

8519 State Park Rd – 99 Acres  
Caldwell County, Texas  
Site Development Feasibility Report  
April 2026

Prepared For:

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Prepared By:

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## I. GENERAL SITE INFORMATION

- Gross Acreage: 98.84 acres
- Site Address:
  - 8519 State Park Rd, Caldwell CAD No. 14573
- Current Land Use:
  - Natural land with 2 single family dwellings and some agricultural improvements including sheds and a barn
- Zip Code: 78644
  - Lockhart ISD
- Governing Jurisdiction: Caldwell County

## II. INTRODUCTION

The subject property is located at 8519 State Park Rd, Caldwell County, Texas, and consists of approximately 99 acres of undeveloped land. Surrounding properties are primarily undeveloped agricultural tracts, as well as some ranches and commercial uses. The property is not within any city's limits or ETJ, therefore it is subject to the development guidelines of Caldwell County. See **Exhibit 1**, Aerial Map.

## III. LOCATION

The site is approximately 2.3 miles away from SH 130 and 8 miles from downtown Lockhart, Texas. In addition, the property is located approximately 34 miles from Austin-Bergstrom International Airport and approximately 40 miles from downtown Austin, Texas. See **Exhibit 2**, Location Map.

## IV. ZONING

The subject property lies outside any city limits; therefore, no municipal zoning applies to the site.

## V. ACCESS AND TRANSPORTATION PLANS

The tract provides approximately 450 feet of frontage along State Park Rd. State Park Rd is a 2-lane undivided roadway. An unpaved roadway extends into the subject property and provides access.

## VI. TOPOGRAPHY

The property has a high point of +/- 584 feet above Mean Sea Level (MSL), located near the central north boundary of the property. The site falls northeast with slopes ranging approximately from 1-5%. See **Exhibit 3**, Topographic Map, and **Exhibit 4**, U.S.G.S. Topographic Map.



## VII. FLOODPLAIN

The subject property contains approximately 0.7 acres of FEMA 100-year regulated floodplain as identified on FEMA FIRM Panel No. 48055C0250E. The FEMA 100-year floodplain crosses the northeastern corner of the property. See **Exhibit 5**, FEMA Floodplain Map.

## VIII. STORM DRAINAGE AND DETENTION

With the development of this project, the applicant will be required to intercept, convey, and detain the stormwater to mitigate any increases in impervious cover created, unless a peak-on-peak stormwater analysis can be proved up to avoid the detention requirement.

Stormwater runoff from the subject property drains northeast and ultimately into an Unnamed Tributary into West Fork Plum Creek. All structures are to be designed to safely convey the 25-year flood event, and culvert headwater elevations must not exceed the minimum road surface elevation. Open channels must be designed in accordance with Caldwell County Criteria. All headwalls, wing walls, ditch checks, inlets, and other drainage structures must be designed and constructed to Caldwell County standards within dedicated easements. The current data on the soil of the area shows the soil type D across the entire property.

## IX. WATER

The subject property is within the Maxwell SUD Certificate of Convenience and Necessity (CNN) for water service. Maxwell SUD currently has a 4" water line along State Park Rd. Prior to connecting to Maxwell SUD water lines, an application, and fee for an engineering feasibility study will be required to determine if the system has the capacity to serve the site. If there is existing capacity, then the owner or developer will be required to sign a contract with Maxwell SUD and provide the necessary utility easement dedication. See **Exhibit 6**, Existing Water Conditions Map.

## X. WASTEWATER

The tract is located outside of any certificated sewer service area (CCN). However, there are nearby Municipal Utility Districts (MUDs) and CCN with existing wastewater infrastructure that may be pursued for service, subject to district consent, capacity availability, and required approvals.

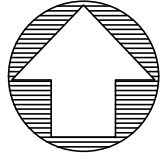
## XI. EXISTING GAS PIPELINE

An existing natural gas pipeline traverses the property. Development within the pipeline corridor will be subject to easement restrictions and setback requirements, as well as applicable state and federal regulations governing construction near gas pipeline infrastructure. See **Exhibit 7**, Existing Gas Pipeline Map.

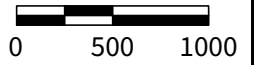


**XII. DRY UTILITIES**

The subject property is within the Bluebonnet Electric Cooperative service area for electric and Atmos Gas service area for gas. A predevelopment meeting with both Bluebonnet Electric and Atmos Gas will be needed to determine the infrastructure upgrades required to serve the tract.



SCALE: 1"=1000'



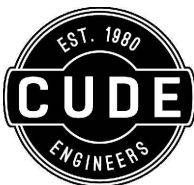
**SITE**

STATE PARK RD

SPOKE HOLLOW RD

POLITICAL RD

STATE PARK RD



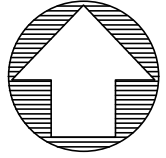
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## 8519 STATE PARK ROAD

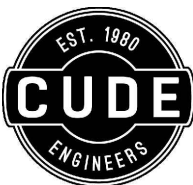
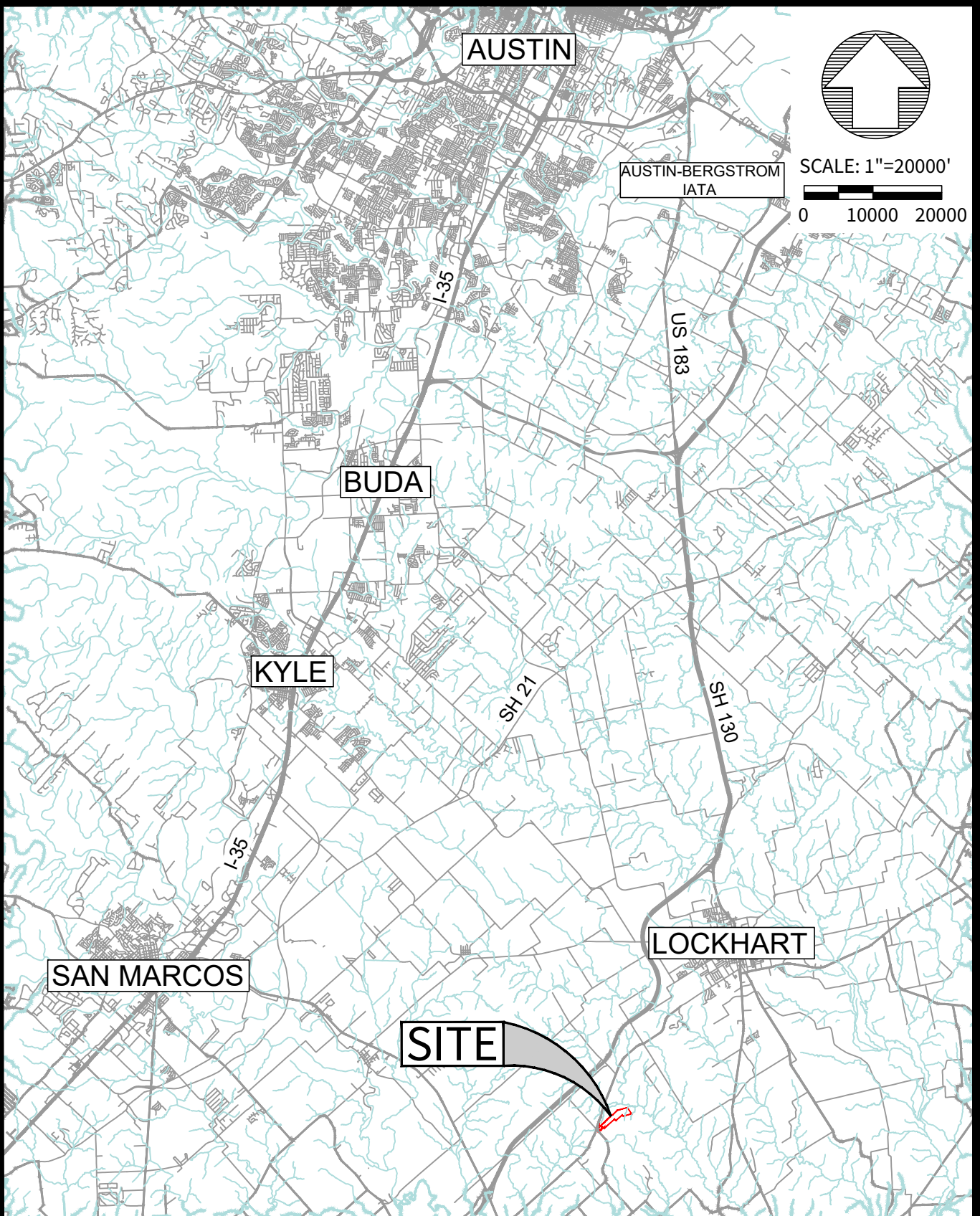
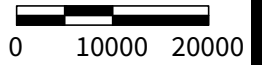
AERIAL MAP (SITE VIEW)

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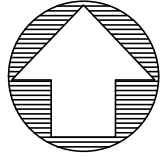
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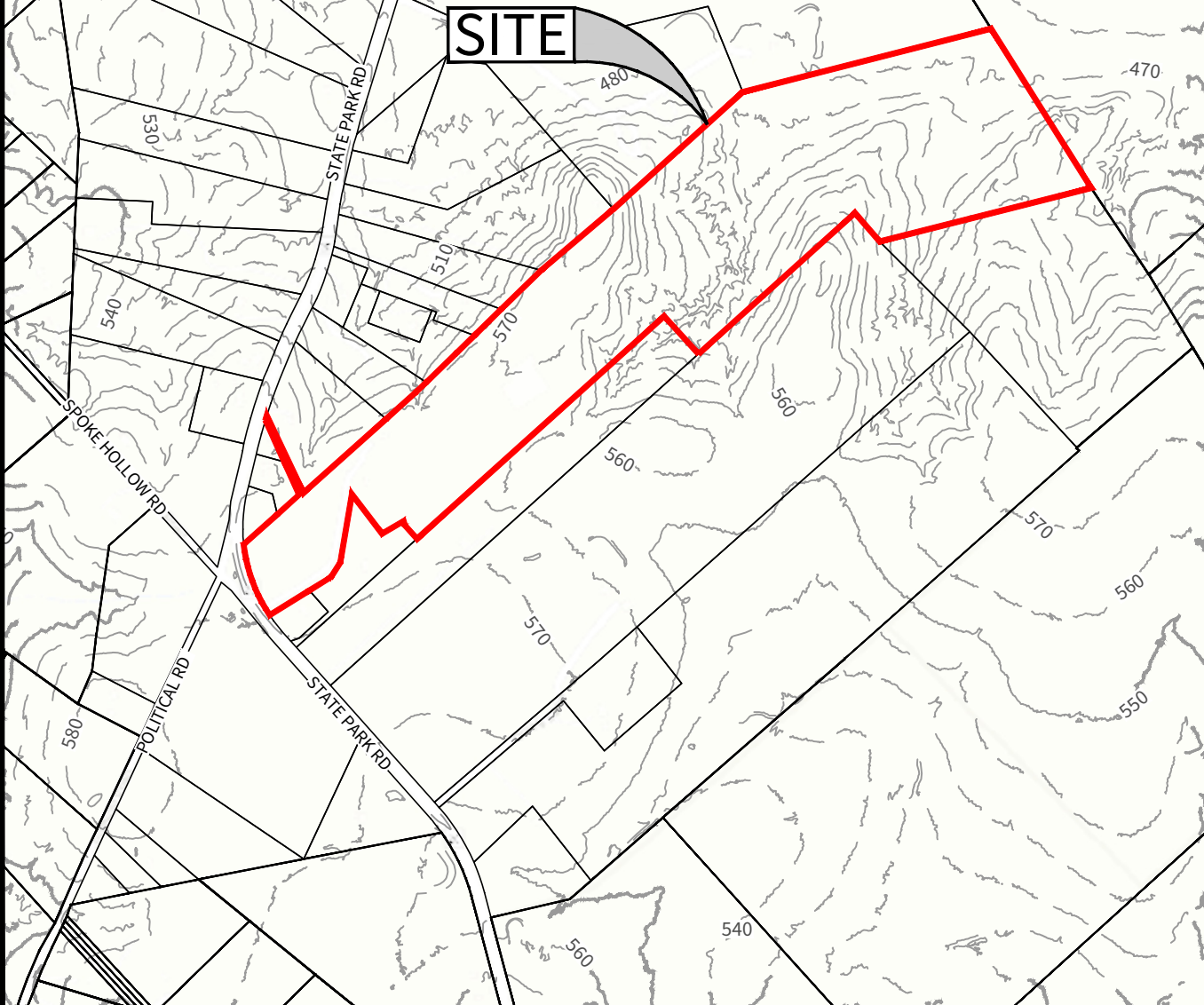
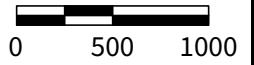
LOCATION MAP (AREA VIEW)

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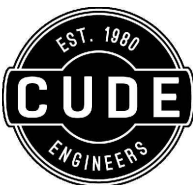
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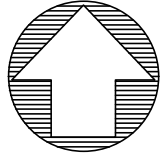
## 8519 STATE PARK ROAD

TOPOGRAPHIC MAP (SITE VIEW)

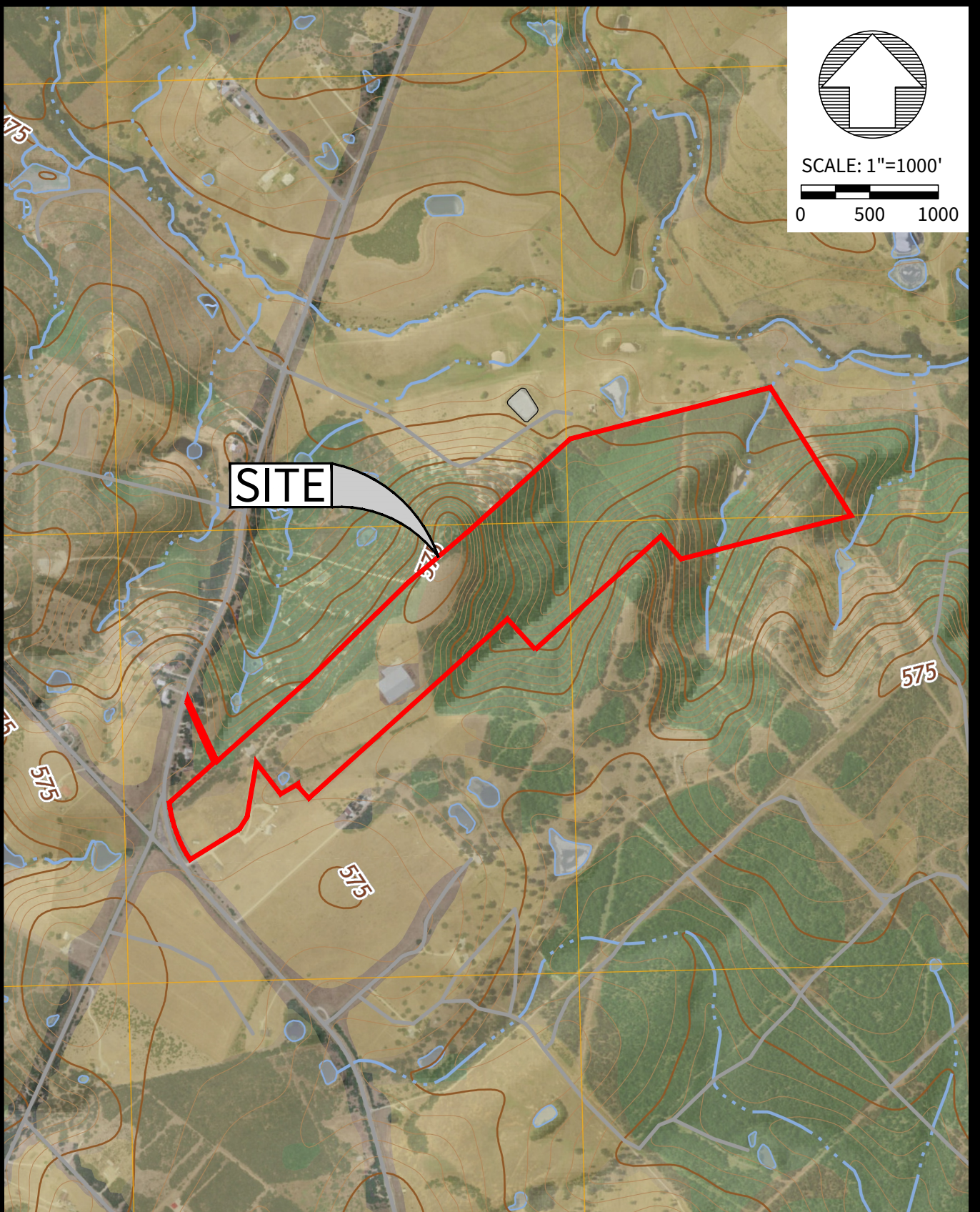
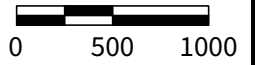
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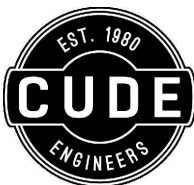
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SCALE: 1"=1000'



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## 8519 STATE PARK ROAD

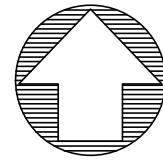
U.S.G.S. TOPOGRAPHIC MAP (SITE VIEW)

DATE: 4/1/2026

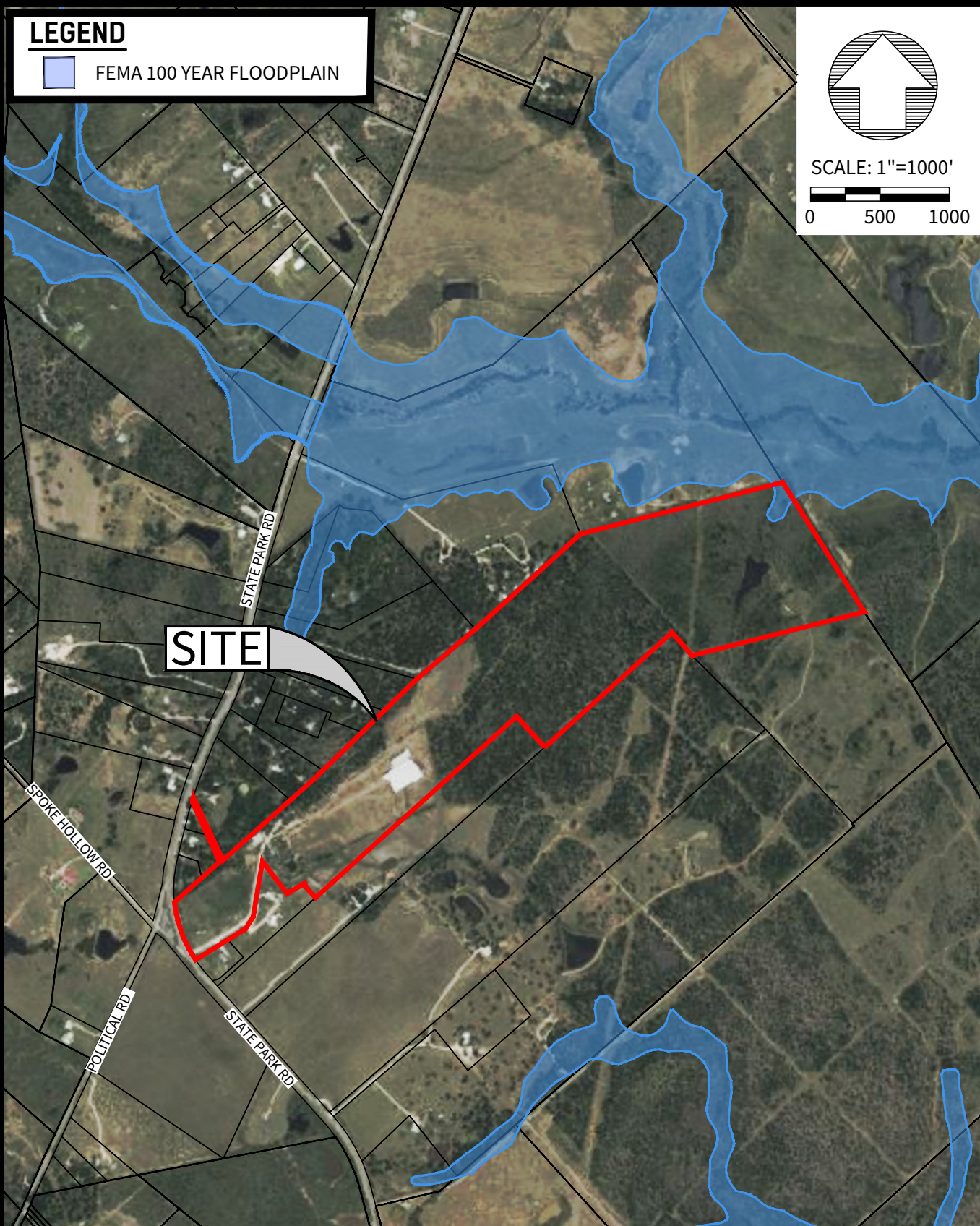
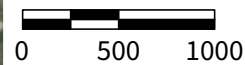
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**LEGEND**

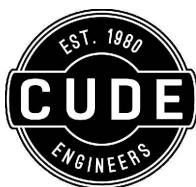
 FEMA 100 YEAR FLOODPLAIN



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**8519 STATE PARK ROAD**

FEMA FLOODPLAIN MAP (SITE VIEW)

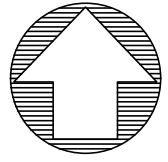
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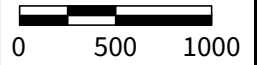
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**LEGEND**

— EXISTING WATER LINE

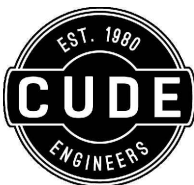


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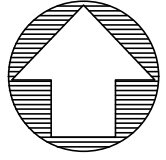
**8519 STATE PARK ROAD**

EXISTING WATER CONDITIONS MAP (SITE VIEW)

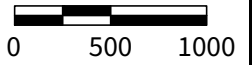
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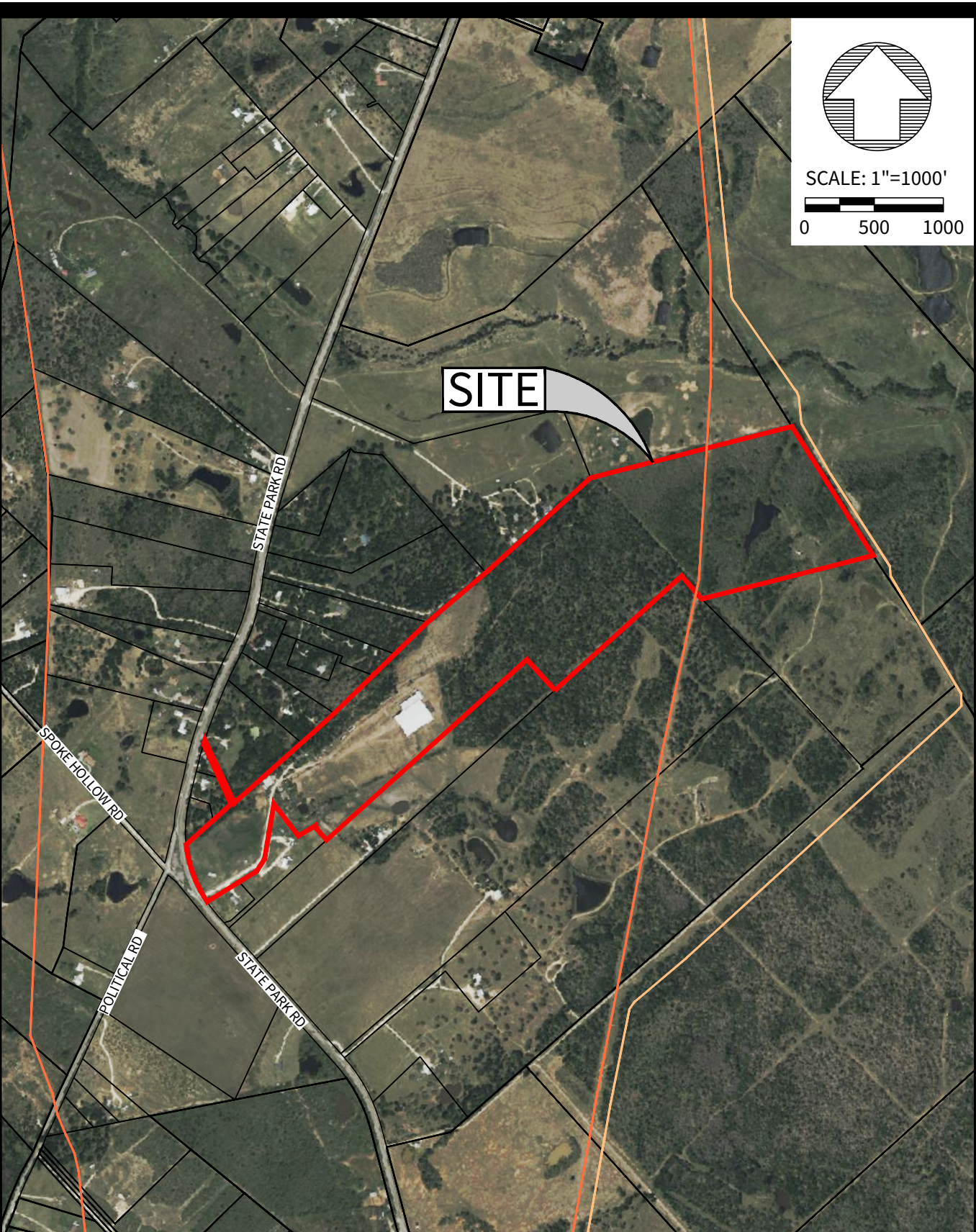
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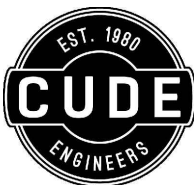
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EXISTING GAS PIPELINE MAP (SITE VIEW)

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