



PROJECT NAME: Nassour

SITE ADDRESS: 11555 Doyle Overton Rd, Austin, TX 78719

APPRAISAL DISTRICT: BASTROP COUNTY
R37303 – JIMMY NASSOUR (28.98ac)
R37295 – JIMMY NASSOUR (80.672ac)

TRAVIS COUNTY
R301361 – CHARLES & HILDA PRATHER (4.26ac)

TOTAL: 113.912ac

JURISDICTION: Unincorporated Bastrop & Travis County

UTILITIES

WATER: Aqua WSC CCN

There is an existing 12” water line to the east within the Los Milagros subdivision. There is also a network of 8” water lines within that subdivision that could provide more readily accessible connectivity. A Feasibility Study with Aqua WSC will need to be conducted to understand capacity availability.

Feasibility Study Fee

1-4 LUEs	\$1,000
5-24 LUEs	\$2,000
25-249 LUEs	\$3,500
250-999 LUEs	\$5,000
1,000 or more LUEs	\$7,500 + any additional cost to Aqua
Fire Flow	\$3,000 (additional fee)

Impact Fee

System Development Fee: \$8,400 per LUE
Capacity Reservation Fee: \$600 per LUE
Total “Impact Fee”: \$9,000 per LUE

WASTEWATER: Aqua WSC CCN

There is an existing WWTP + Discharge Permit to the southeast (approximately 1 mile of offsite easement would be needed to connect)

Permit Number: WQ0015804001





Ownership: Integra Water Texas, LLC (transfer of ownership to IW Texas, Corp. on 2/26/24)

Capacity: 0.24MGD (roughly 1,000 LUEs)

- STORM/DRAINAGE:** All drainage facilities must be designed for a storm of 25-year frequency and sufficient right-of-way and drainage easements to accommodate the 100-year frequency.
- GAS:** According to the Texas Railroad Commission GIS Map, there are no pipelines located on or near site.
- ELECTRIC:** Electric service is provided by Bluebonnet Electric Cooperative.

ENVIRONMENTAL

- AQUIFER:** Not located within any Aquifer Recharge Zone.
Entirety of Bastrop County is within the Lost Pines Groundwater Conservation District.
- NWI STREAMS/PONDS:** There are several ponds and streams onsite according to the National Wetlands Inventory (NWI) online viewer. All ponds and streams are shown to be contained within the FEMA floodplain boundary.
- STREAM BUFFERS:** There are no stream buffer requirements in Bastrop County.
- TREE MITIGATION:** There are no tree mitigation requirements in Bastrop County.
- PARKLAND:** There are no park land dedication requirements in Bastrop County.

SITE CHARACTERISTICS

- SLOPES:** Site has a high point right at the street stub connection to Crisanto Drive. The northwestern portion of the developable area drains to the northwest at +/-5% towards the floodplain. The southeastern portion of the site drains south at +/-2% towards neighboring properties.
- FLOODPLAIN:** +/-49ac of FEMA floodplain Zone A (unstudied) onsite.
- SOILS:** The majority of site has been identified to gravelly loam soils which are part of hydrologic soil group D (low infiltration rates, high runoff potential).



TRANSPORTATION

EXISTING ACCESS:

Doyle Overton Road (County):

- Frontage: +/-325’ of frontage along the northern portion of the property
- ROW: Varies from +/-65’
- Culverts/Hindrances: The entire frontage is encumbered by FEMA Zone A Floodplain.

Trebol Street (Private):

- There is a private right-of-way stub on the eastern side of the development into the Los Milagros subdivision that can be used as a tie in point for the proposed development.

Crisanto Drive (Private):

- There is a private right-of-way stub on the eastern side of the development into the Los Milagros subdivision that can be used as a tie in point for the proposed development.

SECONDARY ACCESS: There are two existing/primary access points into the Los Milagros subdivision to the east that can be used as primary access. Additional access points are recommended.

TRAFFIC IMPACT ANALYSIS: A Traffic Impact Analysis is not required per Bastrop County.

FUTURE THOROUGHFARES: City: No Future City Thoroughfare Plans that impact the Site.

County: No proposed improvements per the 2023 Bastrop County Transportation Plan shown to impact the site. Per the Travis County Blueprint, Doyle Overton Road is shown to be a 4-lane divided major arterial with an associated right-of-way of +/-100’. The dedication of this right-of-way would all be within existing FEMA floodplain so no developable area would be lost with this dedication.

TxDOT: No proposed improvements shown to impact the site.

ZONING

EXISTING ZONING: Not applicable in the County

FUTURE LAND USE: None County Future Land Use Map to reference

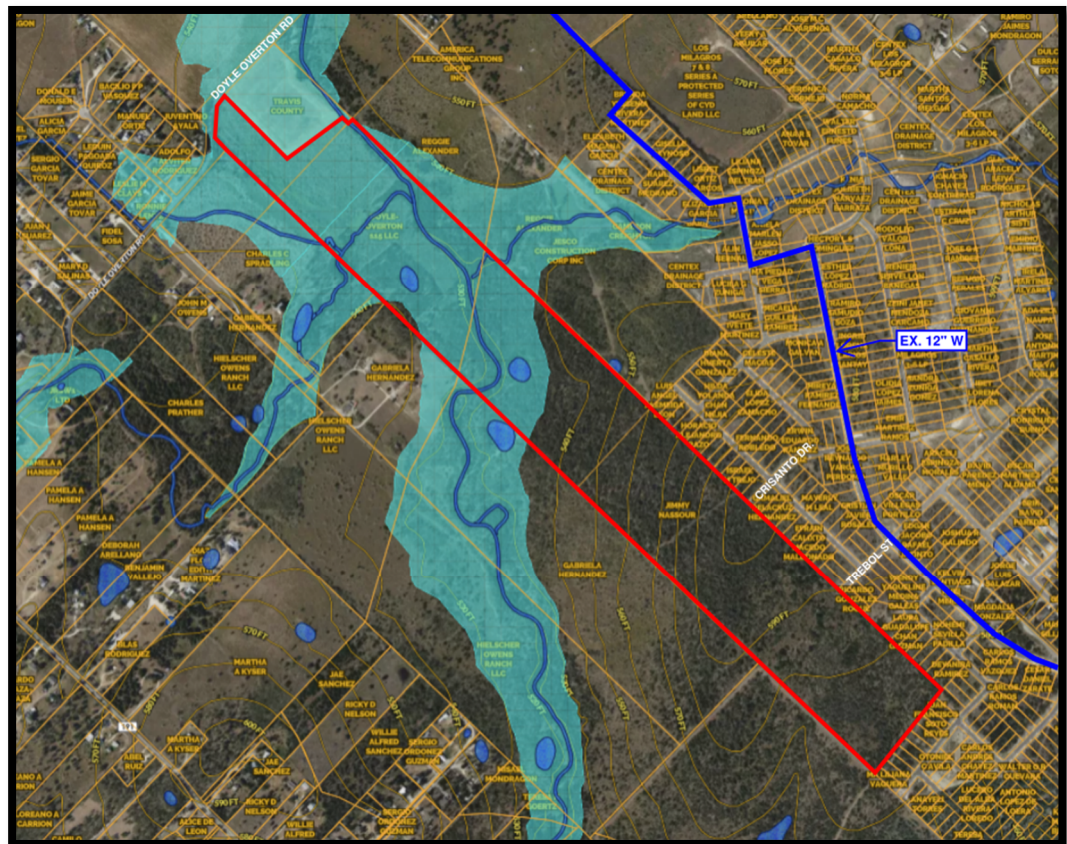
MISCELLANEOUS:

<u>Bastrop County Portion</u>	ESD: Bastrop Co EMS District #1 & #3 ISD: Bastrop ISD
<u>Travis County Portion</u>	ESD: Travis Co ESD No 11 & 15 ISD: Del Valle ISD



OVERVIEW

NET DEVELOPABLE: About 65ac or 57% of the overall 113.9ac tract is outside of the FEMA floodplain and would be considered developable. With the two existing/primary access points into the Los Milagros subdivision being approximately 950' apart, an area of up to 1,900' in diagonal can be developed. This remoteness criteria per the International Fire Code would allow for roughly half of the otherwise developable area to be utilized. An additional street connection or variance from the Fire Marshal will be needed to maximize development on the unincumbered 65ac.



MORE INFORMATION

GRAY CIVIL:



Seth Mearig, P.E.
Kristal Harris, P.E.

SMearig@gray-civil.com
KHarris@gray-civil.com

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