

PROJECT NAME:	3 Creek	
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SITE ADDRESS:	1838 FM 2657, Briggs, TX	
ACREAGE:	CBD Survey	1,862.44ac
	County Property ID R52546	14.0ac (per deed)
	County Property ID R42324	9.7ac (per deed)
	Total	1,886.14ac
JURISDICTION:	Unincorporated Burnet County	

UTILITIES

WATER: CCN: GUS

Nearest infrastructure: There is an existing 2” water line that terminates in the cul-de-sac of Spring Creek Rd along the site’s southern boundary. The closest substantial existing water line is approximately 4 miles to the south along CR 138

Impact Fee: \$11,000 per LUE

Wells: There are eight wells onsite. Four of which are detailed below and the remaining four are condition unknown

1. 4624
 - Drilled 6/24/2001
 - 415 ft deep
 - No test data specified
2. 4625
 - Drilled 6/28/2001
 - 420 ft deep
 - No test data specified
3. 80147
 - Drilled 10/25/2005
 - 640 ft deep
 - Yield: 30 GPM
4. 313036
 - Drilled 3/1/2013
 - 660 ft deep
 - Yield: 35 GPM



WASTEWATER:	CCN: No wastewater CCN TLAP/TPDES: Wastewater discharge options permitted through the TCEQ OSSF: Burnet County allows for a minimum of 1/2ac for septic lots with public water and minimum 1ac for lots with individual water wells
STORM/DRAINAGE:	Detention ponds shall be designed to reduce post development peak rates of discharge to existing pre-development peak rates of discharge
GAS:	According to the Texas Railroad Commission GIS Map, there are no gas lines onsite
ELECTRIC:	According to the LandID map, there are no electric transmission lines cutting across the site Electric service is provided by PEC

ENVIRONMENTAL

GROUNDWATER CONSERVATION DISTRICT:	Central Texas GCD
NWI STREAMS/PONDS:	There are approximately 7.5 miles of potentially jurisdictional streams onsite (outside of the FEMA floodplain) as well as 2 ponds according to the National Wetlands Inventory (NWI) online viewer
STREAM BUFFERS:	No stream buffers are required within Burnet County
TREE MITIGATION:	No tree mitigation is required within Burnet County
PARKLAND:	No parkland dedication is required within Burnet County

SITE CHARACTERISTICS

SLOPES:	The Site has an average of +/-5% slopes to the various lows on site
FLOODPLAIN:	+/-50ac of Zone A FEMA Floodplain onsite along Mill Creek





TRANSPORTATION

EXISTING ACCESS: FM 2657 (TxDOT):

- Frontage: +/-7,500’ of frontage along the northwestern portion of the property
- ROW: +/-80’
- Driveways: There are 3 existing driveways into the property
- Culverts or other access hinderances: There are various culverts cutting under FM 2657 to allow for cross drainage along the frontage. There is also a significant bridge crossing in the northern corner of the property to accommodate Mill Creek

CR 219 (County):

- Frontage: +/-5,200’ of frontage along the northeastern portion of the property
- ROW: +/-60’
- Driveways: There are 2 existing driveways into the property
- Culverts or other access hinderances: There are various culverts cutting under CR 219 to allow for cross drainage along the frontage

SECONDARY ACCESS: There is no concern regarding secondary access

FUTURE THOROUGHFARES: City: NA

County: The 2020 Burnet County Transportation Plan shows no planned improvements impacting the Site

TxDOT: There is a planned project along the Site’s frontage (project ID 292801008) but no further information is provided on TxDOT’s Project Tracker GIS Map

ZONING

EXISTING ZONING: Not applicable in unincorporated county jurisdictions

FUTURE LAND USE: Burnet County does not have a Future Land Use map

MISCELLANEOUS: Emergency Service District: ESD #8

ISD: Burnet





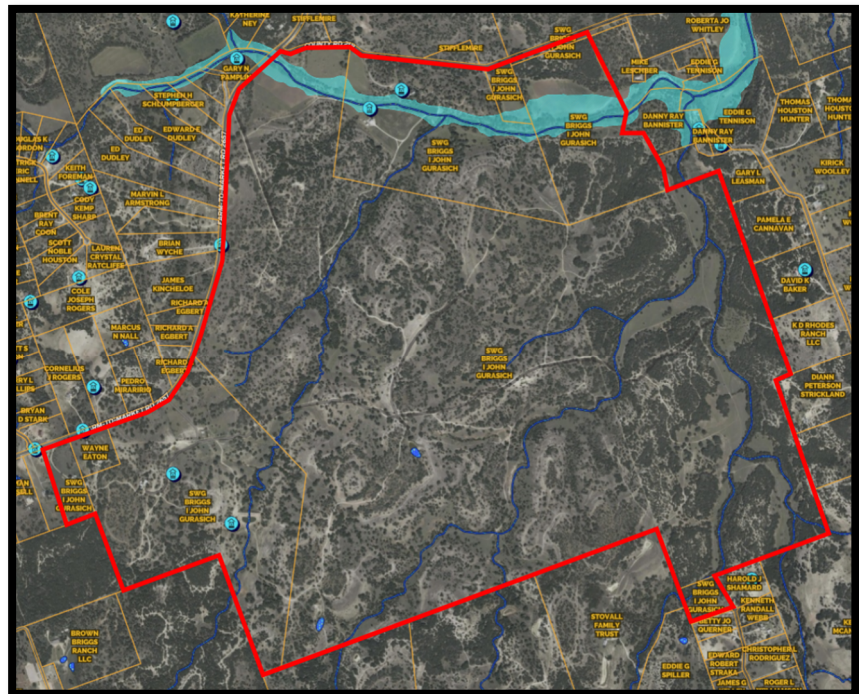
MUD: Northeast Burnet County Water District 1

- Property 52546 (13ac) and Property 42324 (8ac) are not included as part of the MUD boundary.
- Creation Date: 6/7/2019
- Status: Inactive

OVERVIEW

NET DEVELOPABLE:

Outside of the FEMA Floodplain, there is approximately 1,825ac of developable land, assuming that all potentially jurisdictional streams shown are found to be non-jurisdictional.



MORE INFORMATION

GRAY CIVIL:

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