



PROJECT NAME: Francis Harris Lane

SITE ADDRESS: 6001 S Old Bastrop Hwy, San Marcos, TX 78666

APPRAISAL DISTRICT:

- R90645 (1ac) & 10883 (39.874ac) – Rr San Marcos LP (40.874 ac)*
*Should be closer to 96ac
 - R16890 (10.18ac) & R10846 (30ac) & R10847 (0.91ac) – Rr San Marcos LP (41.09 ac)
 - R199131 – Rr San Marcos LP (1.89ac)
 - R120251 – Roosevelt & Roberta Hale (3.41ac)
- TOTAL: 87.264 ac (*Supposed to be closer to 142ac)

JURISDICTION: Unincorporated Hays County (The property has been de-annexed from the San Marcos Extra Territorial Jurisdiction (ETJ) via the Property Owner's rights per Senate Bill 2038)

UTILITIES

WATER: CCN: 10297 (Crystal Clear SUD)

Nearest infrastructure: 6" Crystal Clear SUD water pipeline runs along the north portion of the tract (Old Bastrop Road) and the east portion of tract (Francis Harris Lane)

WASTEWATER: CCN: 20116 (The eastern boundary of tract is just within and adjacent to City of San Marcos)

Nearest infrastructure: There is a proposed 8" wastewater line cutting through the tract according to the City of San Marcos Wastewater Master Plan (2025)

There is an existing discharge permit location shown to be onsite for the Independence Trail Wastewater Treatment Plant (15266-002)

If septic system(s) are desired for sewer service, there is no minimum lot size for public water system and public or private wastewater



STORM/DRAINAGE:	Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site Water Quality: Will not be required
GAS:	According to the Texas Railroad Commission GIS Map, there is an Enterprise Products Operating LLC 20" natural gas line easement that runs +/-1000' along south side of property
ELECTRIC:	Electric service is provided by PEC Powerlines running along tracts north (Old Bastrop Rd) and east (Francis Harris Ln) boundaries

ENVIRONMENTAL

AQUIFER:	Tract not within any of the Edwards Aquifer zones
NWI STREAMS/PONDS:	NWI Streams/Ponds: There are approximately 1750' of potentially jurisdictional streams onsite as well as 3 (0.7 ac total) ponds according to the National Wetlands Inventory (NWI) online viewer. (Jurisdictional Determination needed)
STREAM BUFFERS:	Where a 100-year floodplain has been identified, the stream buffer zone shall encompass the floodplain plus 25' beyond the edge of the floodplain. The stream that cuts across the northeast side of the tract has a drainage area greater than 640 acres so the associated buffer onsite is a total width of 600 feet and area of approximately 22ac.
TREE MITIGATION:	No tree mitigation requirements for Hays County.
PARKLAND:	County Requirements (subdivisions only): Each Subdivision shall make provision for Parkland and/or open space at a rate of one (1) acre per fifty (50) acres (two percent [2%]) of the Subject Property.

SITE CHARACTERISTICS

SLOPES:	The Site has 1-5% slopes; divided drainage areas to the east, south and west
FLOODPLAIN:	There will be engineered floodplain along stream in the northeast corner of the Tract. Exact impacts to be determined. No FEMA floodplain has been established onsite according to Panels 48209C0486F & 48209C0467F
SOILS:	There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	Old Bastrop Road (County): • Frontage: +/-900' of Old Bastrop Rd frontage along the northern portion of the property • ROW: +/-50' • Driveways: One dirt driveway • Culverts or other access hinderances: There is one culvert crossing along the frontage to be aware of Francis Harris Lane (City): • Frontage: +/-1,800' of Francis Harris Ln frontage along the northeast portion of the property • ROW: +/-90' • Driveway: Two dirt driveways • Culverts or other access hinderances: There is one culvert crossing along the frontage to be aware of
SECONDARY ACCESS:	Secondary access is a concern. The driveway separation would need to be maxed out to meet fire code requirements. Developer will need to have a conversation with the Fire Marshal to confirm if variances will be allowable for desired/required secondary access.

FUTURE THOROUGHFARES: City: According to the City of San Marcos Transportation Master Plan (February 2024), there are a number of proposed Avenue alignments that will impact the site. Since the site is within unincorporated Hays County, these alignments will not be applicable.

County: Hays County Transportation Plan shows Old Bastrop Rd and Francis Harris Ln as 2-lane roadways. Additional right-of-way is not indicated but may be required after discussion with the County

ZONING

EXISTING ZONING: Existing Zoning → NA in the County

FUTURE LAND USE: Not applicable in the County

MISCELLANEOUS: Emergency Services District: Hays Co Fire ESD #3 & #9
ISD: San Marcos

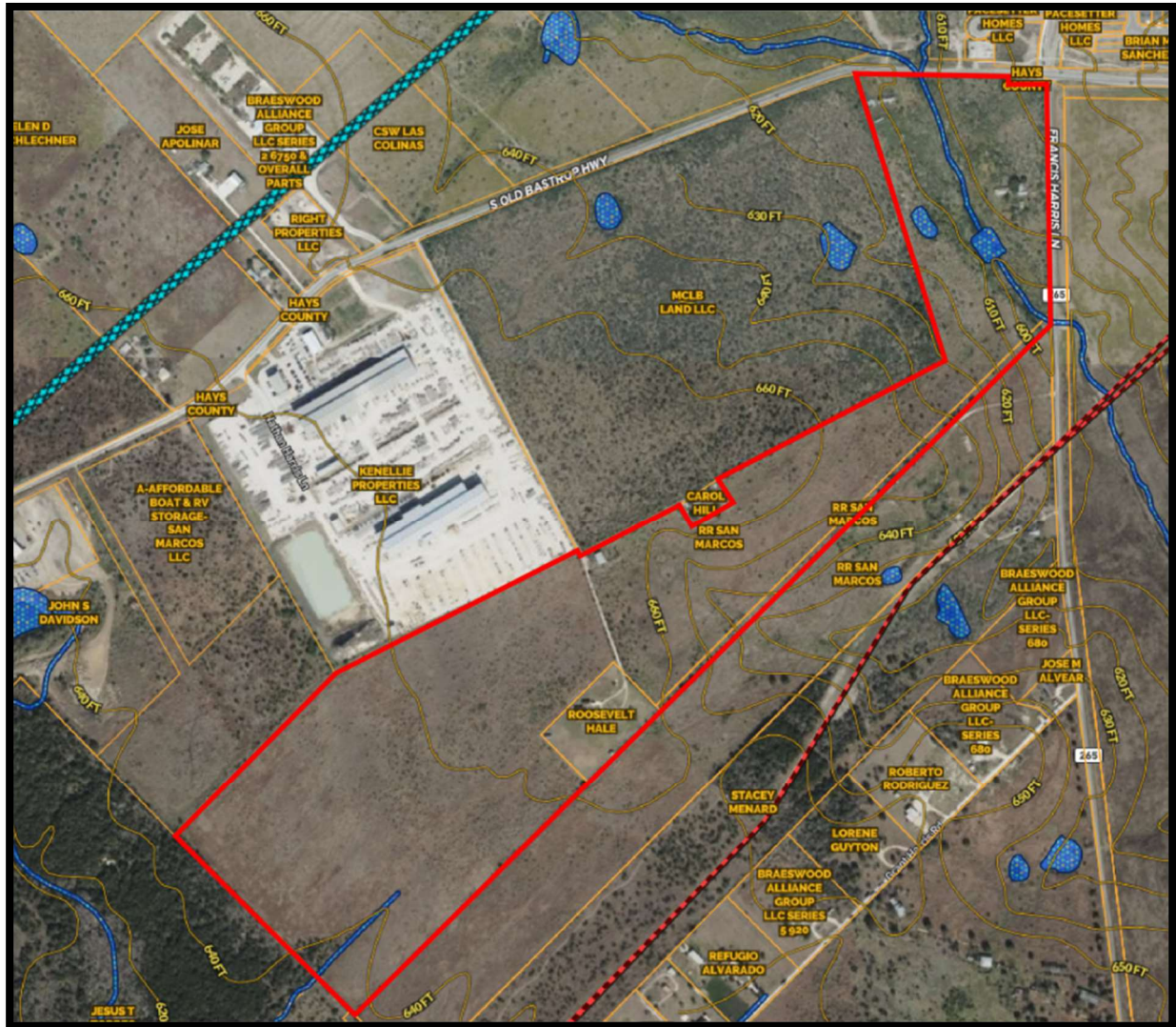
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OVERVIEW

NET DEVELOPABLE:

With the engineered floodplain and associate buffer in the northeast corner of the site, approximately 120ac of the 142ac Site is developable based on the information provided herein.



MORE INFORMATION

GRAY CIVIL:



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