



<b>PROJECT NAME:</b>	<b>JKG Interest HWY 21</b>
SITE ADDRESS:	509 W SH 21 Cedar Creek, TX 78612
APPRAISAL DISTRICT:	R24910 – JKG PROPERTY INTEREST LLC (4.83ac)
JURISDICTION:	Bastrop County

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**UTILITIES**

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WATER:	CCN: 10294 (AQUA WSC)  There is an existing 2-4” water line in CR 79/Mt Olive Road to the south of the tract. A Feasibility Study will need to be completed with Aqua WSC to understand what improvements will be needed to serve the site.
WASTEWATER:	CCN: 20962 (AQUA WSC)  Nearest infrastructure: There are no existing wastewater lines in proximity to the site. Recommended that onsite septic facilities (OSSFs) be pursued.
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 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 a Crude oil (Magellan Crude Oil company) easement that runs +/-300’ along southern portion of tract.  Based on visual inspection, the associated easement for that line is approximately 45’ wide.
ELECTRIC:	Electric service is provided by Bluebonnet Electric Cooperative. Overhead Powerlines running along tract’s north side on W SH 21.

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**ENVIRONMENTAL**

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- AQUIFER:** Tract not within any of the Edwards Aquifer zones.
- NWI STREAMS/PONDS:** There is one pond on the west side of site and not any potentially jurisdictional onsite according to the National Wetlands Inventory (NWI) online viewer.
- STREAM BUFFERS:** County: No stream buffers required per Bastrop County.
- TREE MITIGATION:** County: Unincorporated city regions within the County are not under any tree mitigation regulations.
- PARKLAND:** County Requirements
- Bastrop County maintains a Parks and Open Space Master Plan (2021–2031) that identifies long-term park goals and potential acquisition strategies; however, there is no adopted ordinance requiring parkland dedication or fee-in-lieu payments for new subdivisions in unincorporated areas.
  - Dedication of open space or recreational areas may be voluntarily offered by developers but is not a mandated development condition.

**SITE CHARACTERISTICS**

- SLOPES:** Site generally drains north to south with 3% slopes.
- FLOODPLAIN:** No floodplain present on site according to FEMA Panel #48209C0410F.
- SOILS:** There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D).

**TRANSPORTATION**

- Frontage: +/-350' of SH 21 frontage along the northern portion of the property.
- ROW: 100'
- Driveways:
  - Two (2) driveways located on site.
  - One (1) residential driveway located across from site.
- Culverts/Hindrances: There is +/-350' of culvert located along SH 21 frontage.





**EXISTING ACCESS:** SH 21 (TxDOT):  
**SECONDARY ACCESS:** There is no concern with secondary access given the frontage along SH 21 and the likelihood of a non-residential use.

**TRAFFIC IMPACT ANALYSIS:** A traffic study and/or improvements will be required for driveway connectivity to a TxDOT roadway.

**FUTURE THOROUGHFARES:** County: The 2023 Bastrop County Transportation Plan does not show any direct impacts to the Tract.

TxDOT: On the TxDOT Project Tracker along the Tract’s SH 21 frontage it shows their construction is underway or begins soon. Control Section Job # 047105049 is a “preventative maintenance.”

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**ZONING**

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**EXISTING ZONING:** No existing Zoning.

**FUTURE LAND USE:** County of Bastrop does not have a Future Land Use map .

**MISCELLANEOUS:** Emergency Service District: Bastrop Co Fire SD #2; ESD #1.  
ISD: Bastrop ISD.



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**OVERVIEW**

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**NET DEVELOPABLE:**

Outside of the +/-0.1ac Magellan Crude Oil pipeline easement, the site is largely developable according to the information provided herein.



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**MORE INFORMATION**

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**GRAY CIVIL:**

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