



<b>PROJECT NAME:</b>	<b>CRMTX Assemblage</b>
SITE ADDRESS:	126 Grist Mill Road, Uhland TX 78640
APPRAISAL DISTRICT:	R134852 – CRMTX18 LLC (2.990ac) R 169343 – CRMTX18 LLC (0.570ac) TOTAL: 3.560 ac
JURISDICTION:	City: Partially located within the City of Uhland ETJ and partially within Uhland City Limits. County: Hays County

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**UTILITIES**

**WATER:** CCN: Entirety of site is located within County Line SUD (CLSUD)

Nearest infrastructure: CLSUD has an existing 2” water line located west of the site along Grist Mill Rd.

A conversation with the CLSUD will need to be conducted to understand nearest infrastructure and available capacity.

CLSUD Impact Fee: A 5/8” x 3/4” standard water service currently costs \$13,789.38:

- \$11,705.00 Impact Fee
- \$610.00 Water Acquisition Fee
- \$1,258.38 Connection Fee
- \$200.00 Security Deposit
- \$25.00 Admin Fee

**WASTEWATER:** Site is not located within a CCN.

CLSUD CCN serves developments to the east and south. Conversations with CLSUD will need to be annexed into their CCN.

There is an existing 15” Gristmill South Gravity Main approximately 2,500ft north of the Site (at the intersection of Grist Mill Rd and S Plum Creek Rd). A wastewater line was extended south along Gristmill Rd and through the Watermill subdivision to the west of the Site.

Additional conversations with CLSUD will need to take place to understand if there would be capacity to serve off of the Watermill





wastewater line or if a separate extension down Grist Mill Rd to connect at Plum Creek Rd would be needed.

Standard wastewater service fee: \$7,500 per LUE (\$2,500 impact fee + \$5,000 Plum Creek Utility fee).

**STORM/DRAINAGE:**

City: Per the City of Umland Subdivision Ordinance, Article V – Drainage and Flood Hazards, stormwater management facilities are required to reduce post-development peak rates of discharge to pre-development peak rates of discharge for the 2-, 10-, 25-, 50-, and 100-year storm events at each point of discharge from the development.

County: Per the Hays County Drainage Criteria Manual, detention ponds shall be designed to mitigate the post-development peak rates of discharge for the 2-, 5-, 10-, 25-, 50-, 100-, and 500-year storm events.

**GAS:**

According to the Texas Railroad Commission GIS Map, a Shell Pipeline Company LP crude oil pipeline corridor is mapped to cross the northern portion of the subject site; operational status (active, idle, or abandoned) is not confirmed through public mapping and would require operator or Railroad Commission verification.

**ELECTRIC:**

Electric service is provided by Pedernales Electric Cooperative. Overhead Powerlines run to the west along Grist Mill Rd.

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**ENVIRONMENTAL**

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**AQUIFER:**

Not located within any Aquifer Recharge Zone.

Groundwater Conservation District: Plum Creek GCD.

**NWI STREAMS/PONDS:**

There are no ponds and no streams onsite according to the National Wetlands Inventory (NWI) online viewer.

**STREAM BUFFERS:**

City: Per the City of Umland Subdivision Ordinance, where a subdivision is traversed by a watercourse, drainageway, or natural channel, a drainage easement or right-of-way shall be provided to contain stormwater flow and allow maintenance. The City does not establish a fixed numeric stream buffer width; buffer limits are determined based on engineering design and floodplain mapping and must be approved by the City during plat review.





County: Per the Hays County Development Regulations, §5.03 – Stream Offsets/Buffer Zones, stream buffers are required based on drainage area as follows:

- 32–120 acres — 100 ft each side of centerline (200 ft total)
- 120–300 acres — 150 ft each side (300 ft total)
- 300–640 acres — 200 ft each side (400 ft total)
- Greater than 640 acres — 300 ft each side (600 ft total)

Where a 100-year floodplain is present, the buffer shall extend to include the floodplain plus 25 ft beyond the floodplain boundary.

**TREE MITIGATION:**

City: Per the City of Umland Code of Ordinances, designated Class I and II trees (as defined by the City of Austin Environmental Criteria Manual) that require removal to accommodate the development shall be replaced at a ratio of one-to-one, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per unit basis, not to exceed \$100.00 per caliper inch or \$6,000.00 per acre (prorated for sites of more or less than one acre) for the entire site. Trees identified as distressed shall not be included in tree preservation requirements evaluation.

County: Hays County does not establish numerical tree mitigation ratios or a fee-in-lieu requirement for tree mitigation in subdivision development.

**PARKLAND:**

City: Per the City of Umland Ordinance No. 306, parkland dedication is required and may be satisfied through land dedication, fees, or a combination thereof.

- Land Dedication: 1 acre per 100 dwelling units
- Parkland Improvement Value: \$800 per dwelling unit
- Fee-in-Lieu of Land Dedication: \$400 per dwelling unit
- Fee-in-Lieu of Parkland Development: \$800 per dwelling unit
- Parkland Improvement Agreement: \$1,000 + professional fees
- Penalty: Failure to follow platting requirements may result in double City fees

Credit is provided for land dedication and/or approved park improvements toward the total parkland obligation, with final requirements determined at plat approval.

County: Not required per Hays County.



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## SITE CHARACTERISTICS

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SLOPES:	Site generally drains +/-1% to the south.
FLOODPLAIN:	There is not any floodplain of site according to FEMA Panel #48209C0410F.
SOILS:	The majority of site has been identified to have Branyon clay (ByA) apart of hydrologic soil group D.

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## TRANSPORTATION

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EXISTING ACCESS:	<p>Grist Mill Rd. (County):</p> <ul style="list-style-type: none"><li>• Frontage: +/-40' of frontage along the western portion of the property</li><li>• ROW: +/-80'</li><li>• Culverts/Hindrances: Overhead electrical lines along frontage.</li></ul>
SECONDARY ACCESS:	<p>Secondary access will be satisfied via street stub from existing development, secondary access is not of concern.</p> <p>The IFC requires secondary access for single family developments with more than 30 units. The same requirement stands for multifamily developments with more than 100 units. The two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served.</p>
TRAFFIC IMPACT ANALYSIS:	<p>City: Per the City of Umland Subdivision Ordinance, Section 7.1 – Traffic Impact Analysis, a TIA is required for any development generating 100 or more trips per day or involving a significant change to roadway alignment shown on the City's Transportation Plan. A TIA worksheet is required for all developments to determine trip generation.</p> <p>County: Per the Hays County Development Regulations (2025), a Traffic Impact Analysis is required for development projects generating significant traffic impacts to County-maintained roadways. The County has adopted the Traffic Impact Analysis requirements of the City of New Braunfels by reference. A TIA is required for developments generating 100 or more peak-hour vehicle trips, and additional analysis or mitigation may be required based on</p>

impacts to roadway capacity and intersection operations as determined by the County Engineer.

**FUTURE THOROUGHFARES:** City: The City of Umland Transportation Master Plan calls for a proposed MAD-2 new 80' ROW along Grist Mill Road.

County: The Hays County Transportation Plan does not call for any impacts on site.

TxDOT: The TxDOT Project Tracker calls for:

- Construction to be underway or begins soon on SH 21 for preventative maintenance.
- Construction begins in 5-10 yrs to the south of site on FM 2720 to widen roadway lanes and add shoulders.

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## **ZONING**

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**EXISTING ZONING:** General Business (GB, for the portion of site within City Limits).

**FUTURE LAND USE:** City of Umland does not have a designated future land use map or implementation plan.

**MISCELLANEOUS:** Caldwell Hays Co Fire ESD #1

Hays Co ESD #9

ISD: Hays Consolidated ISD

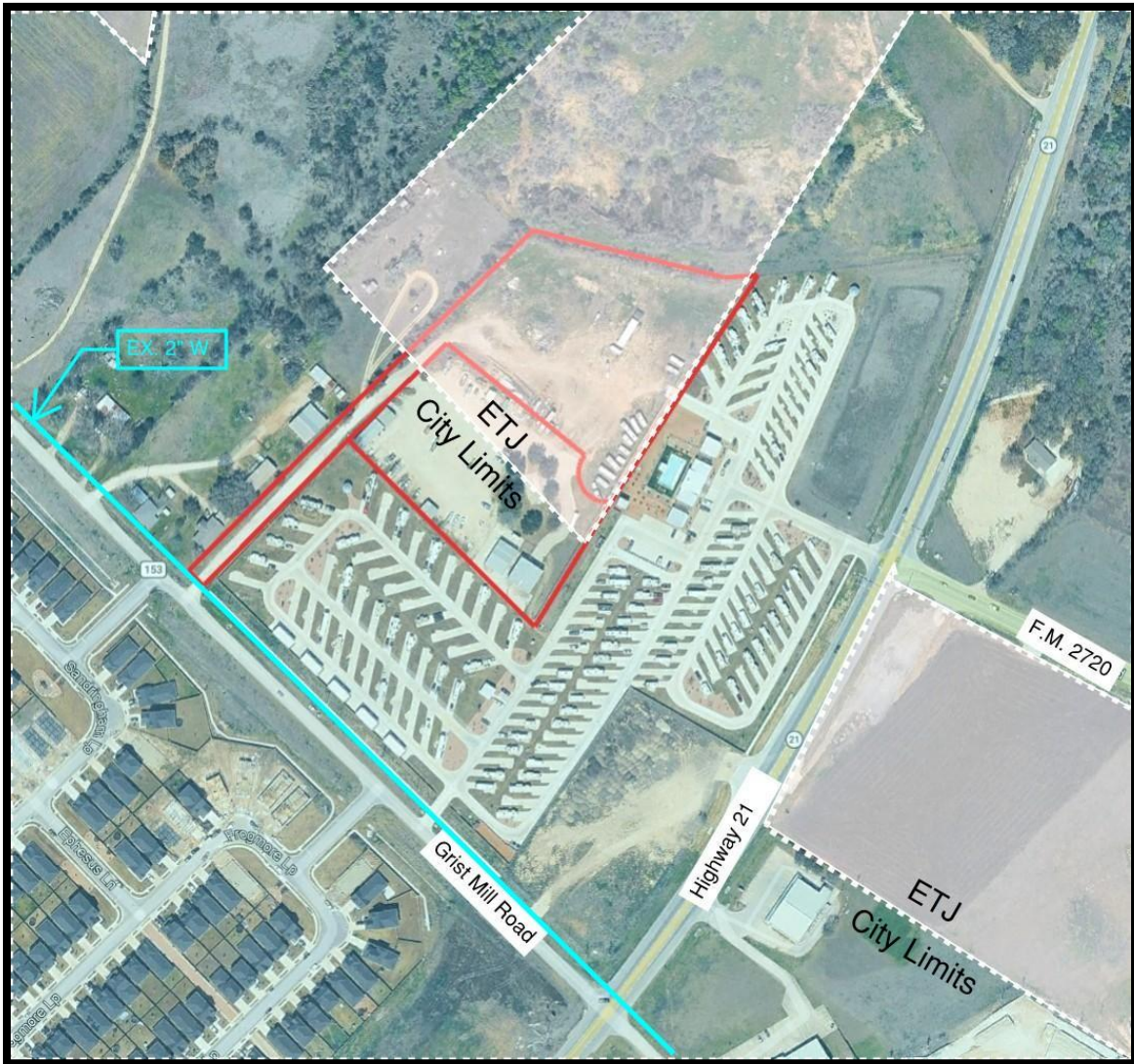


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**OVERVIEW**

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**NET DEVELOPABLE:** The site is largely developable according to the information provided herein. Ensure that development is in alignment with zoning and/or Future Land Use Map.



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**MORE INFORMATION**

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GRAY CIVIL:



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