

**PROJECT NAME:** JKG Interest HWY 21

**SITE ADDRESS:** 509 W SH 21 Cedar Creek, TX 78612

**APPRAISAL DISTRICT:** R24910 – JKG PROPERTY INTEREST LLC (4.83ac)

**JURISDICTION:** Bastrop County

---

**UTILITIES**

**WATER:** CCN: 10294 (AQUA WSC)

There is an existing 24" water line in CR 79/Mt Olive Road to the south of the tract. A Feasibility Study will need to be completed with Aqua WSC to understand what improvements will be needed to serve the site.

**WASTEWATER:** CCN: 20962 (AQUA WSC)

Nearest infrastructure: There are no existing wastewater lines in proximity to the site. Recommended that onsite septic facilities (OSSFs) be pursued.

**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 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 is a Crude oil (Magellan Crude Oil company) easement that runs +/-300' along southern portion of tract.

Based on visual inspection, the associated easement for that line is approximately 45' wide.

**ELECTRIC:** Electric service is provided by Bluebonnet Electric Cooperative. Overhead Powerlines running along tract's north side on W SH 21.

---

**ENVIRONMENTAL**



**AQUIFER:**

Tract not within any of the Edwards Aquifer zones.

NWI STREAMS/PONDS:	There is one pond on the west side of site and not any potentially jurisdictional onsite according to the National Wetlands Inventory (NWI) online viewer.
STREAM BUFFERS:	County: No stream buffers required per Bastrop County.
TREE MITIGATION:	County: Unincorporated city regions within the County are not under any tree mitigation regulations.
PARKLAND:	<p>County Requirements</p> <ul style="list-style-type: none"><li>• Bastrop County maintains a Parks and Open Space Master Plan (2021–2031) that identifies long-term park goals and potential acquisition strategies; however, there is no adopted ordinance requiring parkland dedication or fee-in-lieu payments for new subdivisions in unincorporated areas.</li><li>• Dedication of open space or recreational areas may be voluntarily offered by developers but is not a mandated development condition.</li></ul>

---

## **SITE CHARACTERISTICS**

---

SLOPES:	Site generally drains north to south with 3% slopes.
FLOODPLAIN:	No floodplain present on site according to FEMA Panel #48209C0410F.
SOILS:	There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D).

---

## **TRANSPORTATION**

---

EXISTING ACCESS:	<p>SH 21 (TxDOT):</p> <ul style="list-style-type: none"><li>• Frontage: +/-350' of SH 21 frontage along the northern portion of the property.</li><li>• ROW: 100'</li><li>• Driveways:<ul style="list-style-type: none"><li>○ Two (2) driveways located on site.</li><li>○ One (1) residential driveway located across from site.</li></ul></li><li>• Culverts/Hindrances: There is +/-350' of culvert located along SH 21 frontage.</li></ul>
------------------	--

- SECONDARY ACCESS:** There is no concern with secondary access given the frontage along SH 21 and the likelihood of a non-residential use.
- TRAFFIC IMPACT ANALYSIS:** A traffic study and/or improvements will be required for driveway connectivity to a TxDOT roadway.
- FUTURE THOROUGHFARES:** County: The 2023 Bastrop County Transportation Plan does not show any direct impacts to the Tract.
- TxDOT: On the TxDOT Project Tracker along the Tract's SH 21 frontage it shows their construction is underway or begins soon. Control Section Job # 047105049 is a "preventative maintenance."

---

## **ZONING**

---

- EXISTING ZONING:** No existing Zoning.
- FUTURE LAND USE:** County of Bastrop does not have a Future Land Use map .
- MISCELLANEOUS:** Emergency Service District: Bastrop Co Fire SD #2; ESD #1.
- ISD: Bastrop ISD.



---

## OVERVIEW

---

### NET DEVELOPABLE:

Outside of the +/-0.1ac Magellan Crude Oil pipeline easement, the site is largely developable according to the information provided herein.



---

## MORE INFORMATION

---

### GRAY CIVIL:



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

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

---

**DISCLOSURE**

---

The information contained herein has been gathered from sources deemed reliable; however, Republic Commercial Land & Brokerage, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Commercial Land & Brokerage, LLC. Republic Commercial Land & Brokerage, LLC reserves the right to require any, or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Commercial Land & Brokerage, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Commercial Land & Brokerage, LLC's sole and absolute discretion.