

PROJECT NAME: Von Quintus

SITE ADDRESS: 10613 S Hwy 183, Austin, TX 78747

APPRAISAL DISTRICT: 301202 – Zen 183 Qozb LLC (45.93 ac)

TOTAL: 45.93 ac

JURISDICTION: City of Mustang Ridge, Texas; Travis County

UTILITIES

WATER: CCN: 11029 Creedmoor Maha WSC (Water Supply Corporation)

Nearest infrastructure: Nearest existing waterline runs along the SW portion of the tract alongside HWY 183 (diameter varies). Water is provided by Creedmoor Maha WSC

WASTEWATER: CCN: Not within a CCN. Nearest: 20636 (City of Austin)

Nearest infrastructure: no existing wastewater lines. There is an existing discharge location just northwest of the site according to the TCEQ Wastewater Outfalls viewer. The permit for this outfall is associated with Crossroads Industrial Park WWTF (0.01 MGD)

Coordination for extending services is needed

STORM/DRAINAGE: Detention ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site

WATER QUALITY: Will not be required

GAS: According to the Texas Railroad Commission GIS Map, there are no gas lines onsite

ELECTRIC: Electric service is provided by Pedernales Electric Cooperative

- Power lines run along 1500' of Von Quintus Road SE side of tract
- Power lines run along 680' of S Hwy 183 SW side of tract
- Power lines running across the tract (A title survey will need to be completed to verify the associated easement)

ENVIRONMENTAL

AQUIFER:	The Site is not within any of the Edward's Aquifer zones
NWI STREAMS/PONDS:	There are approximately 1,050' of potentially jurisdictional streams on site as well as one (4.4 ac) pond according to the National Wetlands Inventory (NWI) online viewer (jurisdictional determination needed)
STREAM BUFFERS:	Not applicable in Mustang Ridge
TREE MITIGATION:	Not applicable in Mustang Ridge
PARKLAND:	Not applicable in Mustang Ridge

SITE CHARACTERISTICS

SLOPES:	The site has 1-2% slopes running from southwest to northeast
FLOODPLAIN:	No floodplain on site
SOILS:	<p>According to the USDA Soil Survey, approximately 58% of the tract is Hinesburg Sandy Loam (HNB) and approximately 42% of the tract is Hilton Gravelly Loam (HNC2)</p> <p>All of these soil types fall within Hydrologic Soil Group A which means that they have high infiltration rates</p>

TRANSPORTATION

EXISTING ACCESS:	<p>Hwy 183 (TxDOT):</p> <ul style="list-style-type: none">• Frontage: +/-680' of Hwy 183 Frontage Road along the southwestern portion of the property• ROW: 65'• Driveways: One driveway• Culverts or other access hinderances <p>Von Quintus Rd</p> <ul style="list-style-type: none">• +/-1500' of Von Quintus Frontage Road alongside the southeastern portion of the property
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- Driveways: None

SECONDARY ACCESS: There is not a concern regarding secondary access

FUTURE THOROUGHFARES: There is no City of Mustang Ridge published thoroughfare plan
Travis County Blueprint does not show any impacts to the tract

ZONING

EXISTING ZONING: Existing Zoning → Commercial

FUTURE LAND USE: No City of Mustang Ridge published Future Land Use Map

MISCELLANEOUS: Emergency Service District: Travis County ESD No. 11 and Travis County ESD No. 15
ISD: Del Valle

OVERVIEW

NET DEVELOPABLE: The streams on site will need to be reviewed to confirm they are not jurisdictional. There was some grading/quarrying onsite that began in 2021 based on Google Earth imagery. Further field evaluation will be needed to confirm there is no environmental concern related to the development of the site. Assuming that the stream and pond onsite are shown to not be jurisdictional, all 45.93ac are developable



MORE INFORMATION



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