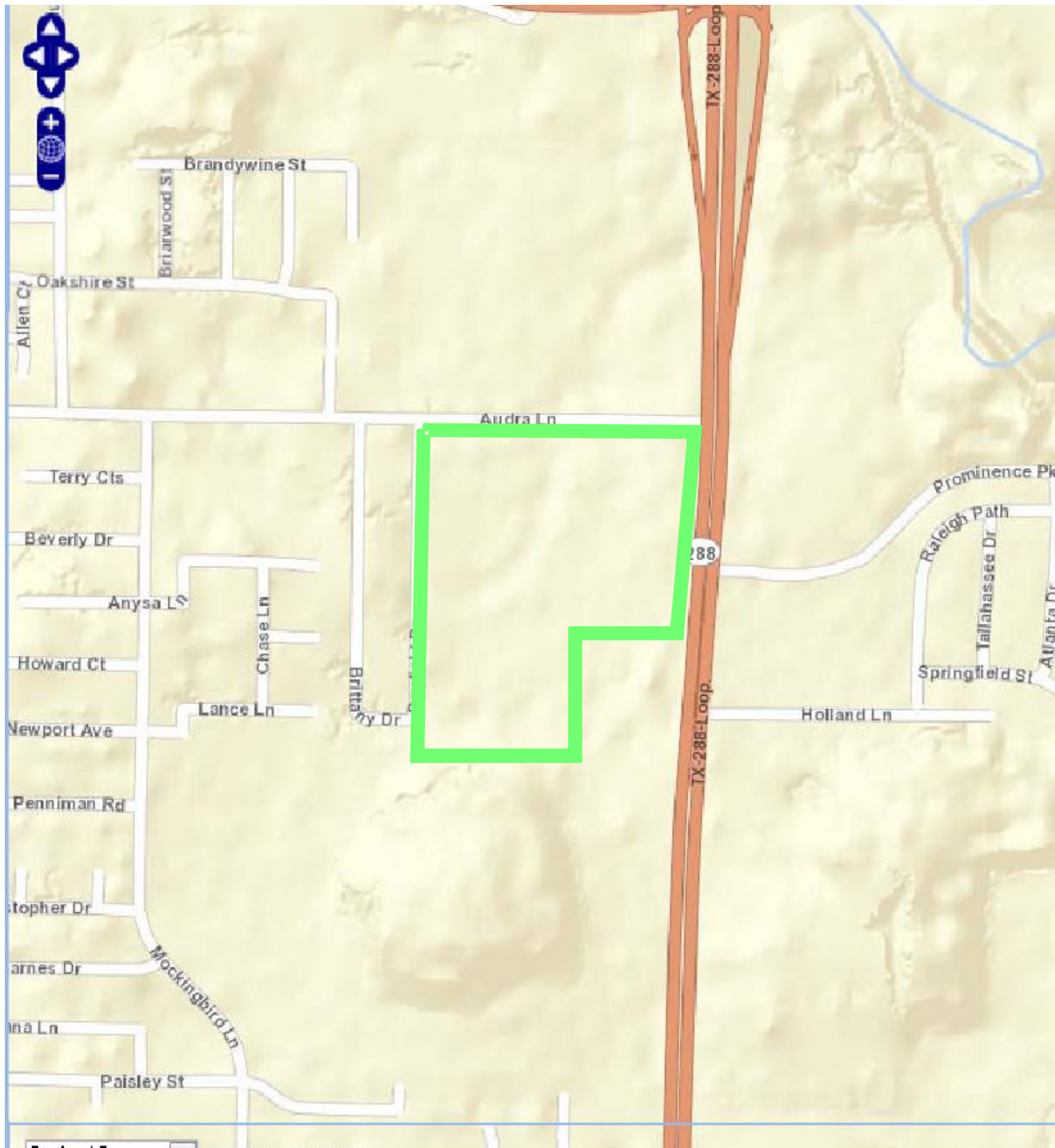
**Allison
Engineering
Group**

Planning Communities—Designing the Systems that Serve Them

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DENTON, TEXAS 76207
Phone (840) 380-9453
FAX (840) 380-9431
TYPE FIRM REG. # F-7888
info@aeg-gp.com

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GIS

City of Denton, Denton County, TX

CLIENT NAME

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Property Details for account XXXXXXXX**Tax Information**

The Denton Central Appraisal District is not responsible for the assessment or collection of taxes for this or any other property. If you have a question regarding your tax bill please contact the [Denton County Tax Assessor / Collector](#).

General Information

Property ID	XXXXX
Geographic ID	A0927A-000-0001-000A
Legal Description	A0927a Mep & Prr, Tr 1a, 13.232 Acres, Old Dcad Tr 2b
Situs Address	1105 Loop 288
Property Type	Real
Abstract/Subdivision	A0927A
	All properties in A0927A
	View Plat
Owner ID	231071
Owner Name	
Percent Ownership	
Mailing Address	
Taxing Jurisdictions	C05 (City Of Denton) G01 (Denton County) S05 (Denton Isd)
Exemptions	N/A
View Map	Denton CAD GIS

2012 Certified Values

Total Improvement Value	(+) \$0
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$365,876
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$365,876
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$365,876
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$365,876

2012 Certified Land Segments

Land Type	Acres	Sq. Ft.
Unimproved Lot	13.232	576,386 sq. feet

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2012	\$0	\$365,876	\$365,876	\$365,876	\$365,876
2011	\$0	\$365,876	\$365,876	\$365,876	\$365,876

Year	Improvement(s)	Land	Market	Appraised	Assessed
2010	\$0	\$365,876	\$365,876	\$365,876	\$365,876
2009	\$0	\$365,876	\$365,876	\$365,876	\$365,876
2008	\$0	\$365,876	\$365,876	\$365,876	\$365,876
2007	\$0	\$278,537	\$278,537	\$278,537	\$278,537
2006	\$0	\$238,182	\$238,182	\$238,182	\$238,182
2005	\$0	\$238,182	\$238,182	\$238,182	\$238,182
2004	\$0	\$238,182	\$238,182	\$238,182	\$238,182
2003	\$0	\$238,182	\$238,182	\$238,182	\$238,182
2002	\$0	\$235,384	\$235,384	\$235,384	\$235,384
2001	\$0	\$147,894	\$147,894	\$147,894	\$147,894
2000	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1999	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1998	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1997	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1996	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1995	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1994	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1993	\$0	\$105,005	\$105,005	\$105,005	\$105,005
1992	\$0	\$180,086	\$180,086	\$180,086	\$180,086

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
11/12/1993	Special Wd	Victoria Sav Asn Fsb	Grant, G Brad Etal	93-0081550	Unavailable
11/12/1993	Special Wd	Grant, G Brad Etal	Grant, G Brad Etal	93-0081550	\$170,000
2/5/1991	Substitute Td	Northeast 288 Inc	Victoria Sav Asn Fsb	2922 - 32	Unavailable
1/31/1989	Conversion	Unknown	Northeast 288 Inc	2523 - 964	Unavailable
Unavailable	Conversion	Victoria Sav Asn Fsb	Victoria Sav Asn Fsb	-	Unavailable
Unavailable	Conversion	Victoria Sav Asn Fsb	Victoria Sav Asn Fsb	-	Unavailable

Senate Bill 541

In 2005, Texas passed Senate Bill 541, which prohibits the Denton Central Appraisal District -- and every other Appraisal District in the State of Texas -- from making photographs and floorplans of property available online. Exempted from the restriction will be aerial photographs of five or more separately owned buildings.

[You can read more about S.B. 541 here.](#)

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Situs Address	1101 N Loop 288 76209-36nd
Property Type	Real
Abstract/Subdivision	A0927A
	All properties in A0927A
	View Plat
Owner ID	231071
Owner Name	
Percent Ownership	100
Mailing Address	
Taxing Jurisdictions	C05 (City Of Denton)
	G01 (Denton County)
	S05 (Denton Isd)
Exemptions	N/A
View Map	Denton CAD GIS

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2009	\$0	\$365,876	\$365,876	\$365,876	\$365,876
2008	\$0	\$365,876	\$365,876	\$365,876	\$365,876
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2005	\$0	\$238,182	\$238,182	\$238,182	\$238,182
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2003	\$0	\$238,182	\$238,182	\$238,182	\$238,182
2002	\$0	\$235,384	\$235,384	\$235,384	\$235,384
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2000	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1999	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1998	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1997	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1996	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1995	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1994	\$0	\$147,894	\$147,894	\$147,894	\$147,894
1993	\$0	\$105,005	\$105,005	\$105,005	\$105,005
1992	\$0	\$180,086	\$180,086	\$180,086	\$180,086

Deed History

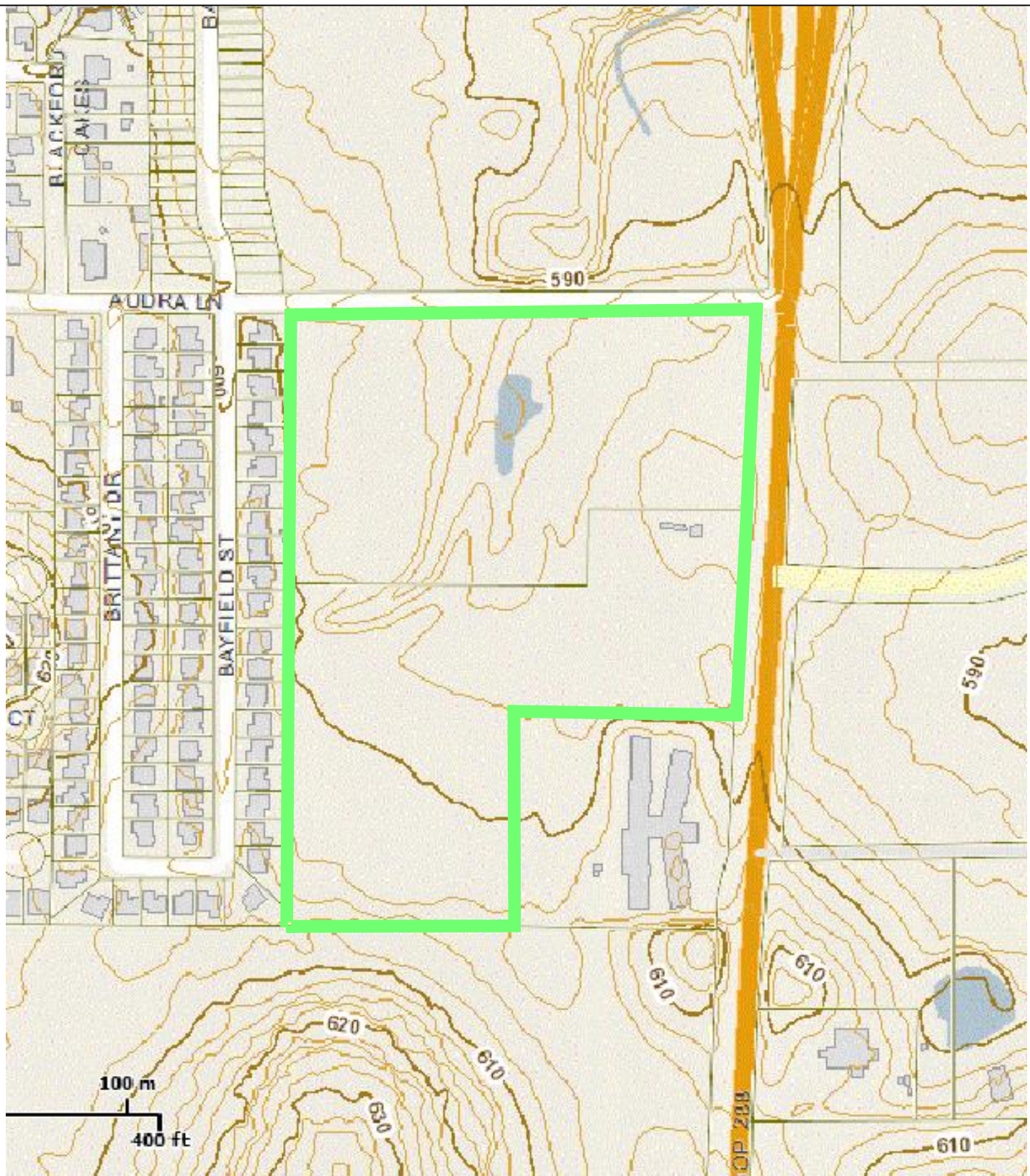
Date	Type	Seller	Buyer	Deed Number	Sale Price
11/12/1993	Special Wd	Victoria Sav Asn Fsb	Grant, G Brad Etal	93-0081550	\$170,000
2/5/1991	Substitute Td	Audra 288 Inc Texas	Victoria Sav Asn Fsb	2922 - 38	Unavailable
1/31/1989	Conversion	American Bk/mckinney Na	Audra 288 Inc	2524 - 39	Unavailable
12/10/1987	Conversion	Hays, B J	Texas American Bk/mckinney Na	2289 - 501	Unavailable
9/10/1985	Conversion	Business Center 288 J/v	Hays, B J	1717 - 0406	Unavailable
12/18/1984	Conversion	Loop 288 Pz J/v P/s	Business Center 288 J/v	1540 - 350	Unavailable
2/3/1984	Conversion	Plaza 288 Jv Ltd P/s	Loop 288 Pz J/v P/s	1336 - 431	Unavailable
10/4/1983	Conversion	Glasgow, Charles W	Plaza 288 Jv Ltd P/s	1265 - 0693	Unavailable
Unavailable	Conversion	Victoria Sav Asn Fsb	Victoria Sav Asn Fsb	-	Unavailable
Unavailable	Conversion	Victoria Sav Asn Fsb	Victoria Sav Asn Fsb	-	Unavailable

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ADDRESS

Elevation Contours
City of Denton, Denton County, TX

CLIENT NAME

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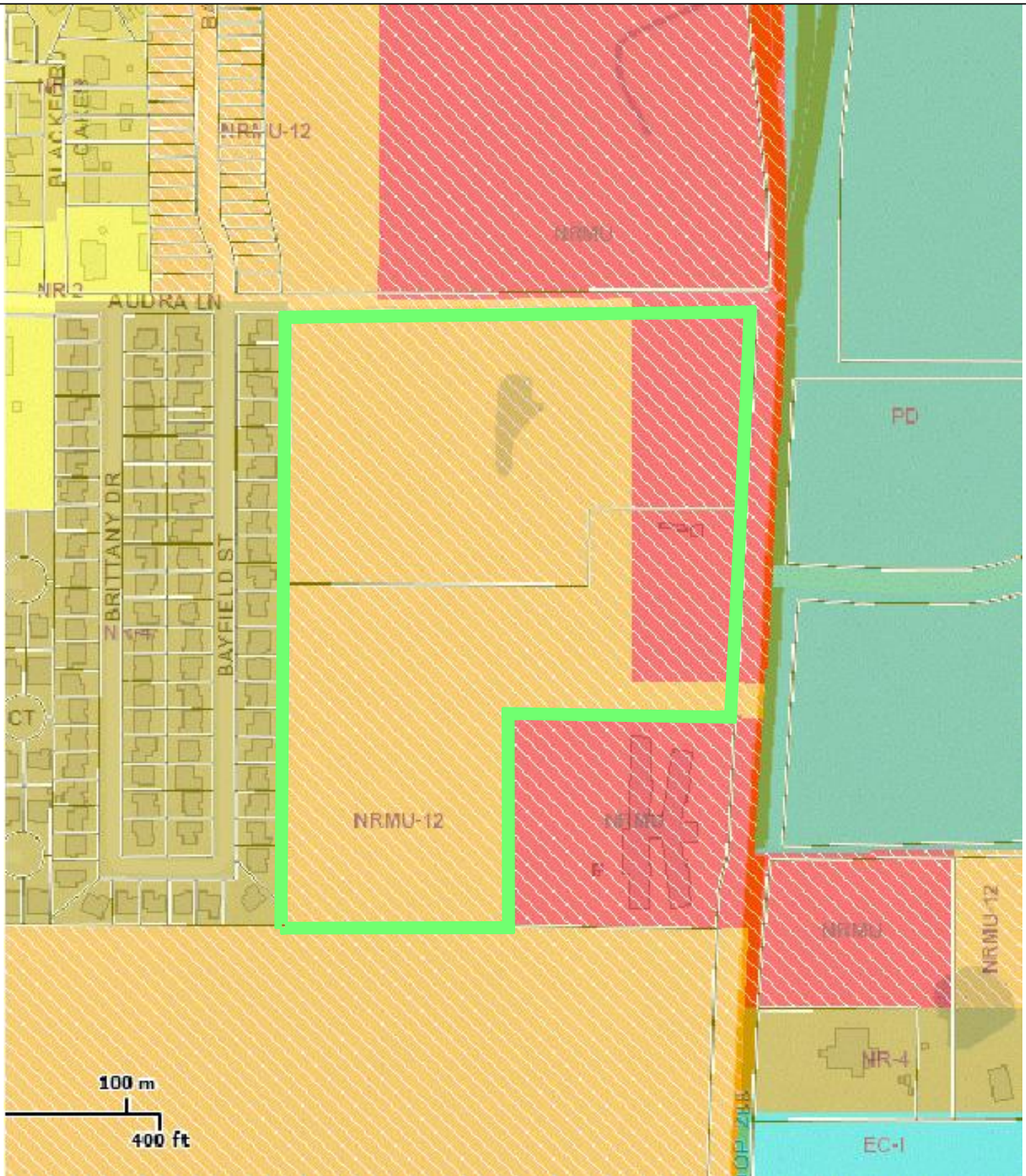
Planning Communities—Designing the Systems that Serve Them

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ADDRESS

Zoning

City of Denton, Denton County, TX

CLIENT NAME

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35.5.2. - Neighborhood/Residential.**35.5.2.1. Purpose.**

The purpose of the Neighborhood Residential land use is to preserve and protect existing neighborhoods and to ensure that any new development is compatible with existing land uses, patterns, and design standards. Land Use categories within the Neighborhood Residential areas include:

NR-1	Neighborhood Residential 1
NR-2	Neighborhood Residential <u>2</u>
NR-3	Neighborhood Residential 3
NR-4	Neighborhood Residential <u>4</u>
NR-6	Neighborhood Residential <u>6</u>
NRMU-12	Neighborhood Residential Mixed Use <u>12</u>
NRMU	Neighborhood Residential Mixed Use

35.5.2.2. Permitted Uses.

The following uses and their accessory uses are permitted within the Neighborhood Residential districts:

Residential Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Agriculture	P	P	P	P	P	P	P
Livestock	L(7)	L(7)	L(7)	L(7)	L(7)	L(7)	L(7)
Single-family Dwellings	P	P	P	P	P	P	N
Accessory Dwelling Units	SUP L(1)	SUP L(1)	SUP L(1)	SUP L(1)	SUP L(1)	L(1)	N
Attached Single-family Dwellings	N	N	SUP	SUP	P	P	L(40)
Dwellings Above Businesses	N	N	N	N	N	P	P
Live/Work Units	N	N	N	N	L(16)	P	P
Duplexes	N	N	N	L(3)	P	P	N
Community Homes For the Disabled	P	P	P	P	P	P	P
Group Homes	N	N	N	N	N	SUP	SUP
Multi-Family Dwellings	N	N	N	N	N	L(4)	SUP L(4)
Manufactured Housing Developments	N	SUP	N	N	SUP	N	N

P=Permitted, N=not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8

Commercial Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU-12	NRMU
Home Occupation	P	P	P	P	P	P	P
Sale of Products Grown on Site	N	N	N	N	N	N	N
Hotels	N	N	N	N	N	N	P
Motels	N	N	N	N	N	N	N
Bed and Breakfast	N	N	N	N	N	L(10)	P
Retail Sales and Service	N	N	N	N	N	L(15)	L(17)
Movie Theaters	N	N	N	N	N	N	N

Restaurant or Private Club	N	N	N	N	N	N	L(11)
Drive-through Facility	N	N	N	N	N	N	SUP
Professional Services and Offices	N	N	N	N	N	L(14)	L(17)
Quick Vehicle Servicing	N	N	N	N	N	N	SUP
Vehicle Repair	N	N	N	N	N	N	N
Auto and RV Sales	N	N	N	N	N	N	N
Laundry Facilities	N	N	N	N	N	P	P
Equestrian Facilities	SUP	SUP	N	N	N	N	N
Outdoor Recreation	P	P	P	P	P	SUP	SUP
Indoor Recreation	N	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	N	N
Commercial Parking Lots	N	N	N	N	N	N	N
Administrative or Research Facilities	N	N	N	N	N	N	L(14)
Broadcasting of Production Studio	N	N	N	N	N	N	L(14)
Sexually Oriented Business	N	N	N	N	N	N	N
Temporary Uses	L(38)	L(38)	L(38)	L(38)	L(38)	L(38)	L(38)

P=Permitted, N=not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section [35.5.8](#)

Industrial Land Use Categories	NR-1	NR-2	NR-3	NR-4	NR-6	NRMU -12	NRMU
Printing/Publishing	N	N	N	N	N	N	N
Bakeries	N	N	N	N	N	N	L(21)
Manufacture of Non-odoriferous Foods	N	N	N	N	N	N	N
Feed Lots	N	N	N	N	N	N	N
Food Processing	N	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	N	N
Heavy Manufacturing	N	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N	N
Wholesale Nurseries	N	N	N	N	N	N	N
Distribution Center	N	N	N	N	N	N	N
Wholesale Storage and Distribution	N	N	N	N	N	N	N
Self-service Storage	N	N	N	N	N	N	N
Construction Materials Sales	N	N	N	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N	N	N
Wrecker Services and Impound Lots	N	N	N	N	N	N	N
Kennels	L(37)	L(37)	N	N	N	N	N
Veterinary Clinics	L(14)	L(14)	N	N	N	N	P

Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N	N	N	N	N	N
Gas Wells	L(27)	L(27)	SUP L(27)	SUP L(27)	SUP L(27)	SUP L(27)	SUP L(27)
P=Permitted, N=not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8							
<i>Institutional Land Use Categories</i>	<i>NR-1</i>	<i>NR-2</i>	<i>NR-3</i>	<i>NR-4</i>	<i>NR-6</i>	<i>NRMU-12</i>	<i>NRMU</i>
Basic Utilities	L(25)	L(25)	L(25)	L(25)	L(25)	L(25)	L(25)
Community Service	N	N	N	N	N	P	P
Parks and Open Space	P	P	P	P	P	P	P
Churches	P	P	P	P	P	P	P
Semi-public, Halls, Clubs, and Lodges	SUP	SUP	SUP	SUP	SUP	L(15)	P
Business/Trade School	N	N	N	N	N	N	L(14)
Adult or Child Day Care	SUP	SUP	SUP	SUP	SUP	P	P
Kindergarten, Elementary School	SUP	SUP	SUP	SUP	SUP	P	P
Middle School	N	N	N	N	N	P	P
High School	N	N	N	N	N	N	SUP
Colleges	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N
Elderly Housing	N	N	N	N	SUP	L(13)	P
Medical Centers	N	N	N	N	N	N	P
Cemeteries	N	N	N	N	N	N	N
Mortuaries	N	N	N	N	N	N	N
WECS (Free-standing Monopole Support Structure)	L(41)	SUP	SUP	SUP	SUP	SUP	SUP
WECS (Building-mounted)	L(42)	SUP	SUP	SUP	SUP	SUP	SUP
P=Permitted, N=not permitted, SUP=Specific Use Permit Required, L(X)=Limited as defined in Section 35.5.8							



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Land Use
City of Denton, Denton County, TX

CLIENT NAME

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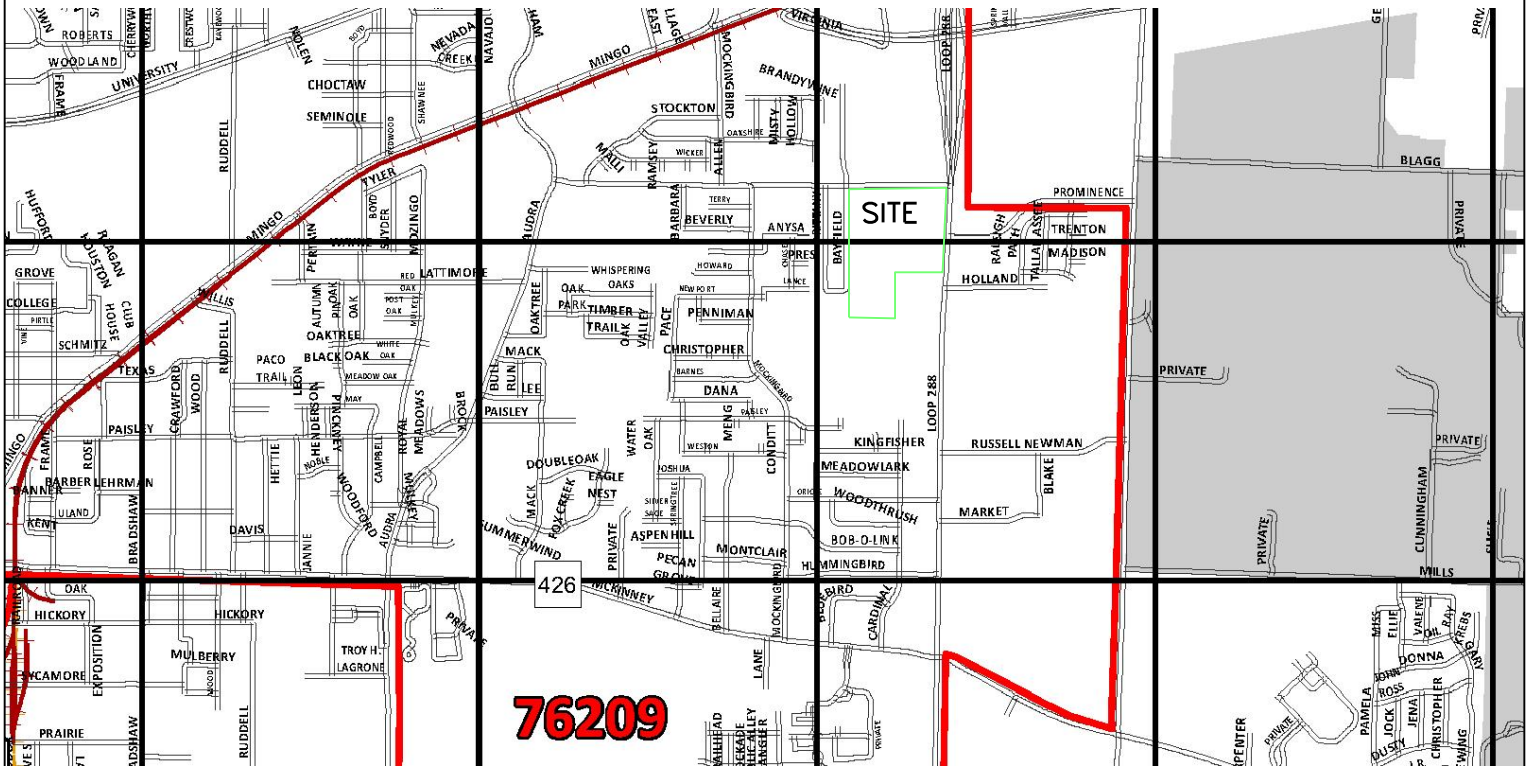
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ADDRESS

Street Names
City of Denton, Denton County, TX

CLIENT NAME

**Allison
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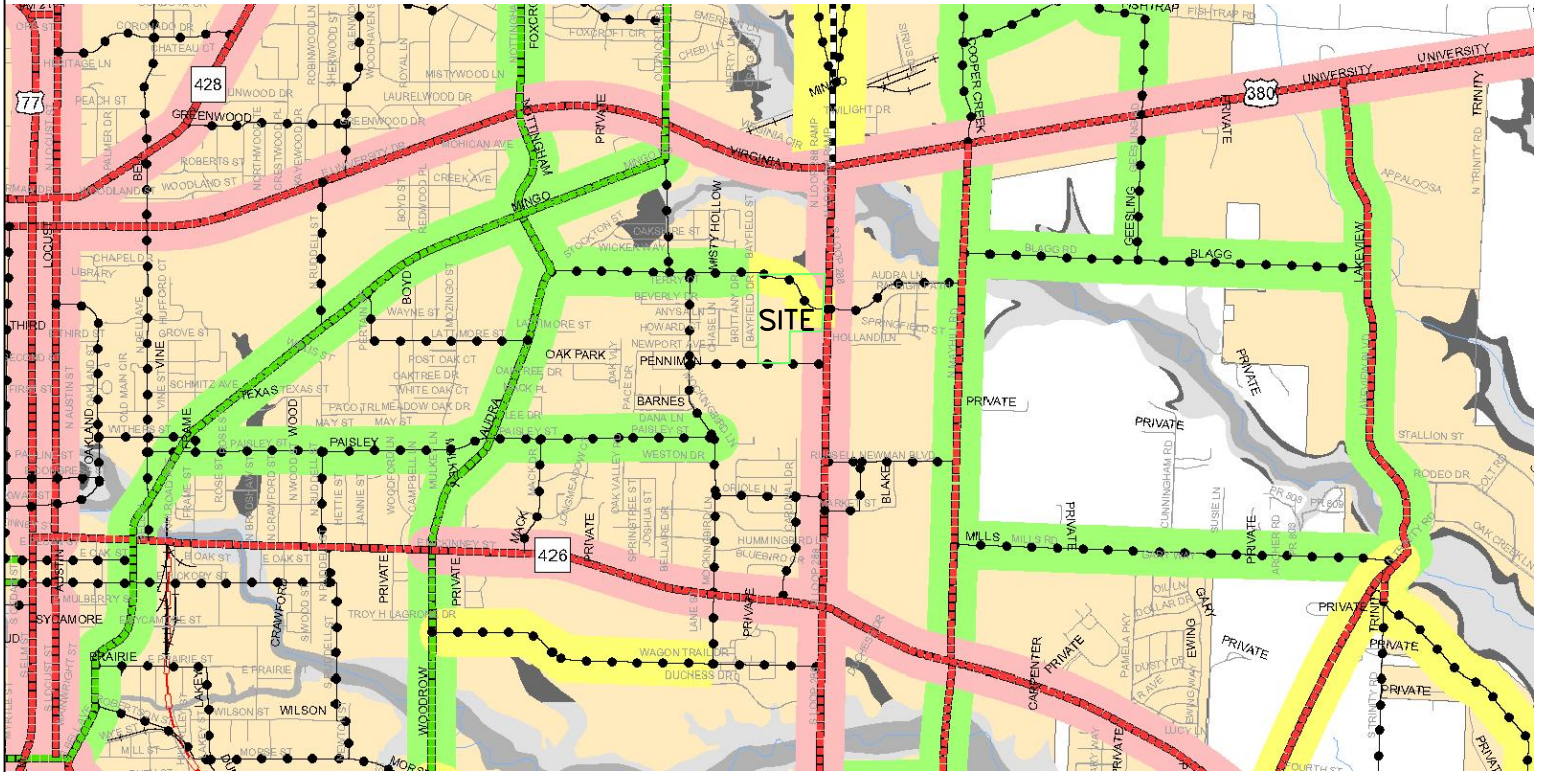
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Mobility Plan
City of Denton, Denton County, TX

CLIENT NAME

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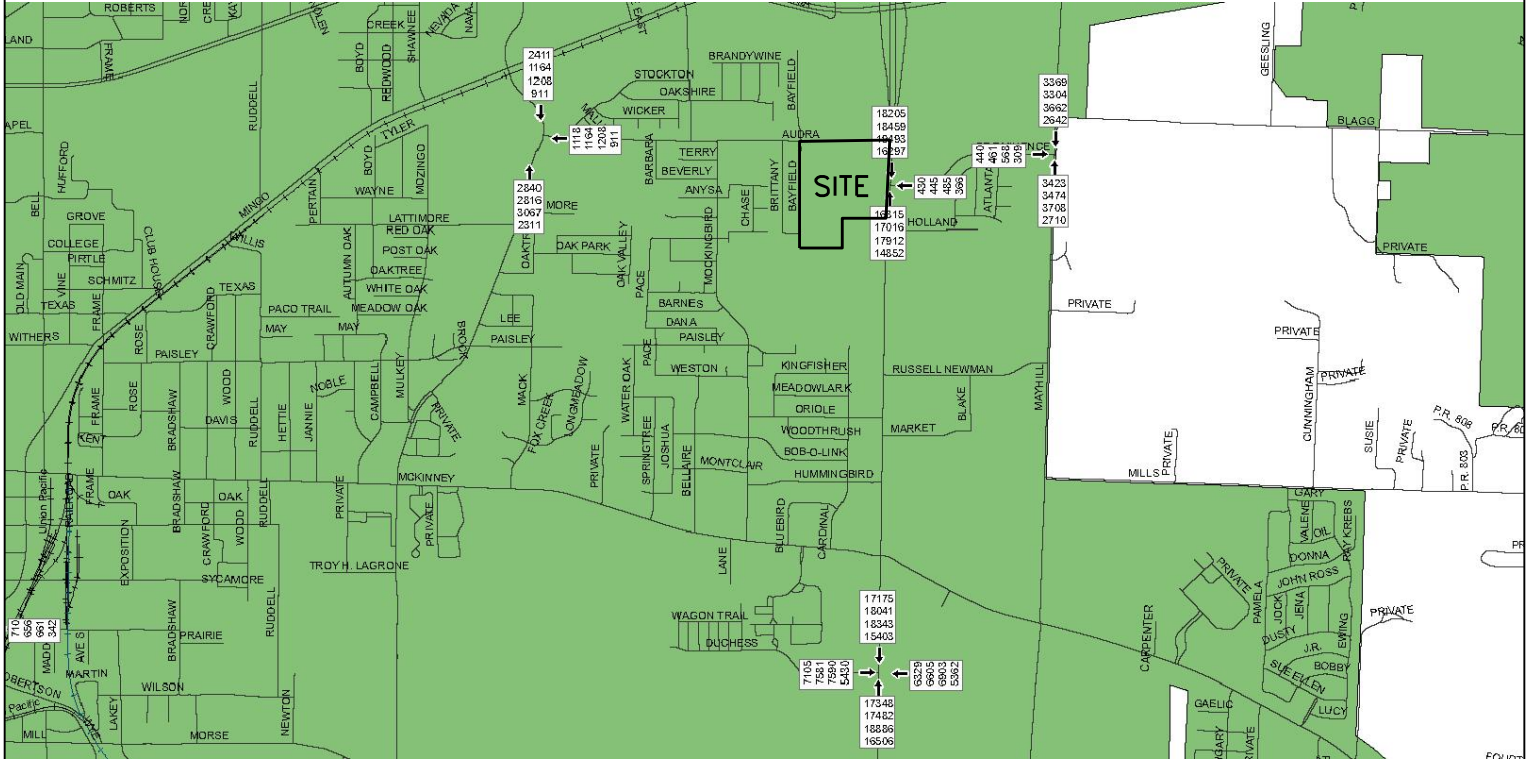
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ADDRESS

Traffic Counts
City of Denton, Denton County, TX

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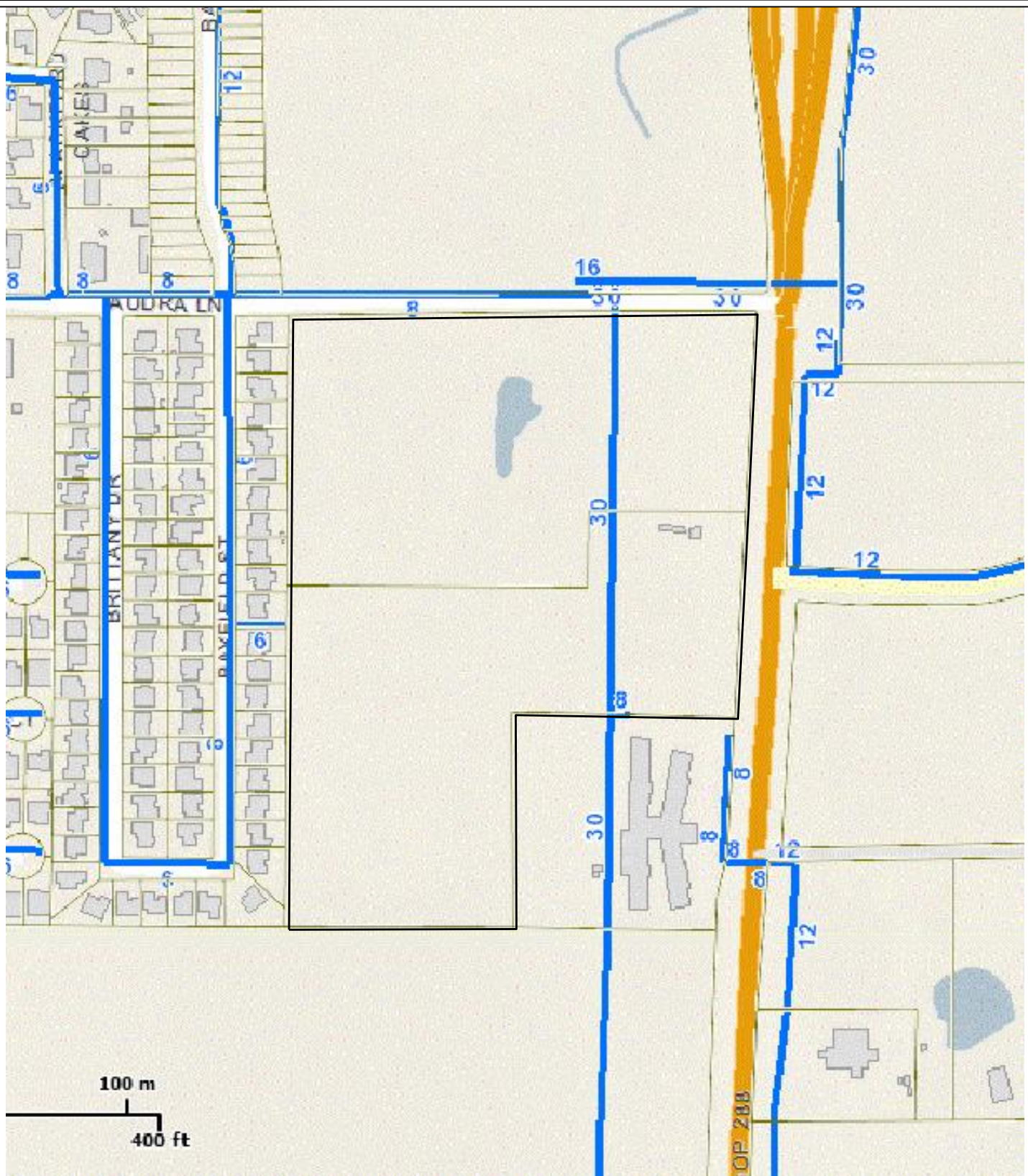
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Water Lines
City of Denton, Denton County, TX

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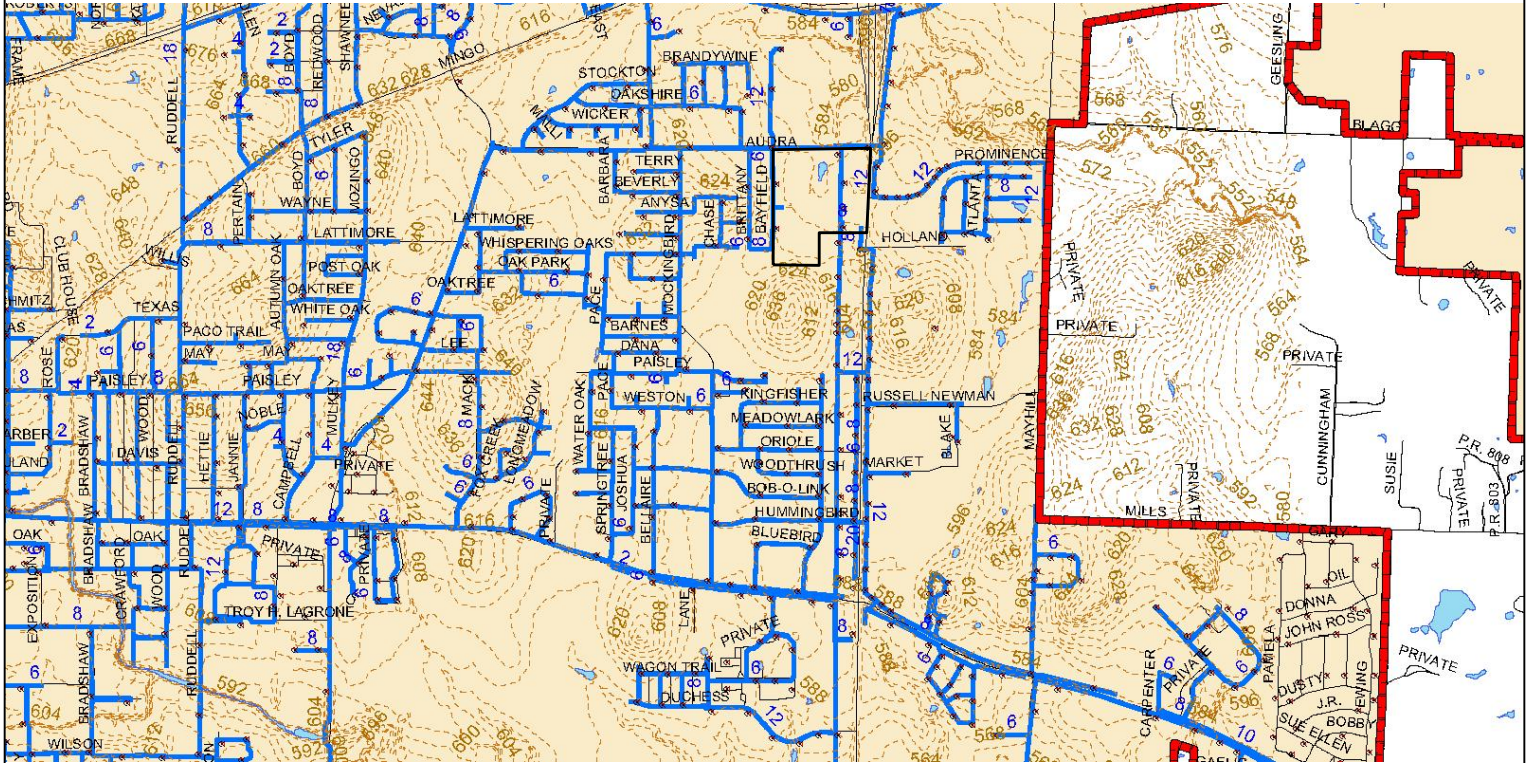
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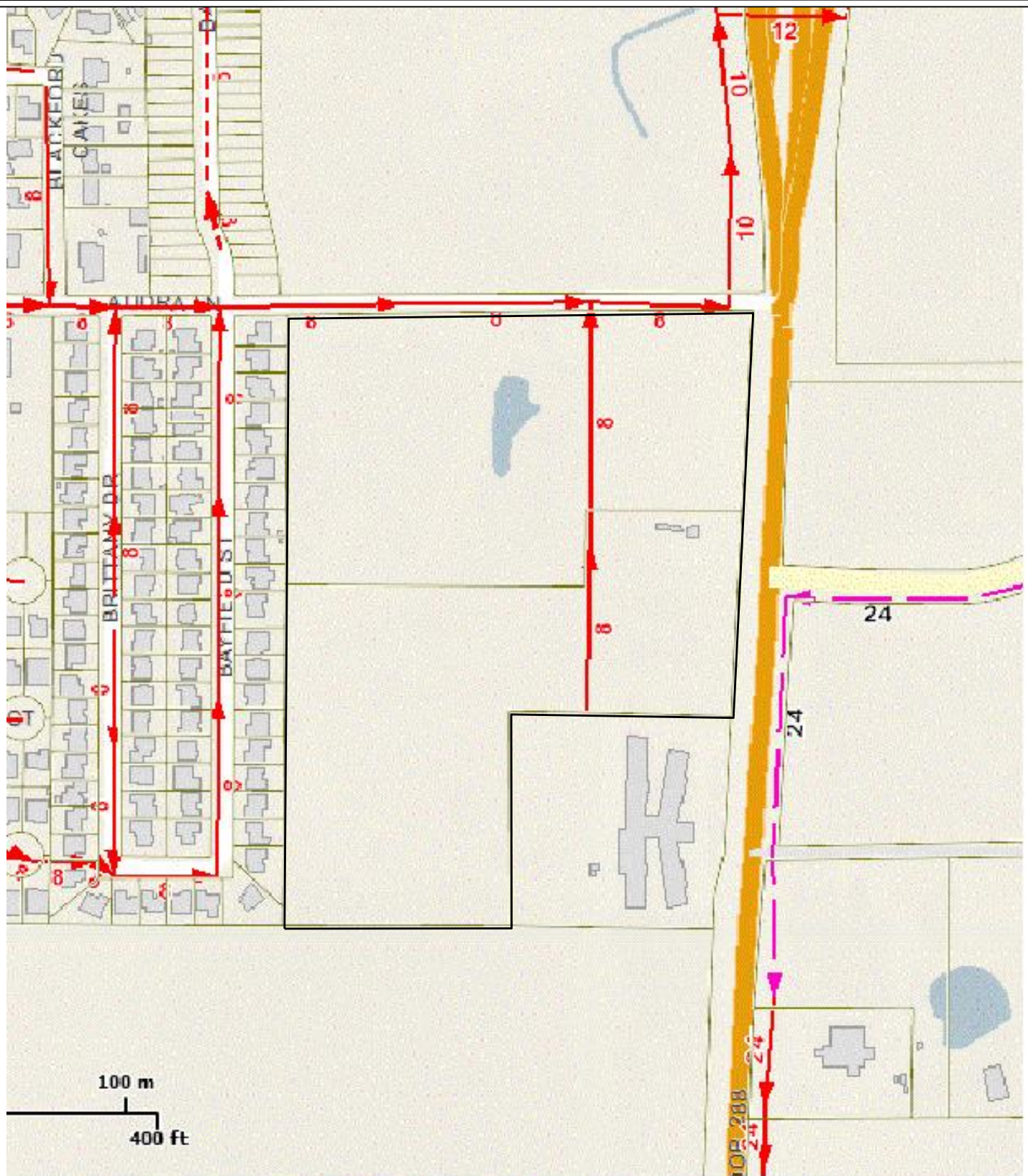
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ADDRESS

Sewer Lines
City of Denton, Denton County, TX

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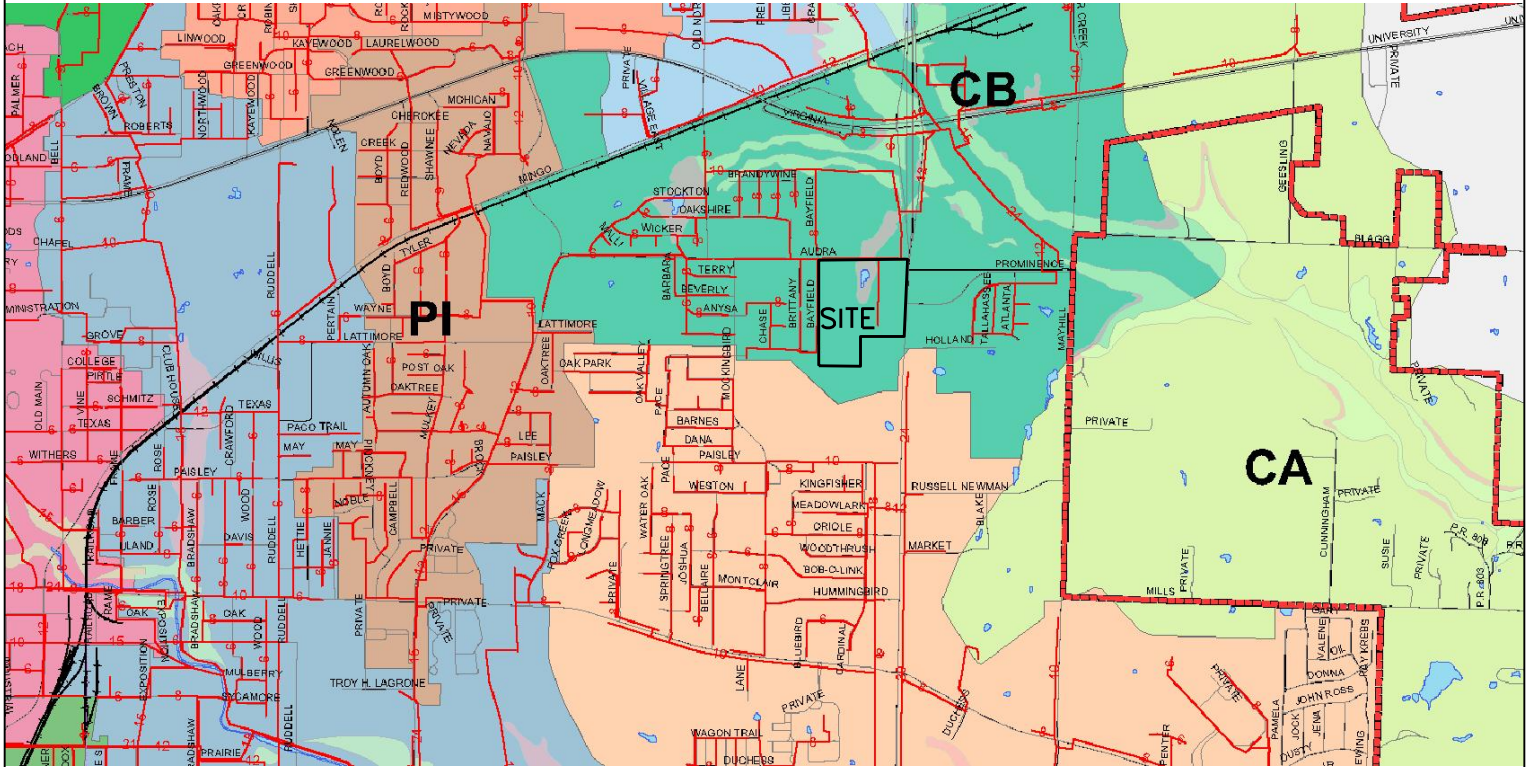
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ADDRESS

Sewer Line Sizes
City of Denton, Denton County, TX

CLIENT NAME

**Allison
Engineering
Group**

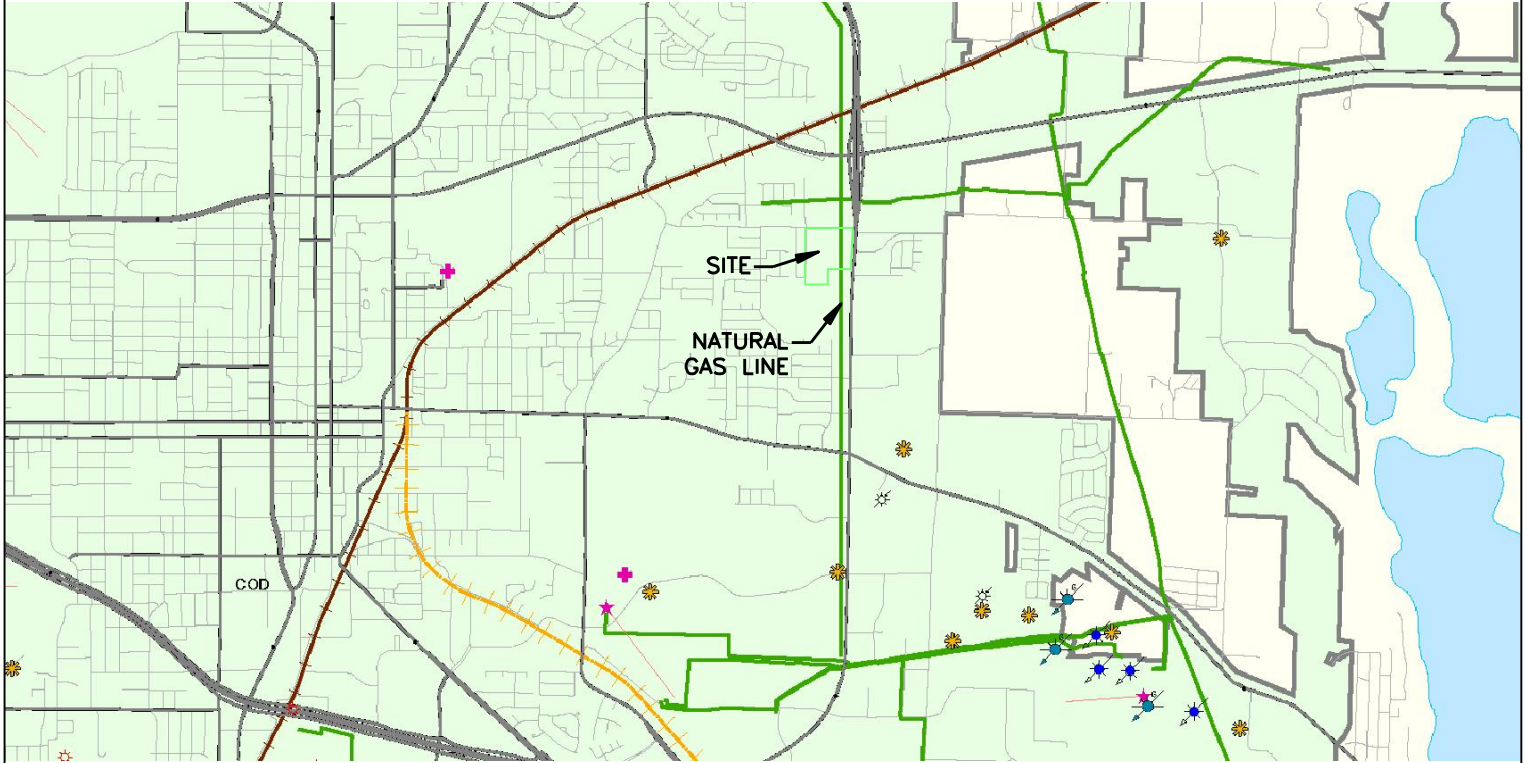
Planning Communities—Designing the Systems that Serve Them

4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
Phone (840) 380-0453
FAX (840) 380-0431
TYPE FROM REG. # F-7000
info@aeg-gp.com

Job: DUE DILIGENCE

SHEET

22



ADDRESS

Gas Pipeline
City of Denton, Denton County, TX

CLIENT NAME

**Allison
Engineering
Group**

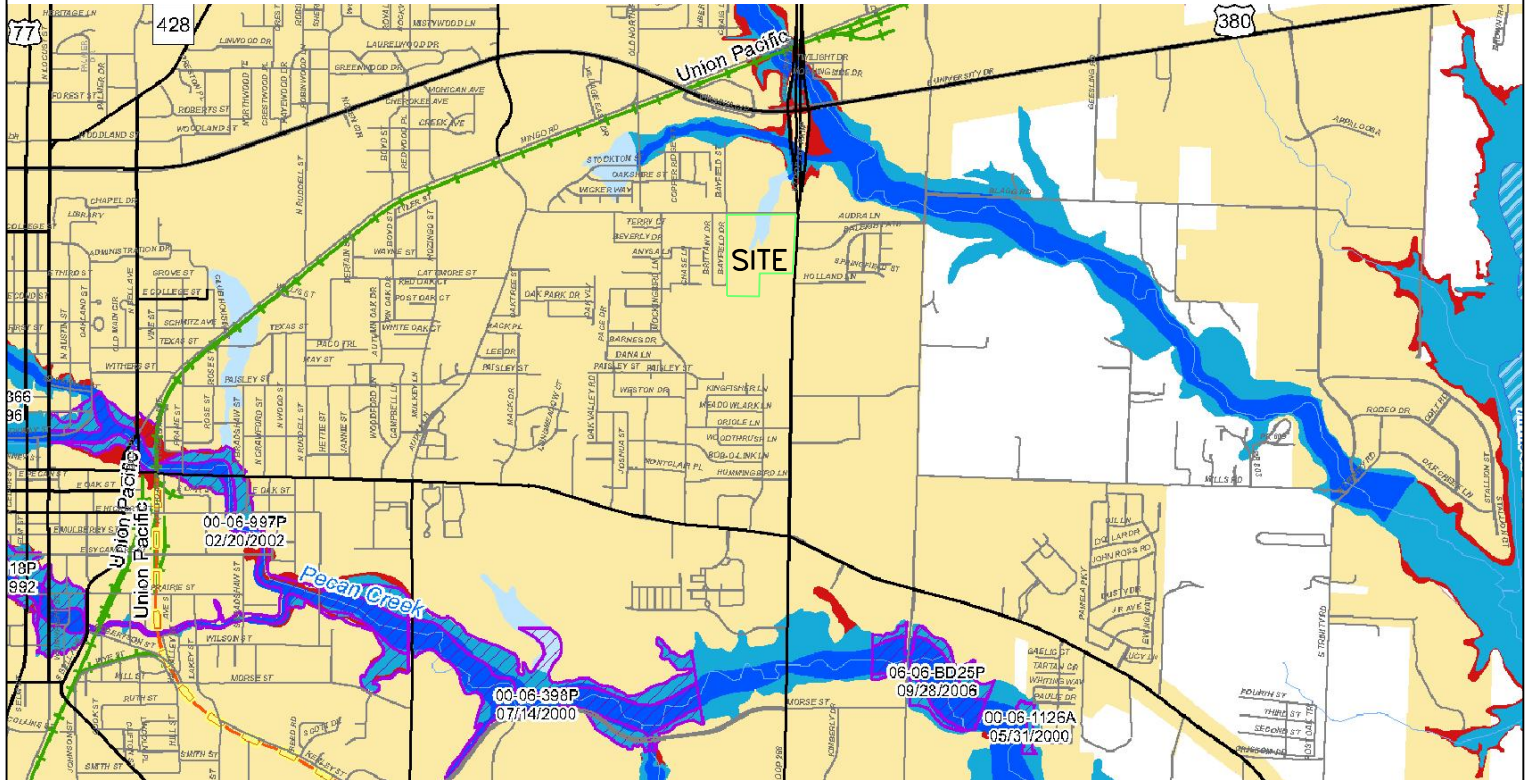
Planning Communities—Designing the Systems that Serve Them

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DENTON, TEXAS 76207
Phone (840) 380-9453
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TYPE FIRM REG. # F-7088
info@aeg-gp.com

Job: DUE DILIGENCE

SHEET

23



ADDRESS

Floodplains
City of Denton, Denton County, TX

CLIENT NAME

**Allison
Engineering
Group**

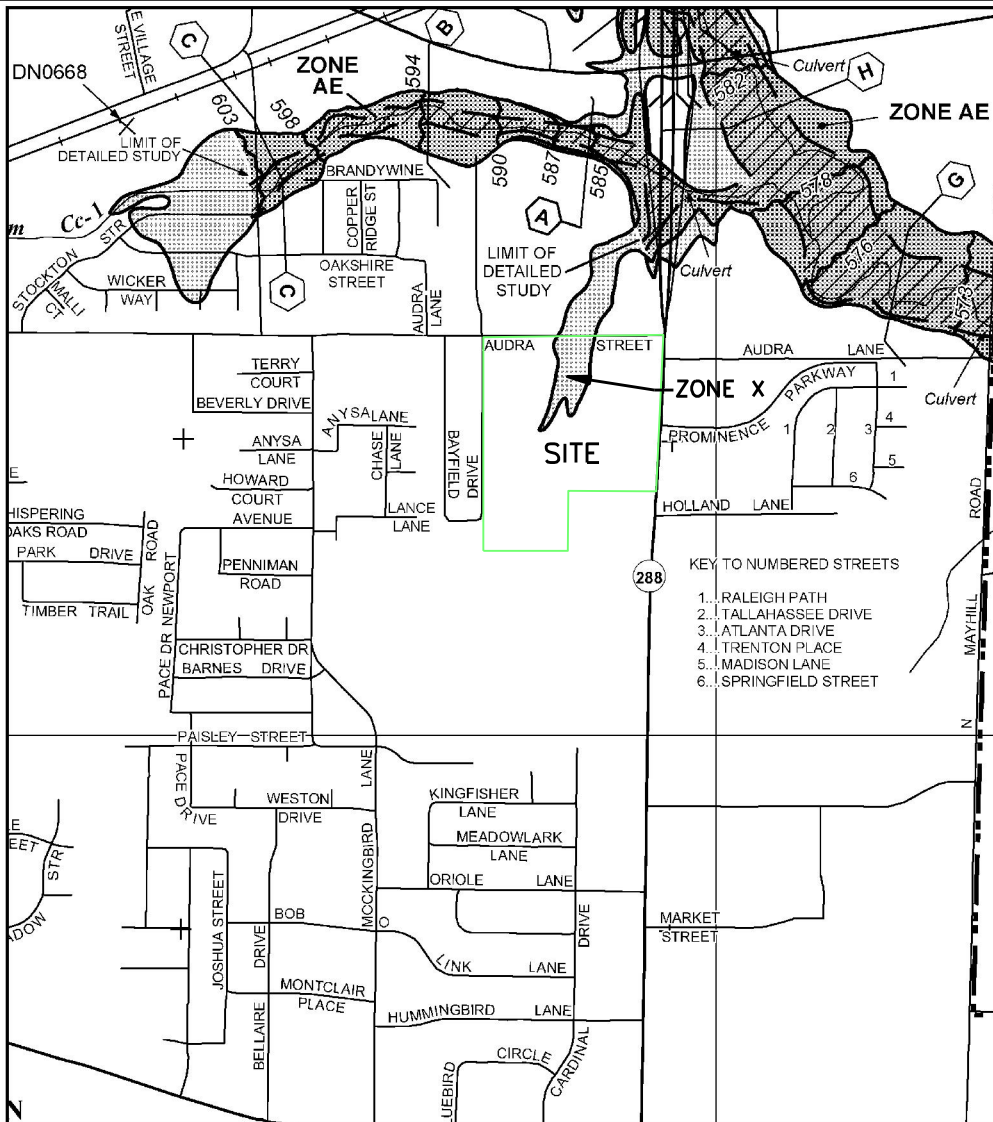
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4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
Phone (840) 380-9453
FAX (840) 380-9431
TYPE FIRM REG. # F-7888
info@ae-gp.com

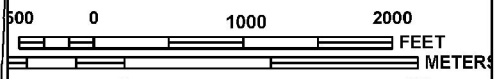
Job: DUE DILIGENCE

SHEET

24



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0380G

FIRM

**FLOOD INSURANCE RATE MAP
DENTON COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 380 OF 750

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DENTON COUNTY	480774	0380	G
DENTON, CITY OF	480184	0380	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
48121C0380G**

**MAP REVISED
APRIL 18, 2011**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ADDRESS

FEMA Floodplain
City of Denton, Denton County, TX

CLIENT NAME

**Allison
Engineering
Group**

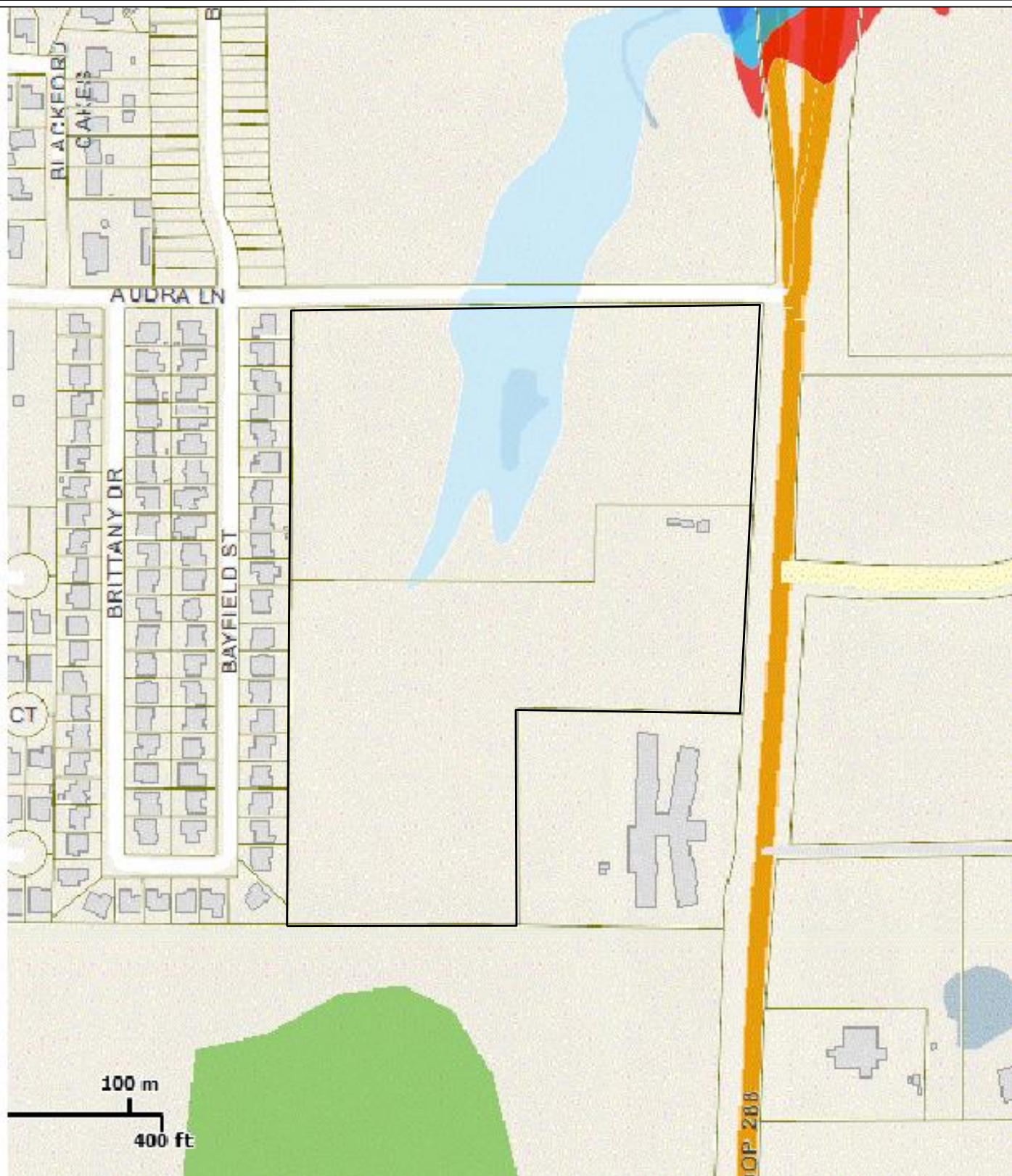
Planning Communities—Designing the Systems that Serve Them

4401 N. I-35, SUITE 102
DENTON, TEXAS 76207
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FAX (840) 380-8431
T8PE FIRM REG. #F-7888
info@ae-gp.com

Job: DUE DILIGENCE

SHEET

25



ADDRESS

ESA Habitat and Floodplain
City of Denton, Denton County, TX

CLIENT NAME

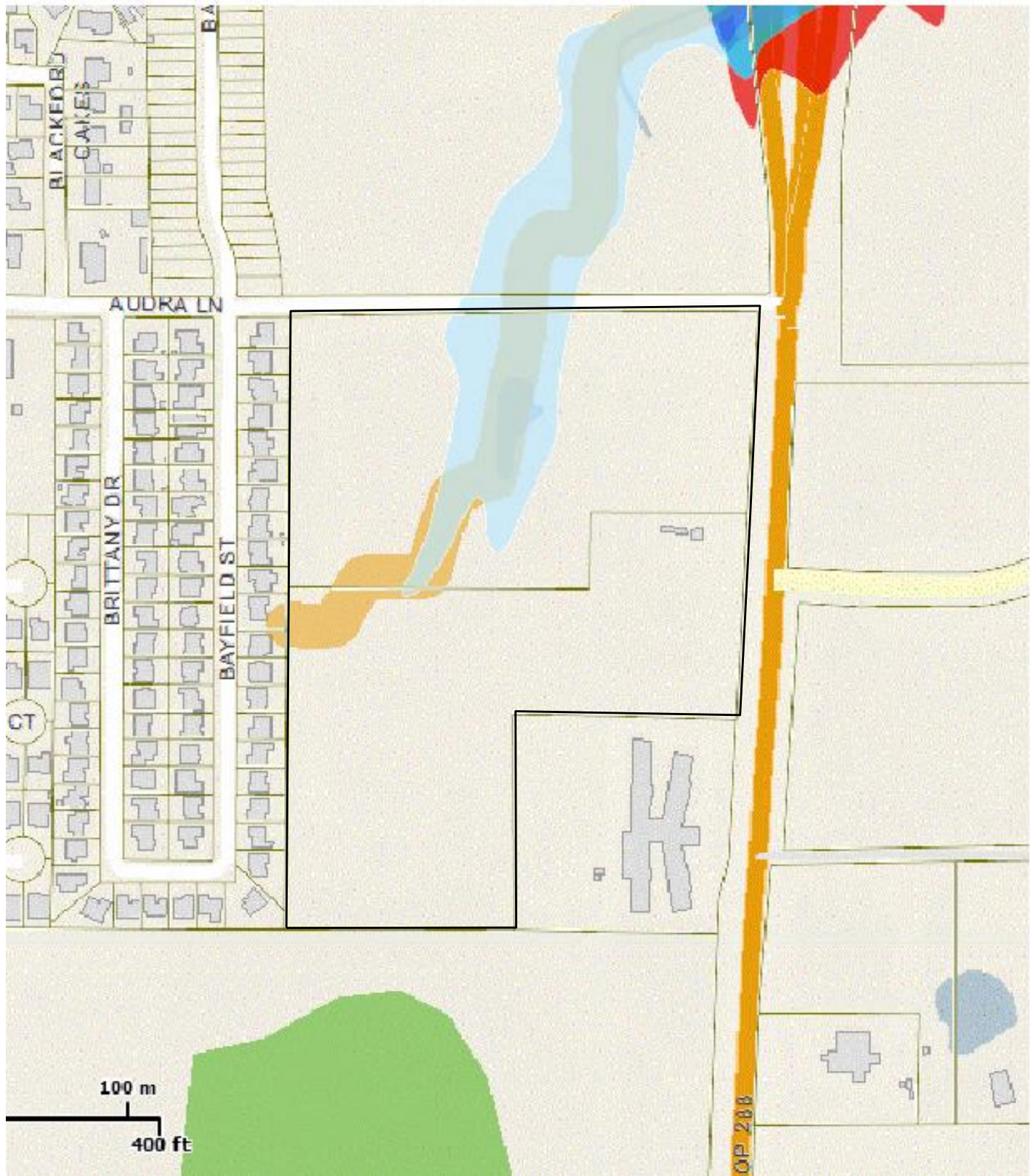
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SHEET**

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ADDRESS

ESA Stream Buffers
City of Denton, Denton County, TX

CLIENT NAME

**Allison
Engineering
Group**

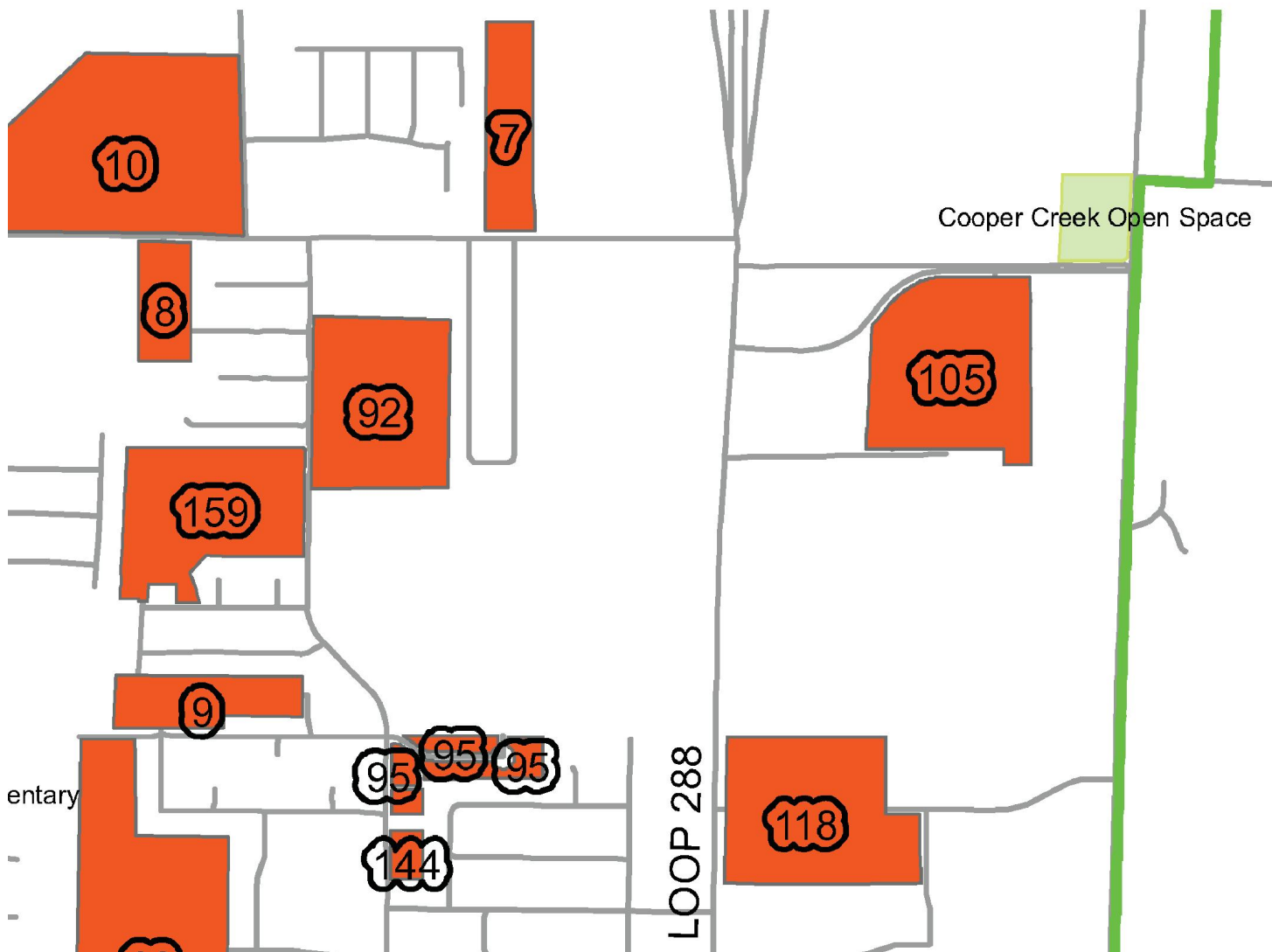
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ADDRESS

Platting
City of Denton, Denton County, TX

CLIENT NAME

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