



**PROJECT NAME:** Old Ben

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**SITE ADDRESS:** 2710 TX-21, Dale, TX 78616

**APPRAISAL DISTRICT:** R54901 – OLD BEN HOLDINGS LLC (208.232ac)  
R54902 – OLD BEN HOLDINGS LLC (36.7617ac)  
R63610 – OLD BEN HOLDINGS LLC (54.2260ac)  
R8703044 – OLD BEN HOLDINGS LLC (117.378ac)  
\*R8741718 – CREEDMOOR MAHA WATER SUPPLY CORPORATION (2.001ac)

\*Tract is within the boundaries of the assemblage but not included in the total acreage

**TOTAL: 416.5977ac**

**JURISDICTION:** Unincorporated Bastrop County

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**UTILITIES**

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**WATER:** Eastern portion (majority): Aqua WSC CCN

There is an existing 12” line along the eastern boundary of the tract. There is also an existing 16” along the southern boundary – from the Caldwell Road intersection to the south, to the eastern corner of the project.

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





Western portion (minority): Creedmoor Maha WSC CCN

There is an existing 6” water line along the southern boundary of the site – from the Aqua WSC Pump Station and Meter location at the intersection of Caldwell Rd to the west.

Feasibility Study Fee: \$320 per LUE

Impact Fee / Capital Improvement Recovery Fee: \$10,350 per LUE

**WASTEWATER:**

Eastern portion (majority): Aqua WSC CCN

Western portion (minority): No CCN

There is an existing WWTP + Discharge Permit to the east (approximately 1,800’ 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. There is an overhead Bluebonnet transmission line just south of SH-21 from the site. The associated easement looks to be about 220’ wide based on visual inspection. A title survey will be needed to confirm.

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**ENVIRONMENTAL**

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**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 approximately 12,200 feet of streams onsite according to the National Wetlands Inventory (NWI) online viewer.





**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 generally drains +/-5% to the south/southeast towards Cedar Creek.

**FLOODPLAIN:** +/-48ac 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:**

**SH-21 (TxDOT):**

- Frontage: +/-5,300’ of frontage along the southern portion of the property
- ROW: Varies from +/-105’-155’
- Culverts/Hindrances: There are multiple guardrails and culvert crossings along the frontage as indicated in the snippet at the end of this memo.

**St. Mary’s Road (County):**

- Frontage: +/-3,000’ of frontage along the eastern portion of the property
- ROW: not shown as publicly dedicated right-of-way. Additional title search will be needed to understand legal access.
- Culverts/Hindrances: culvert crossing +/-260’ from the SH 21 intersection. Curvilinear portion of the roadway is misaligned from the overhead overpower line easement along the eastern boundary.

**Mimosa Road (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:** No secondary access concerns.





**TRAFFIC IMPACT ANALYSIS:** A Traffic Impact Analysis is not required per Bastrop County, but a TIA will be needed for review and approval by TxDOT for the access point(s) to SH-21.

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

County: Per the 2023 Bastrop County Transportation Plan, there is a proposed Minor Arterial (divided 4-lane) going north/south through the western portion of the project. The proposed right-of-way for the Minor Arterial is shown to be 130 feet. The resulting impact of the alignment onsite is +/-12ac.

TxDOT: The TxDOT Project Tracker has preventative maintenance shown along the SH-21 frontage.

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**ZONING**

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**EXISTING ZONING:** Not applicable in the County

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

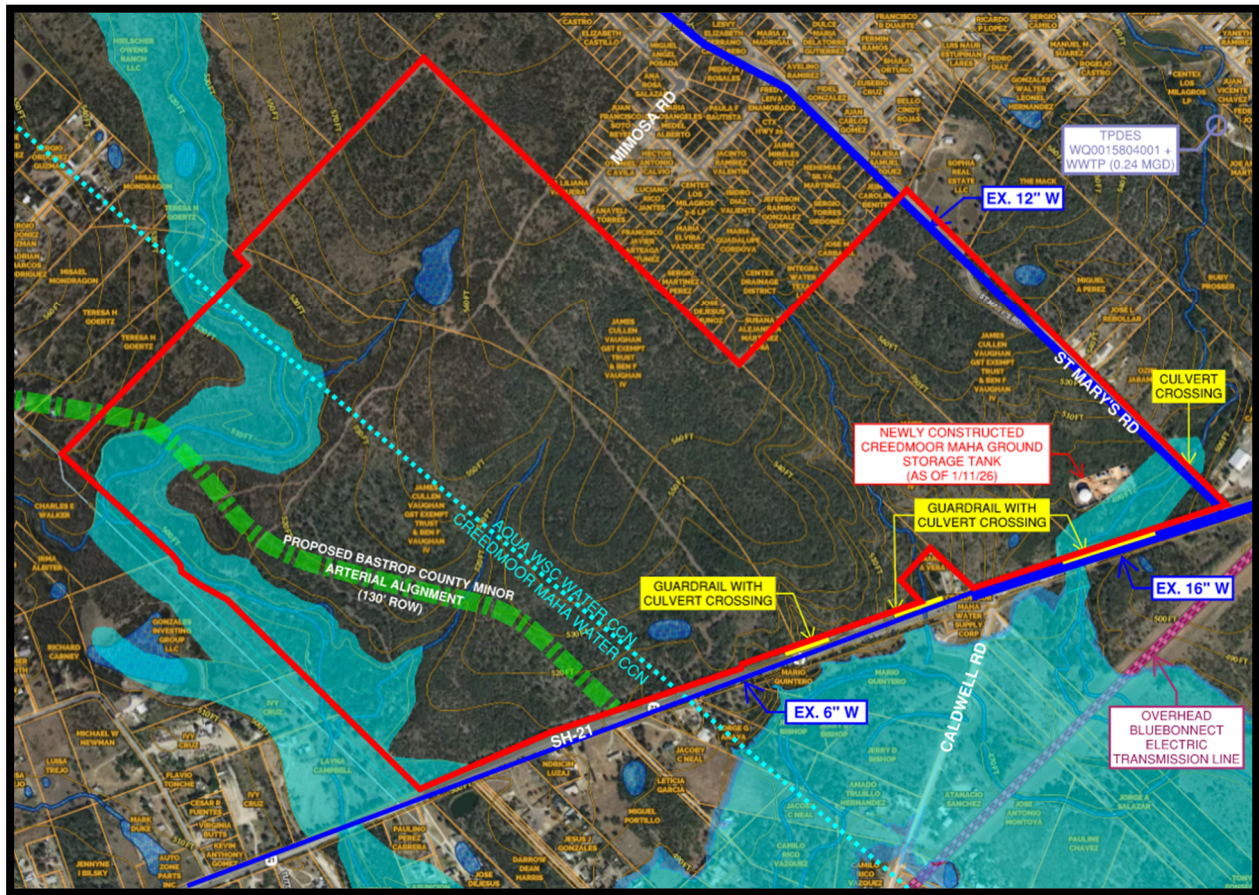
**MISCELLANEOUS:** ESD District: Bastrop County ESD #1 and #3

ISD: Bastrop ISD



**OVERVIEW**

**NET DEVELOPABLE:** The site is largely developable according to the information provided herein. Outside of the FEMA floodplain and the proposed Bastrop County Minor Arterial, there is approximately 357ac out of the 417ac total that would be considered developable.



**MORE INFORMATION**

**GRAY CIVIL:**

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