



PROJECT NAME:	Meyer Ranch
SITE ADDRESS:	U.S. Hwy 377 & State Hwy Loop 567
APPRAISAL DISTRICT:	R96411 – MEYER 4 LLC (+/-16.6ac out of 379.156ac) R100954 – MEYER 4 LLC (+/-4.1ac out of 39.75ac) TOTAL: 20.69 ac
JURISDICTION:	Located within the City of Granbury ETJ, with the easternmost portion of the site (R100954) being located within city limits.

UTILITIES

WATER:	Entirety of site is located within: CCN: 10904 (City of Granbury) Nearest infrastructure: Hood County Granbury MUD 1 (4644500) located to the south of site. A conversation with the City of Granbury will need to be conducted to understand nearest infrastructure and available capacity. No public utility maps are available for review. There is an existing well noted onsite (well report #96458, 15 GPM for industrial use) Impact Fee: City of Granbury, as follows:
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(e) <u>Tier 5 impact fees</u> . Applicable to all final plats filed of record in the county after February 20, 2024.			
Meter Size	Water Impact Fee	Wastewater Impact Fee	Total Impact Fee
3/4" meter	\$8,111.00	\$6,491.00	\$14,602.00
1" meter	\$13,546.00	\$10,839.00	\$24,385.00
1.5" meter	\$27,010.00	\$21,614.00	\$48,624.00
2" meter	\$43,232.00	\$34,595.00	\$77,827.00
3" meter	\$81,112.00	\$64,907.00	\$146,019.00
4" meter	\$135,213.00	\$108,200.00	\$243,413.00
6" meter	\$270,345.00	\$216,335.00	\$486,680.00

WASTEWATER:	Entirety of site is located within: CCN: 20356 (City of Granbury) Nearest infrastructure: There is an existing discharge permit (15927-001) as part of Hood County Granbury MUD 1 (4644500) located to the south of site. The discharge permit has an associated 1.5 MGD of capacity. Discussions will need to be had with the City and/or MUD to understand service opportunities. Impact Fee: If being served by City of Granbury, see above fee schedule.
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STORM/DRAINAGE:	Detention: According to the City of Granbury Subdivision Ordinance (§3.10 Storm Drainage Facilities), when on-site detention is required, detention facilities shall be designed so that post-development runoff does not increase original pre-development discharge rates or alter downstream time of concentration, with drainage systems designed to convey the 100-year storm event at each point of discharge from the development site.
GAS:	According to the Texas Railroad Commission GIS Map, there are no gas lines located on site.
ELECTRIC:	Electric service is provided by United Cooperative Services. Overhead Powerlines run to the south along US Hwy 377.

ENVIRONMENTAL

AQUIFER:	Located within the Trinity Aquifer Recharge Zone. Groundwater Conservation District: Upper Trinity GCD (2007)
NWI STREAMS/PONDS:	There are no ponds and no streams onsite according to the National Wetlands Inventory (NWI) online viewer.
STREAM BUFFERS:	City: No stream buffers required per the City of Granbury's Code of Ordinances (2025)
TREE MITIGATION:	According to the City of Granbury Development Code, developers removing protected trees must submit an approved Tree Conservation Plan, and any permitted removal requires replacement trees selected from the City's approved tree list, with a minimum 3-inch caliper, where trees 10–24 inches DBH must be replaced at a caliper-inch ratio equal to the diameter removed and trees 24 inches DBH or greater must be replaced at twice the caliper inches removed, and replacement trees may count toward required landscaping (City of Granbury Zoning Ordinance, Article 13 – Tree Preservation Requirements, adopted September 1, 2009). Tree mitigation nor tree protection is outlined.



Tree Conservation Plan Fees (Division 13-1.50.601: Development Fees):

No protected trees letter = \$25

Less than 50 protected trees letter = \$100

50 or more protected trees letter = \$250

PARKLAND:

According to the City of Granbury Subdivision Ordinance (Chapter 10, Section 4.12 – Park Dedication Policy, adopted as part of Ordinance No. 09-360, current as amended): For each residential subdivision, developers must provide parkland and/or open space through dedication within the subdivision, payment of a fee in-lieu, or a combination of both. Dedicated parkland must meet site selection and recreational use criteria, while open space within the development may offset parkland requirements if suitable for recreation. If required parkland cannot be provided on site, the city may accept a fee in-lieu, and a park development fee is required to fund improvements such as playgrounds, athletic fields, trails, and related amenities for dedicated parkland.

Dedication Requirement: 1 ac for every 50 units for subdivision development. If park dedication is less than 3 ac, fee in-lieu must be paid

Parkland Dedication Fee in-lieu: \$1,400 per dwelling unit

Parkland Development Fee: \$1,100 per dwelling unit

SITE CHARACTERISTICS

SLOPES: Site generally drains +/-4% to the north.

FLOODPLAIN: There is no floodplain located on site according to FEMA Panel #48209C0410F

SOILS: There are primarily clay soils with slow infiltration present onsite (hydrologic soil group C, and one outlier in group B)



TRANSPORTATION

EXISTING ACCESS:

US Hwy 377 (TxDOT):

- Frontage: +/-400' of frontage along the southern portion of the property
- ROW: +/-130'
- Driveways:
 - One (1) commercial driveway to the west.
 - One (1) private driveway to the east.
- Culverts/Hindrances: None

SH Loop 567 (TxDOT):

- Frontage: +/-330' of frontage along the eastern portion of the property
- ROW: 170'
- Driveways:
 - One (1) private driveway to the east of the site's frontage
 - One (1) commercial driveway to the west of the site's frontage
- Culverts/Hindrances:
 - There is a three-way intersection to the south.

SECONDARY ACCESS:

Due to the frontage along US Hwy 377 and SH Loop 567, secondary access is not of concern.

TRAFFIC IMPACT ANALYSIS:

Per City of Granbury Subdivision Ordinance (as amended, current)

- No numeric peak hour or daily trip thresholds specified – TIA not automatically required
- Any development with potential traffic impacts – TIA may be required at the discretion of the City Engineer
- If required by the City Engineer – TIA must be submitted and approved prior to plat approval or development authorization

FUTURE THOROUGHFARES:

City: The 2025 Master Thoroughfare Plan shows SH Loop 567 as an existing TS4U (Secondary Thoroughfare 4 Lane Undivided, min. 68' ROW & min. 48' roadway width) and US Hwy 377 as a County Major Arterial (AA)(ROW and street section TBD). The plan also calls for an extension of the SH Loop 567 beyond US Hwy 377 to the south.

County: SH Loop 567 and US Hwy 377 are both shown to be existing Major Regional Highway/Principal Arterials (AA) according to the Hood County Master Thoroughfare Plan – 2025 Update. Road standards for this level of roadway are to be approved by the County



Engineer on a case-by-case basis. There is also a proposed AA extension of SH Loop 567 south of US Hwy 377.

TxDOT: There are two projects shown on the TxDOT Project Tracker along both US Hwy 377 and SH Loop 567, listed as reconstruction of existing roadway that is phased as construction to begin within 4 years.

ZONING

EXISTING ZONING: IH – Interim holding for the portion within City Limits.

FUTURE LAND USE: According to the Comprehensive Plan Future Land Use Map approved August 2025, Commercial use is shown for the portion that is outside of City Limits (R96411)

Retail/Office with the West 377 Approach Corridor Overlay for the portion that is within the City Limits (R100954 along the SH Loop 567 frontage)

ZONING

MISCELLANEOUS: Fire District: ST1_ST2 #145.

ISD: Granbury ISD

MUD: Hood County Granbury MUD 1 (4644500) located to the south of site.



OVERVIEW

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.



MORE INFORMATION

GRAY CIVIL:

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

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



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