

2058 SATTERWHITE ROAD PRELIMINARY CIVIL ENGINEERING REPORT

Prepared by
Austin Civil Engineering
9501B Manchaca Road, Suite. 220
Austin, TX 78748
512-306-0018 ph



2058 SATTERWHITE
RD, BUDA, TX 78610

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15500 S Highway 183,
Lampasas, TX 76550-
3750, Burnet County

SCOPE

The information provided herein is intended for Preliminary Use Only. For definitive information, please contact Austin Civil Engineering for an in-depth feasibility study.

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PROPERTY INFORMATION

Summary Comments: Usable Land Summary

Land Area

- Total property – 60 acres
- Located outside regulated Edwards Aquifer Zone – Exhibit C
- Not located in a flood zone – Exhibit D
- Located in the ETJ of the city of Kyle. – Exhibit E

This is what requires deeper research:

- Further details concerning impervious cover limitations can be furnished within the scope of an in-depth feasibility study.

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EXHIBIT A

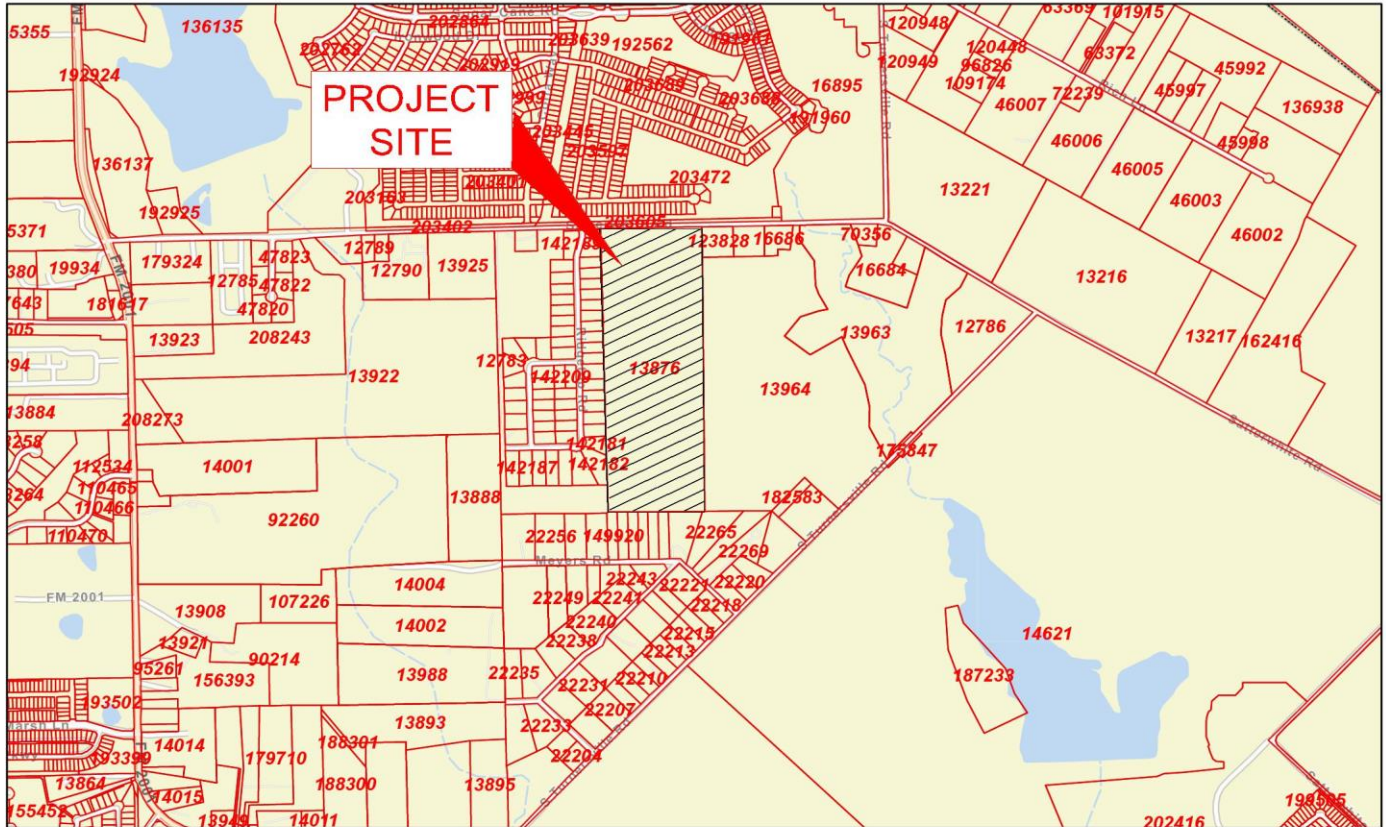
PRELIMINARY RESEARCH
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AERIAL MAP



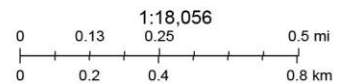
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25/1/2025, 18:23:42

-  Parcels
-  Texas Counties



Esri Community Maps Contributors, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph.

EXHIBIT B

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VICINITY MAP

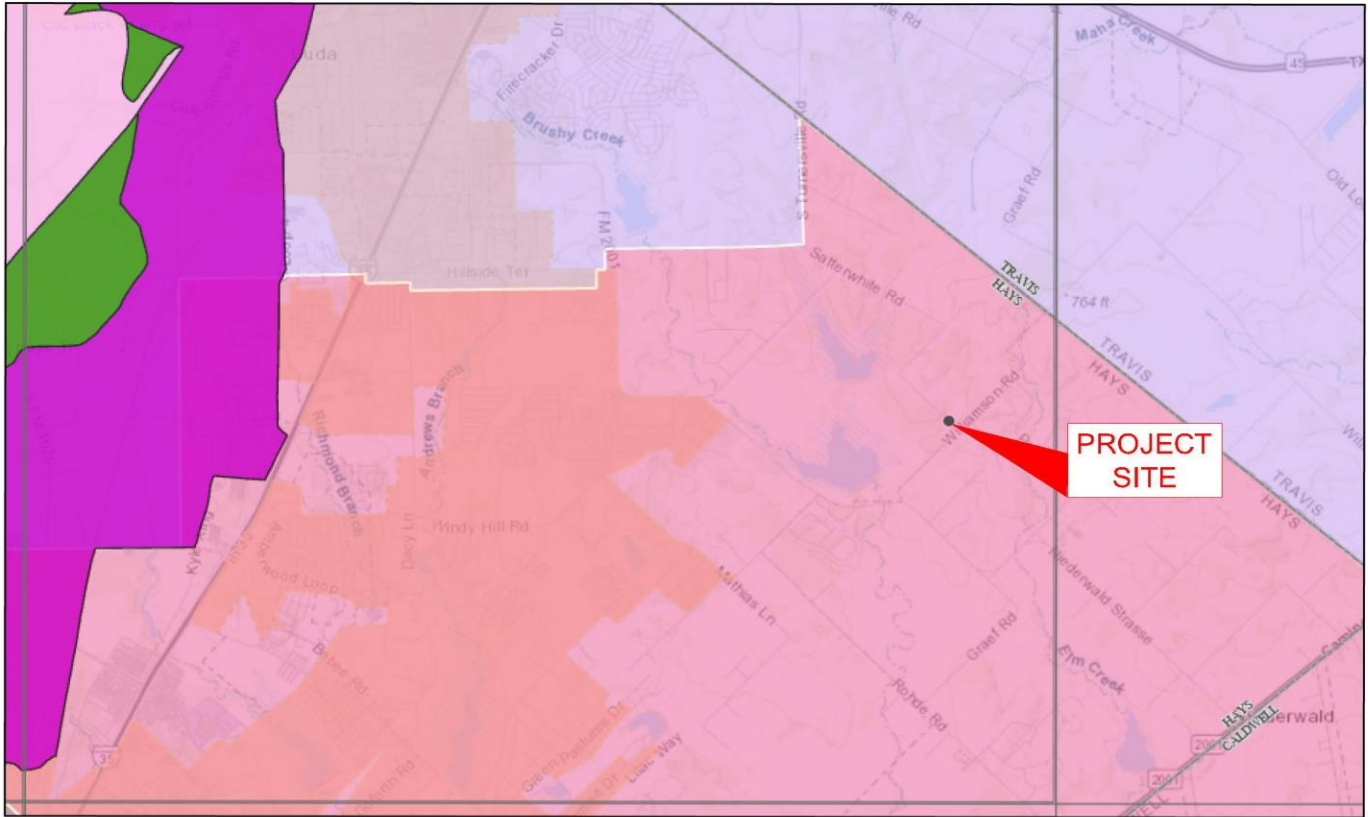


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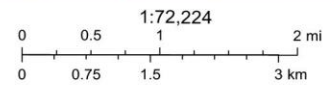


Edwards Aquifer Viewer Custom Print



1/25/2025, 7:04:25 PM

- | | | |
|------------------------------------|-----------------|--|
| City/Place | Plum Creek CD | Contributing Zone within the Transition Zone |
| Groundwater Conservation Districts | Edwards Aquifer | TX Counties |
| Barton Springs/Edwards Aquifer CD | Recharge Zone | 7.5 Minute Quad Grid |
| Edwards Aquifer Authority | Transition Zone | TCEQ_EDWARDS_OFFICIAL_MAPS |



Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | TCEQ |

Web AppBuilder for ArcGIS

Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | TCEQ |

EXHIBIT C

PRELIMINARY RESEARCH

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EDWARDS AQUIFER MAP



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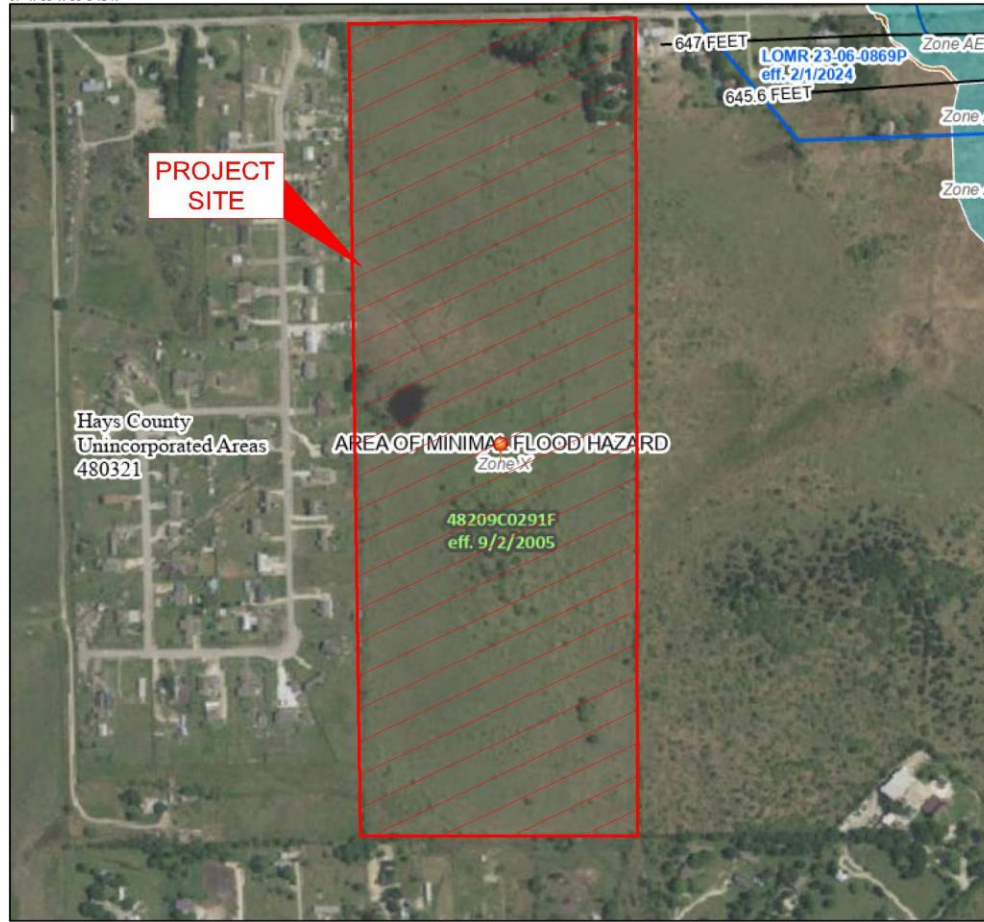
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National Flood Hazard Layer FIRMette



97°47'35"W 30°3'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

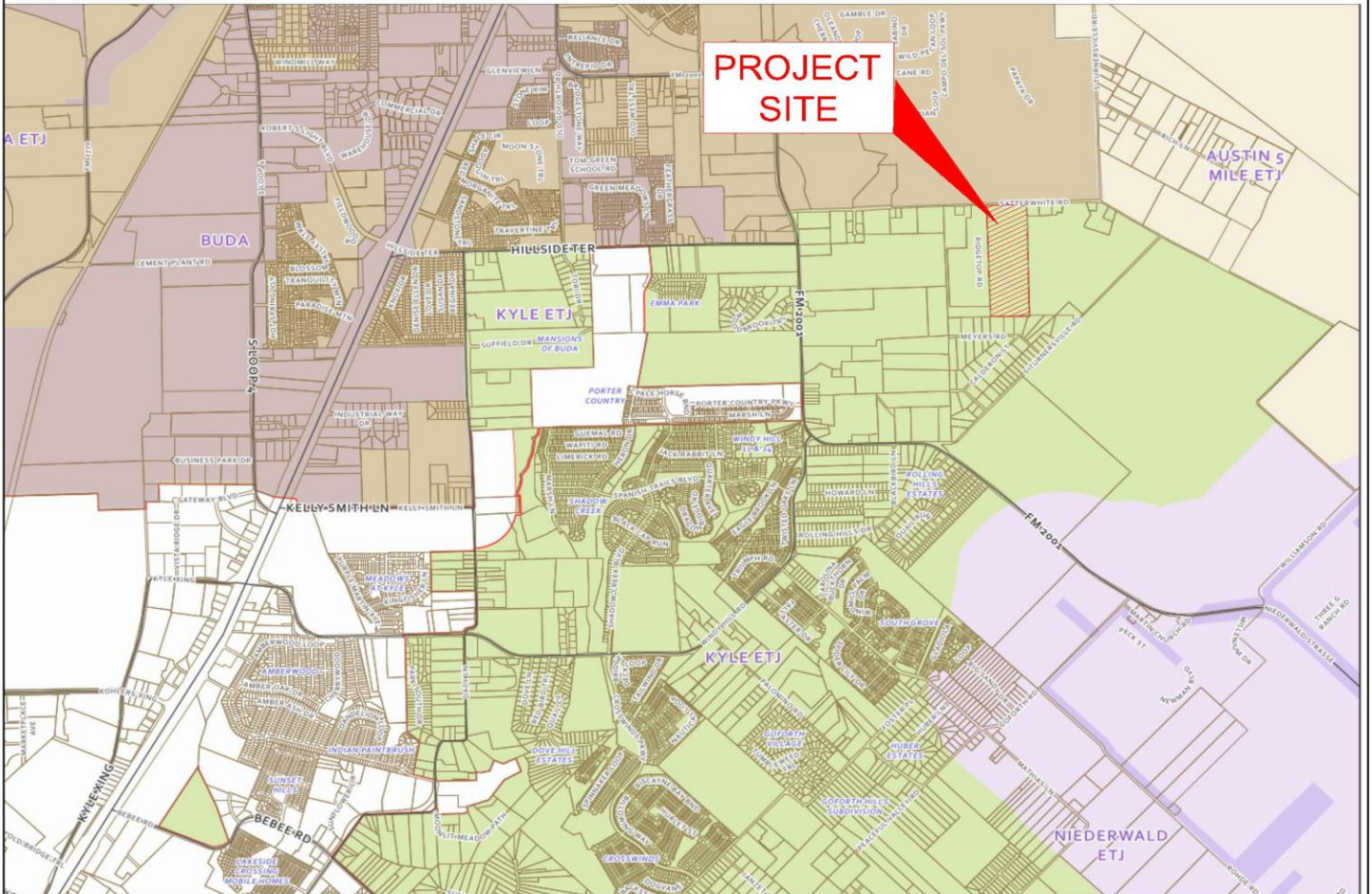
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, AP99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
OTHER AREAS		Area with Flood Risk due to Levee <i>Zone D</i>
		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance
MAP PANELS		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
	Unmapped	
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2025 at 10:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


EXHIBIT D	PRELIMINARY RESEARCH 2058 SATTERWITHE RD BUDA, TX 78610	 <p>AUSTIN CIVIL ENGINEERING, INC. TBPE FIRM # F-001018 9501 B Menchaca Rd., Ste. 220 AUSTIN, TEXAS 78748 PH: (512) 306-0018</p>
	FIRMETTE - FEMA	



Jurisdiction	
	KYLE
	KYLE ETJ
	BUDA
	BUDA ETJ
	MOUNTAIN CITY
	MOUNTAIN CITY ETJ
	SAN MARCOS
	SAN MARCOS ETJ
	UHLAND
	UHLAND ETJ
	DRIPPING SPRINGS ETJ
	WIMBERLEY ETJ
	NIEDERWALD
	NIEDERWALD ETJ
	AUSTIN 5 MILE ETJ

EXHIBIT E

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 JURISDICTION



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WATER/WASTEWATER SERVICE

Summary Comments: Utilities

Water

- Provider: Goforth Special Utility District
- Service Availability: There are several existing water lines near the property – 2" WL, 3" WL, 6"WL, and 8"WL – Exhibit F

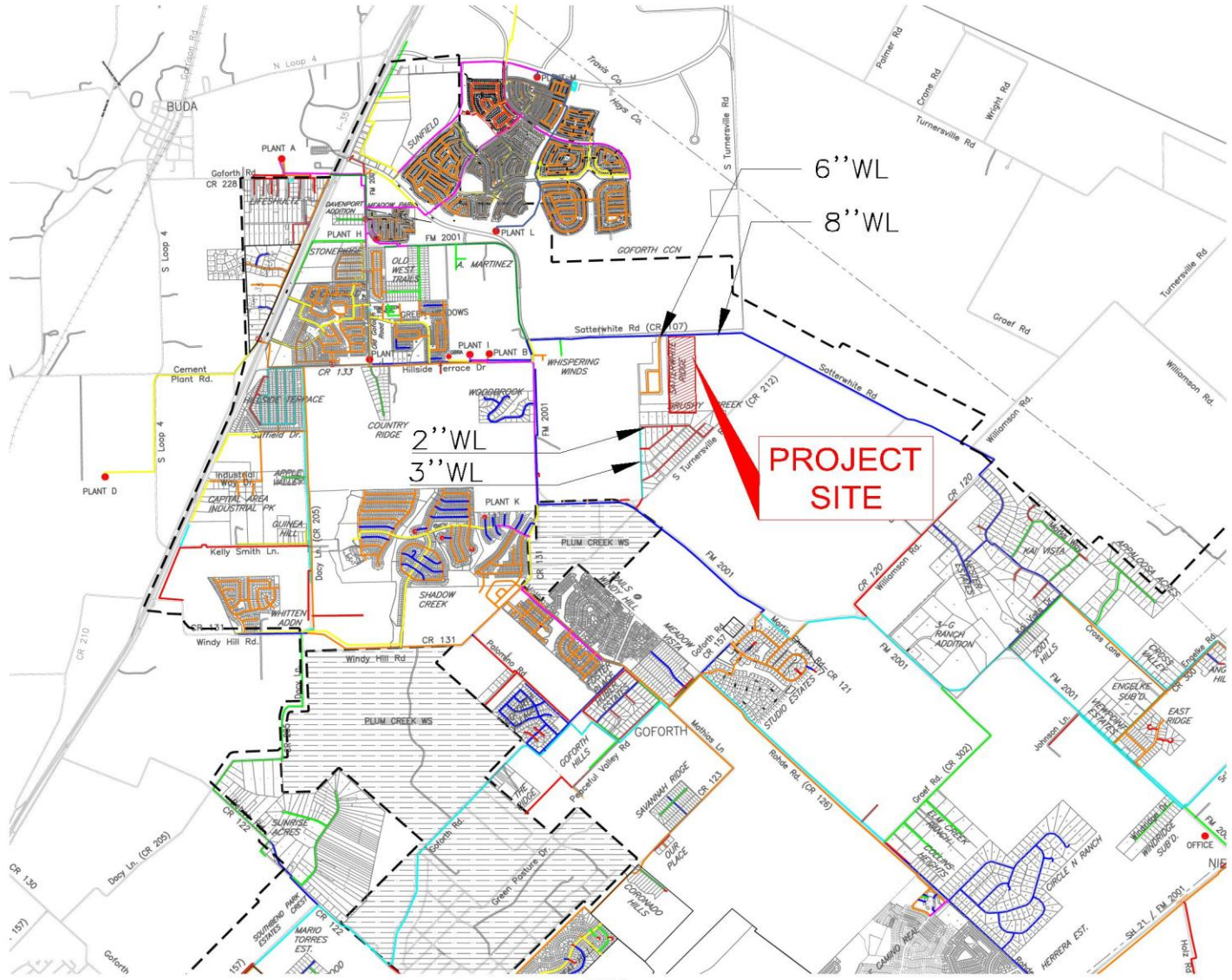
Wastewater

- No wastewater line appears to be shown in the area. Wastewater service may have to be provided by OSSF.

This is what requires deeper research:

- Obtaining service availability letters from providers.
- Obtaining additional information on existing water/wastewater services.

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LEGEND

24" WATER	
16" WATER	
12" WATER	
8" WATER	
6" WATER	
5" WATER	
4" WATER	
3" WATER	
2" WATER	
1 1/2" WATER	
1 1/4" WATER	
1" WATER	
3/4" WATER	
WATER PLANT	
WATER VALVE	

EXHIBIT F

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WATER MAP



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ZONING

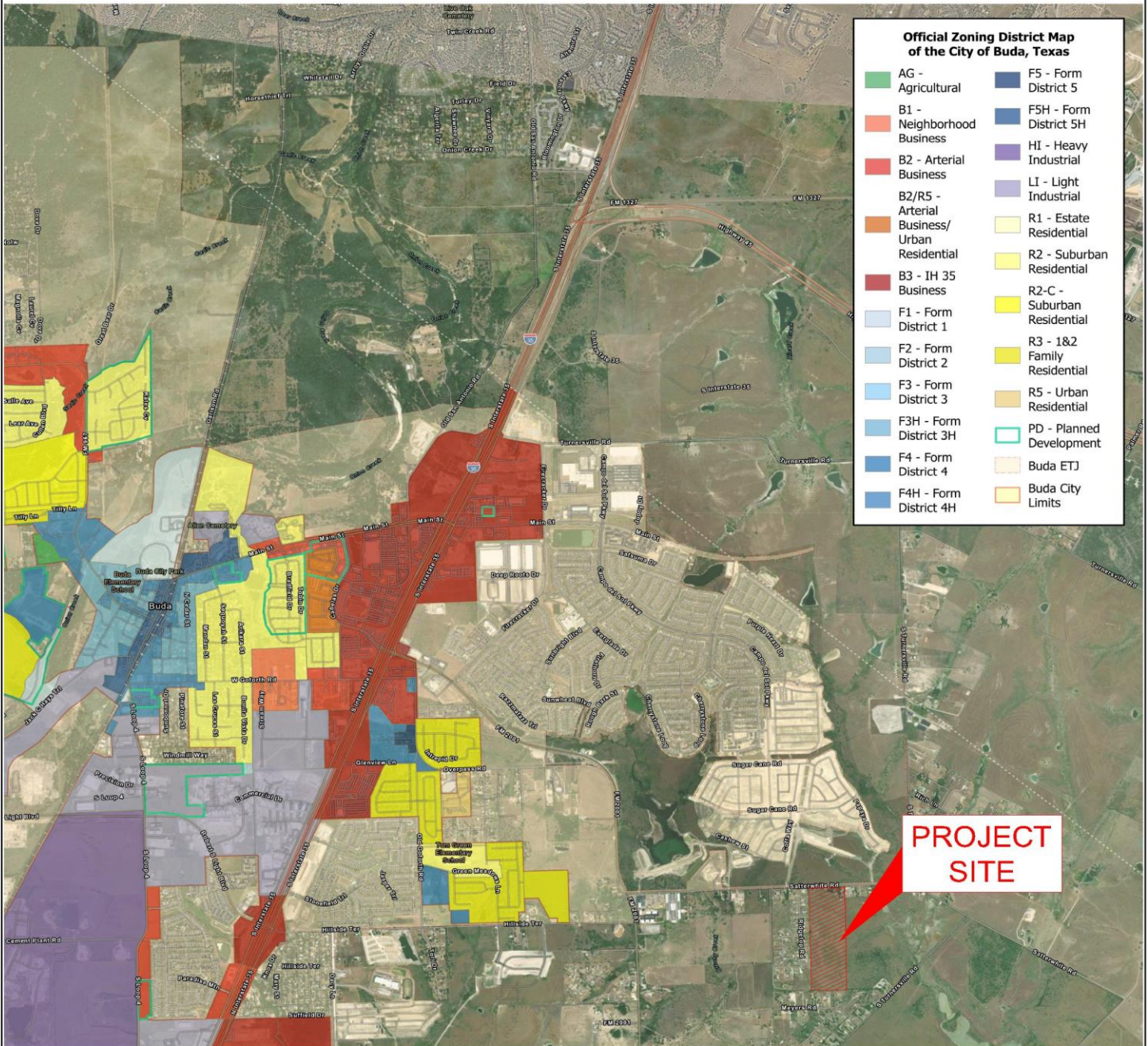
Summary Comments:

- Located within Hays County limits
- Current Zoning: Located outside the zoning limits of the city of Buda – Exhibit G

This is what requires deeper research:

- The property is situated beyond the zoning boundaries of the City of Buda. Consequently, permits for new developments may need to be obtained from the county. Further details can be provided through an in-depth feasibility study.

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- Official Zoning District Map of the City of Buda, Texas**
- AG - Agricultural
 - B1 - Neighborhood Business
 - B2 - Arterial Business
 - B2/R5 - Arterial Business/Urban Residential
 - B3 - IH 35 Business
 - F1 - Form District 1
 - F2 - Form District 2
 - F3 - Form District 3
 - F3H - Form District 3H
 - F4 - Form District 4
 - F4H - Form District 4H
 - F5 - Form District 5
 - F5H - Form District 5H
 - HI - Heavy Industrial
 - LI - Light Industrial
 - R1 - Estate Residential
 - R2 - Suburban Residential
 - R2-C - Suburban Residential
 - R3 - 1&2 Family Residential
 - R5 - Urban Residential
 - PD - Planned Development
 - Buda ETJ
 - Buda City Limits

PROJECT SITE

EXHIBIT G

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ZONING MAP



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