



PROJECT NAME:	Santiago Tract
SITE ADDRESS:	2000 W ADAMS AVE PORT O'CONNOR, TX 77982
APPRAISAL DISTRICT:	R32367 – A0019 SANTIAGO GONZALES (2.41ac)
	TOTAL: 2.41 ac
JURISDICTION:	Calhoun County, Texas

UTILITIES

WATER: Site is not located within a CCN.

The Port O’Connor Improvement District provides water and sewer to the majority of this region.

Nearest infrastructure: A conversation with the Port O’Connor Improvement District will need to be conducted to understand nearest infrastructure and available capacity. No public utility maps are available for review.

Impact Fee: Water service for 1 LUE (≤ 3/4" meter) through the Port O’Connor Improvement District includes a base monthly charge of \$33.05, plus volumetric usage at \$2.25 per 1,000 gallons for the first 6,000 gallons, resulting in an estimated monthly bill of approximately \$44.30 at 5,000 gallons of usage.

WASTEWATER: Site is not located within a CCN.

Impact Fee: Wastewater service is provided by the Port O’Connor Improvement District at a fixed residential rate of \$30.00 per month per 1 LUE, which is billed as a flat monthly charge and is not based on water usage.

Nearest infrastructure: A conversation with the Port O’Connor Improvement District will need to be conducted to understand nearest infrastructure and available capacity. No public utility maps are available for review.

STORM/DRAINAGE: Detention: According to the Subdivision Regulations of Calhoun County and Chapter 26 of the Texas Water Code, the preliminary plat shall include a drainage plan showing existing topography, watercourses, and proposed stormwater conveyance facilities.





Drainage plans, profiles, and supporting calculations must be submitted to and approved by the County Engineer prior to construction. Stormwater shall be designed in accordance with standard engineering practices to provide adequate drainage and to coordinate with the general storm drainage pattern of the area.

GAS: According to the Texas Railroad Commission GIS Map, there are no gas lines located on site.

ELECTRIC: Electric service is provided by Victoria Electric Cooperative. Overhead Powerlines run along the southern frontage of the site.

ENVIRONMENTAL

AQUIFER: The site is located within the Gulf Coast Aquifer, which is regulated under the general provisions of the Texas Water Code and applicable TCEQ rules. In Calhoun County, groundwater is overseen by the Calhoun County Groundwater Conservation District, which administers well permitting and related requirements. Unlike the Edwards Aquifer, this area is not subject to special recharge zone or impervious cover restrictions.

Groundwater Conservation District: Calhoun County GCD

NWI STREAMS/PONDS: There are no ponds or streams onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS: Per the Calhoun County Development Permit Regulations and Subdivision Regulation standards, there are no adopted stream setback or riparian buffer requirements measured from the stream centerline.

TREE MITIGATION: Calhoun County does not include tree mitigation within the Calhoun County Development Permit Regulations and Subdivision Regulation standards.

PARKLAND: Calhoun County does not include parkland dedication within the Calhoun County Development Permit Regulations and Subdivision Regulation standards.



SITE CHARACTERISTICS

SLOPES: Site generally is level with less than +/-1% slope on the majority of the site.

FLOODPLAIN: There is no floodplain located on site according to FEMA Panel #48209C0410F.

SOILS: There are primarily deep, well-drained sands or gravelly sands (hydrologic soil Group A).

TRANSPORTATION

EXISTING ACCESS: SH185 (TxDOT):

- Frontage: +/-200’ of frontage along the southern portion of the property
- ROW: +/-60’
- Driveways:
 - Two (2) existing commercial driveways on east and west sides of the property.
- Culverts/Hindrances:
 - The southern +/-150’ of frontage is encumbered by a drainage ditch.

SECONDARY ACCESS: Secondary Access is not a concern regarding this site.

FUTURE THOROUGHFARES: The TxDOT Project Tracker calls for construction to begin soon on SH 185 for seal coat. No further developments have been listed in the projected project portal.

ZONING

EXISTING ZONING: No existing zoning within the County.

FUTURE LAND USE: No existing land use regulation within the County.

MISCELLANEOUS

MISCELLANEOUS: Fire District: Port OConnor VFD

ISD: Calhoun County ISD

MUD: Not located within a MUD





OVERVIEW

NET DEVELOPABLE:

The site is largely developable according to the information provided herein.



MORE INFORMATION

GRAY CIVIL:

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