

Parcel snapshot

Owner (CAD)	OWNER A & OWNER B
Legal	HILL COUNTRY RANCHES, LOT PT OF 11, ACRES 4.006
Acreage	4.006 ac (CAD legal) about 3.66 ac (county GIS)
2026 value (prelim.)	Land \$225,250 + impr. \$0 = \$225,250
Exemptions / ag	None listed / ag use \$0
Tax rate / est. tax	1.409181 per \$100 about \$3,174/yr
Taxing units	North Hays Co ESD #1, Hays Co Fire ESD #6, Hays County, Special Road, Blanco ISD
Last deed	No sale listed on the online CAD record (ask the title company for the vesting deed)
Location	30.10221, -98.26230 Hays County



At a glance: 10 things look good, 6 need a closer look.

- Flooding: Looks good.** Not in a high-risk flood zone (FEMA low-risk area).

● Water & septic: Take a closer look. No water utility, so plan on a well or rainwater. Nearby wells are usually 370–510 ft deep and test at 16–47 gallons a minute.
- Road access: Take a closer look.** Next to Plainview Rd, RR 2325, but legal access still needs confirming.

● County records & HOA: Take a closer look. No HOA or deed documents reviewed yet.

Site checks

Check	Finding	Status	Src
FEMA flood zone	Zone X (minimal hazard, not SFHA); FIRM panel 48209C0200G eff. Jan 17, 2025. Nearest mapped SFHA (Zone A) about 1,236 ft away	CLEAR	link
Wetlands / streams	No NWI wetlands mapped on parcel	CLEAR	link
Edwards Aquifer	Edwards Aquifer Contributing Zone; TCEQ Edwards rules may apply to larger land disturbance	INFO	link
Groundwater district	Hays Trinity GCD; check well registration and spacing rules	CHECK	link
City / ETJ	Unincorporated, not in a city; not in an ETJ. County rules apply (no county zoning in TX)	CLEAR	link
Road frontage / access	Adjoins Plainview Rd, RR 2325 (county centerline). Legal access, public status and county maintenance unverified	UNVERIFIED	link
Electric	Pedernales Electric Cooperative, Inc. territory (unofficial PUC co-op layer); line extension cost unknown	CHECK	link
Water	No water-utility CCN covers the parcel, so expect a private well or rainwater	CHECK	link
Soils / septic	TaB: Tarpley clay, 1 to 3 percent slopes (Tarpley 90%); hydrologic group D; bedrock at about 17 in; septic absorption rating Very limited	FLAG	link
Terrain	USGS 3DEP elevations 1,263-1,279 ft (about 16 ft relief across 7 sample points); mapped slope class 1-3%	CLEAR	link

Things to look into

- MED** **Septic will likely need an engineered system.** USDA rates the main soils 'Very limited' for conventional septic drain fields (bedrock at about 17 in). Budget for a designed/aerobic system and the county-required maintenance contract.
- MED** **No ag/wildlife valuation or exemptions.** Taxed on full market value \$225,250 x 1.4092% = about **\$3,174/yr** (2026 value, combined rate from the CAD entity list). A qualifying ag or wildlife valuation could cut this a lot, but switching use later can trigger a rollback tax.
- MED** **Legal access not verified.** County road map shows the parcel next to Plainview Rd, RR 2325. A road on a map doesn't prove you have a legal right to use it. Confirm recorded access (public road or recorded easement) with the title company.
- LOW** **Acreage check.** CAD legal: 4.006 ac. The county GIS polygon measures about 3.66 ac. GIS isn't a survey.

Water: wells, rules, rain

Where would water come from? No water utility serves this land, so you'd most likely drill a well, collect rainwater, or have water hauled in by truck. The closest water utility service area (Lsr Wsc) is about 3.9 miles away. Being close doesn't mean they'll extend a line to you, and extending one can be costly. Call them to ask.

What are nearby wells like? The state has records of 155 water wells within 3 miles (21 within 1 mile). Most are about 370 to 510 feet deep. Drillers reported about 16 to 47 gallons a minute on their tests. Water was usually found standing about 240 to 380 feet below ground. Most draw from the Trinity Aquifer (Glen Rose and Cow Creek limestone). Drillers' tests are short, so ask neighbors how their wells hold up in dry summers.

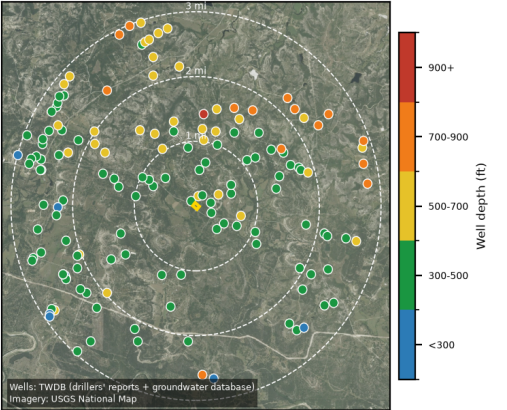
What are the well rules here? Wells here are overseen by Hays Trinity GCD. Any new well has to be registered, and you file with the district before drilling. Lots of 10 acres or less can need a permit even for a household well.

Hays Trinity Groundwater Conservation District (HTGCD) ([district](#), [rules](#))

- A household well for one home that can't pump more than 25,000 gallons a day (about 17 gallons a minute) is exempt from a pumping permit, but it must be registered.
- You (or your driller) must file a Well Construction Notification with the district before drilling.
- New wells generally sit at least 100 ft from property lines (can drop to 50 ft with approval and extra cementing), 100 ft from a septic drain field, and 10 ft from other wells. Confirm exact distances in the rules. [\[please confirm\]](#)
- In severe drought (Stage 3 or 4) the district stops accepting new non-exempt well notices and permits.

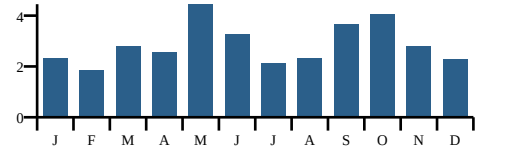
Texas law (all districts) ([Texas Water Code §36.117](#)): A well used only for a home, livestock or poultry, on a tract larger than 10 acres, that can't pump more than 25,000 gallons a day, must be exempt from a pumping permit. Exempt wells still have to be registered with the local district, and the district's spacing rules can still apply. The exemption does not cover wells that serve a new subdivision that needs a county plat.

Rainwater collection. A 2,000 sq ft roof x 0.62 gal per sq ft per inch x 34.5 in = about **42,800 gallons a year** (about 36,400 after typical losses; method from the [TWDB rainwater manual](#)). An HOA or POA can't ban rain barrels or a rainwater system. It can still keep them off common areas and out of the space between the front of the house and the street, require barrel colors that match the house, and set reasonable rules on size, type and screening when they're visible from the street. ([Texas Property Code §202.007](#)) Rainwater collection equipment and supplies are exempt from Texas sales tax. ([Texas Tax Code §151.355](#)) Hays County offers a yearly property-tax exemption for a rain system of 2,500+ gallons that is your home's main water source (file Form 50-270 with Hays CAD by April 30). School districts don't give this break. ([Hays CAD: Water Conservation Initiatives \(Tax Code §11.32\)](#)) Drinking rainwater: if your home is NOT hooked to a public water system, the state's public-water rules don't apply. If a tank over 500 gallons has a backup from a public water line, you need a backflow device or air gap, must tell the water provider in writing, and potable hookups need a licensed plumber with a water-supply-protection endorsement. ([Texas Health & Safety Code §341.042](#)) City of Dripping Springs (inside city limits): stand-alone rain systems used only for outdoor watering no longer need a city plumbing permit (reported by local news; confirm with the city). ([Hays Free Press](#)) [\[please confirm\]](#)



Nearby wells within 3 mi, colored by depth. Source: Texas Water Development Board ([well data](#)).

Average rain: about 34 in/yr (inches by month)



PRISM 1991-2020 normals, [Oregon State Univ.](#)

Taxes, homestead exemptions and ag valuation

On file now: exemptions: None listed; ag (1-d-1) value: \$0. No homestead exemption on file now. If you live here, it could save about \$1,230 a year (estimate). No ag valuation either.

Taxing unit	Rate /\$100	Homestead exemption	Est. savings/yr	65+/-disabled est./yr
North Hays Co ESD #1	0.0524	none	\$0	\$0
Hays Co Fire ESD #6	0.0819	none	\$0	\$0
Hays County	0.3721	\$5,000	\$19	\$186
Special Road	0.0376	\$3,000	\$1	\$18
Blanco ISD	0.8652	\$140,000	\$1,211	\$1,730
Total (estimate)			about \$1,230	about \$1,930

Estimate if this were the buyer's homestead, using the parcel's 2026 rates and the 2025 exemption amounts published by Hays CAD ([table](#)); market value \$225,250. Not a tax bill; Hays CAD decides eligibility.

- It has to be your principal residence, and you have to own it. A home and up to 20 acres around it can count. ([Tax Code §11.13\(j\)](#))
- School districts must exempt \$140,000 of a homestead's value. ([Texas Comptroller \(Tax Code §11.13\(b\)\)](#))
- Age 65 or older, or disabled: schools exempt another \$60,000, and your school taxes on that home are capped so they don't go up (unless you add on to the house). ([Texas Comptroller: Tax Code §11.26](#))
- Disabled veterans get a partial exemption based on their VA rating, and a 100% disabled veteran's homestead is fully exempt. ([Tax Code §§11.22, 11.131](#))
- Once you have a homestead exemption, the taxable value of the homestead can't go up more than 10% a year (plus any new improvements), starting the year after you first qualify. ([Tax Code §23.23](#))
- Bought after January 1? You can still get it for the part of the year you own and live there, if the last owner didn't have it that year. ([Texas Comptroller](#))
- Apply with Hays CAD on Form 50-114 before May 1. Missed it? You can apply late, up to two years after the taxes become delinquent. ([Tax Code §§11.43\(d\), 11.431](#))
- Bare land can't be a homestead. The exemption starts once there's a home on it that you own and live in. ([Tax Code §11.13\(j\)](#))
- A mobile home can qualify. You'll need the state Statement of Ownership showing you as the owner, and the land has to be yours too. ([Tax Code §11.432](#))
- Ag (1-d-1) valuation taxes land on what it can produce instead of market value. It's not technically an exemption, but it can cut the land's taxes a lot. ([Tax Code ch. 23, subch. D](#))
- Hays CAD wants the land used mainly for agriculture now, and for 5 of the last 7 years, at a level that's normal for the area. ([Hays CAD 1-d-1 guidelines](#))
- Hays CAD minimums: livestock needs at least 3 animal units (about 15 acres of improved pasture, 36 of good native pasture, or 54 of fair native pasture); beekeeping needs 5 to 20 acres with at least 6 hives; orchards and vineyards about 5 planted acres. ([Hays CAD 1-d-1 guidelines](#))
- Wildlife management: the land has to qualify for ag first, and in Hays County usually be at least 14.29 acres (less in some cases), with a wildlife plan. ([Hays CAD 1-d-1 guidelines](#))
- If ag land changes to another use, you owe a 'rollback' tax: the difference between ag and market taxes for the 3 years before the change. Ask the seller whether ag is on the land and who pays any rollback. ([Tax Code §23.55](#))
- When there's a home, Hays CAD carves out the homesite at market value, so the ag break applies to the rest of the land. ([Hays CAD 1-d-1 guidelines](#))

Apply: [Form 50-114: Residence homestead application](#) | [Hays CAD forms](#) | [Hays CAD ag and wildlife guidelines](#) | [Texas Comptroller: property tax exemptions](#)

Deed restrictions & HOA/POA (interpreted from recorded text)

No restriction or HOA documents were reviewed for this report. Restrictions are recorded at the County Clerk and can limit rentals, mobile homes, animals, and building size. Ask the seller or title company for them, or add the HOA/deed-restriction read-through.

Questions to ask

Seller	Are there any recorded or unrecorded easements, pipelines, utility lines, shared driveways, or access agreements? Is there a survey?
Seller / HOA	Is there an HOA or property owners association? Dues, special assessments, and a resale certificate (Texas Property Code ch. 207)?
Title co.	Send the title commitment with all Schedule B exceptions and copies of every restriction document listed.
Hays CAD	Is an ag or wildlife valuation possible here? Is the record (buildings, acreage) current?
Hays County	Is Plainview Rd, RR 2325 a public, county-maintained road along this property? Is this a legal lot for septic and building permits?
Hays County	Will the soil support a septic system here, and what kind (standard or aerobic)?
Hays Trinity GCD	What are the registration, permit, and spacing rules for a new household water well here?
Pedernales Electric Co	How far is the nearest power line, and what would it cost to bring service to the build site?

Rules context

Septic rules: Hays County requires an on-site sewage (septic) permit for every system, regardless of acreage, and won't issue one for a tract that violates the county subdivision rules. Aerobic/advanced systems require an ongoing maintenance contract. Minimum lot sizes depend on the Edwards Aquifer zone and water source (Hays OSSF rules Table 10-1). [\[1\]](#) [\[2\]](#)

Method & disclaimer

Automated checks (18): Census geocoder, county appraisal district, county parcel GIS, TDHCA manufactured-housing records, FEMA NFHL, USFWS NWI, USGS NHD & 3DEP, TCEQ Edwards Aquifer map, TWDB groundwater districts and well records, PRISM rainfall normals, county reference GIS (city limits/ETJ, roads), PUC water CCN, PUC co-op territory (unofficial), USDA Soil Data Access. County Clerk deed and easement records were NOT searched (the online index is behind a CAPTCHA), so unrecorded and recorded easements, liens, and other instruments may exist that this report does not show.

Disclaimer. This report is a screening of public records and public GIS data, prepared to help a buyer decide what to investigate. It is not a survey, title search, title commitment, or title opinion, and it does not give legal, engineering, environmental, or appraisal advice. Map layers are approximate and may be outdated. Restriction summaries quote and organize recorded text but do not interpret its legal effect. Verify everything with the county, the appraisal district, a title company, a licensed surveyor, and a Texas real-estate attorney before relying on it.