DALHART, TX

Too Great for Just One County!

Dalhart Economic
Development Corporation
(806) 244-5511
DalhartEDC@DalhartTX.gov

LAND

Residential Site (33 +/- acres)

FM281, Hartley County, Dalhart, TX 79022

Site Details

City Limits ..... Yes

Municipality ..... Dalhart

Land

Land (Acres) ..... 33 +/- Acres

Status ..... Undeveloped

Classification ..... Greenfield

Grading ..... Raw/Undisturbed

Topography ..... 1-5% (Gently Sloping)

Vegetation ..... Grassland

Body of Water ..... No

Fenced ..... No

Additional Details: The land consists primarily of fine sandy and loam soils with low to negligible runoff and well-drained conditions. Erosion risk is mainly due to wind. Benefits include suitability for agricultural and potential development, with minimal flood risk and moderate ease for construction. Drawbacks include wind erosion, limitations for shallow excavations, and only somewhat limited suitability for septic tanks and various buildings, per soil characteristics. No mapped water features or hydric soils; well draining but not irrigated or highly fertile for specialized crops.

Improvements

Utility Infrastructure ..... Yes

Transportation Infrastructure ..... Yes

Expansion

On-Site Expansion ..... Opportunity

On-Site Expansion Terrain ..... Sandy

Economic Development Incentives The property is eligible for multiple incentives and abatements including: Community Development Block Grants (CDBG, 2024 - TX NONENTITLEMENT), 48C tax credits (but not the energy community portion), and CDFI Investment Area (CDFI population loss nonmetro and investment area criteria). However, it is NOT designated as a high opportunity area or an economic distress area based on most recent designations. The property is NOT within an Opportunity Zone, nor is it eligible for New Market Tax Credits. It is outside federal ERP incentive eligibility zones.

Zoning

Zoning ..... Agricultural

Zoning Authority ..... City of Dalhart

Former Land Use ..... Public Land

Zoning District ..... Yes

Zoning Districts: Dalhart Independent School District (0 ft), Hartley County, Census Tract 9502, Texas Non-Entitlement Community Development Block Grant area, EPA Community Water Service District

Additional Details: This property is available for Residential development. A market study is currently underway.

Incentives and Abatements

Incentive Zone ..... Yes
Tax Incentives ..... No
Abatements ..... No

Incentive Zones: Community Improvement District (CID), Tax Increment Financing (TIF), Other
Incentive Zone Details: The site is located within the Texas Non-Entitlement Area for Community Development Block Grant (CDBG) funding, qualifying for CDFI Investment Area incentives, and is eligible for 48C tax credits (except the energy community portion). It is not located in an Opportunity Zone or Empowerment Zone. Additional local or special district incentive designations may also apply based on area classification and program specifics.
Tax Incentives: Available tax incentives include eligibility for CDBG programs, 48C tax credits, and CDFI Investment Area status due to population loss and investment area qualifying criteria. No New Market Tax Credits or Opportunity Zone incentives are available at this site.
Abatements: Abatement opportunities are associated with the site's CDBG grantee area status and CDFI Investment Area qualification. Additional abatements may be available at the state/local level pending municipality/zoning specifics.

Environmental

Soil Type ..... Sand, Loam, Clay, Silt
Wetlands ..... No
Wetland Area ..... 0.00 acres
Wetland Coverage ..... 0.00 %
Other Water Area ..... 0.00 acres
Water Coverage ..... 0.00 %
Flood Zone X
100 Year Floodplain ..... No
500 Year Floodplain ..... No

Soil Type: The property contains several soil types: Perico fine sandy loam, Dallam fine sandy loam, Sunray loam, and Berda loam. These soils are characterized by a mix of sand, silt, and clay contents, ranging from sandy loam (high sand, moderate silt and clay) to loam (more balanced silt and clay). The dominant soil is sandy loam, nonplastic, and well drained.
Soil Condition: The soils on the property are nonplastic or slightly plastic, have a linear extensibility that indicates low shrink-swell potential, and are well drained. They have low to moderate corrosion potential for steel, low corrosion for concrete, and are classified as somewhat limited for shallow excavations and septic tank absorption fields. Erosion class is generally Class 1 (low risk), with wind or sheet erosion possible.
Flood Zone Details: According to the FEMA National Flood Hazard Layer (NFHL), no FEMA flood hazard zones, including the 100-year floodplain, intersect the selected site or buffer area.
Natural Disasters: Cold Wave, Drought, Hail, Ice Storm, Landslide, Lightning, Strong Wind, Tornado, Wildfire, Winter Weather
Additional Details: The soil report provides detailed soil composition, slope, hydrology, and site conditions. No water features (lakes, ponds, rivers, streams) or flood frequency were identified. The site has well-drained soils and low to negligible runoff for most areas, with a consistent wind erosion risk. Septic tank absorption fields and other construction are rated only somewhat limited, and no evidence of major environmental or hydric soil constraints was found in the provided data.

Roads

Property Access ..... Yes
Road Constraints ..... No

Road	Type	Distance
FM 281	Highway	0.0 miles
U.S. HIGHWAY 87	Highway	0.1 miles
U.S. HIGHWAY 385	Highway	0.1 miles
U.S. HIGHWAY 54	Highway	2.3 miles

Additional Details: US Hwy 87 and US Hwy 385 pass within 662 feet of the site, offering immediate regional highway connectivity. US Hwy 54 is 2.29 miles away. The nearest interstate (I-40) is approximately 65-74 miles away, providing major east-west access across the region.

Airports

Airport	Type	Distance
Dalhart Muni	General Aviation Airport	6.0 miles
Moore County	General Aviation Airport	34.4 miles
Stratford Field	General Aviation Airport	35.3 miles

Rail

Rail Access ..... On-Site

Railroad	Terminal	Distance
Bnsf Railway	Bnsf Dalhart Subdivision	0.4 miles
Union Pacific Railroad	Up Tucumcari Subdivision	2.6 miles
Cimarron Valley Railroad	Unknown	47.4 miles

Additional Details: Railroad infrastructure is present, as indicated by the map and reference to North American Rail Network, but no further details are available.

Ports and Waterways

Port ..... No

Intermodal

Details: Nearby intermodal facilities include the Sunray Terminal (42.78 mi, rail/truck/pipeline; Diamond Shamrock), Amarillo Terminals (Phillips 66 PL and Nustar Logistics, 77-78 mi, truck, various fuels), and Elkhart/Hooker terminals (CHS INC, 97-106 mi, truck only, crude oil). These facilities support handling of crude oil, jet fuel, refined products, biodiesel, ethanol, natural gas liquids (NGLs), and distillates, but no marine RO/RO capabilities are reported within the immediate region.

Electrical

Electricity ..... Yes

Line Voltage ..... 69 kV

Closest Line Type ..... Transmission

Green Energy ..... Not Available

Power Line	Voltage	Distance
Unknown	115 Kv	1.0 miles

Substation	Capacity	Distance
Unknown Unknown	115.0 kV	2.1 miles
Xcel Energy Dalhart Substation	115.0 kV / 69.0 kV	2.7 miles
Xcel Energy Unknown	230.0 kV / 115.0 kV	3.1 miles

Additional Details: Multiple overhead transmission lines within 1-3 miles, with voltages up to 138kV, owned by Southwestern Public Service Co. and Rita Blanca Electric Coop., indicate strong electrical infrastructure. Dual feed and 3-phase service are generally feasible. Multiple substations are accessible within the regional grid. No explicit details about past outages.

Water

Water ..... Yes
Water Service ..... Municipal
Water Provider ..... City of Dalhart
Water Service Distance ..... 0.00 FT
Water Line Size ..... 6.00 IN

Water Source: Aquifers

Wastewater

Wastewater Service ..... Municipal
Wastewater Provider ..... City of Dalhart
Service Line Distance ..... 0.00 miles
Line Size ..... 8.00 IN

Telecommunications

Telecommunications ..... Yes
Phone & DSL ..... No
Cable Internet ..... Yes
Fiber Optic ..... Yes
Fiber Distance ..... 0.00 miles
Fiber Speed ..... 2.00 Gbps
Dark Fiber ..... Yes
Data Center Infrastructure ..... Available

Additional Details: Broadband services data indicates the presence of fiber, cable, and wireless internet options with download speeds up to 2000 Mbps.

Pipelines

Pipeline Owner	Commodity	Distance
West Texas Gas Utility, LLC	Gas	1.2 miles
Unknown	Unknown	2.1 miles
West Texas Gas Utility, LLC	Gas	6.3 miles

Taxes

Transfer Tax ..... No

Ownership

Property Title ..... Single Owner

Ownership Entity ..... Government

Owner: City of Dalhart/Dalhart EDC

Acquisition

Status ..... Sale

Real Estate Representative ..... No

Sale Price is Negotiable Yes
Lease Price Negotiable Yes
Conditions & Opportunities: Tax Increment Financing (TIF) Eligibility
Parcel ID 7218
Legal Description Legal: Acres: 40.325, Lot: 00041, Blk: 00048, Subd: H&TC;, H&TC;BLOCK 48;SECTION 41;LYING IN SW/CORNER
Additional Details: Contact the Dalhart EDC at DalhartEDC@DalhartTX.gov or (806)244-5511 for more information

ASSUMPTIONS:
Existing Ground is Top of Proposed Subgrade
In Streets, using 8" Flex Base and 2" HMAC (10" Total) on Top of Subgrade (EG+10" = FG)

Min. Slope used for all 8" Pipe (0.35%)
Min. Slope used for all 10" Pipe (0.25%)

LEGEND
- EXISTING WATER MAIN
- EXISTING GRAVITY SEWER MAIN
- EXISTING FORCE SEWER MAIN
- PROPOSED GRAVITY SEWER MAIN
- PROPOSED FORCE SEWER MAIN
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT

Maybe we can tie-in Proposed Force Main to this Manhole? The City of Dalhart owns this property to the West of the Subdivision, and maybe they would give us the necessary Easement?

What do you think about replacing this Existing 10" Pipe with a 15" Pipe and matching the Existing Flowline Elevations?
I believe this would allow us to use a Proposed 15" Pipe (min slope = .15%) here and flatter Flowline Slope, which I think can help us

There is an Existing Valley between these Manholes and our Site that prevents us from tying into these Manholes with Gravity Sewer

I believe this is our "Critical Point", and if we can make our proposed cover here work we can serve majority of the Subdivision with Gravity Sewer like shown,
and build a Lift Station in a Future Phase and not Phase 1

I can see potential issues for the Retail Lots' Sewer Services because I believe they would be "bucking" grade.

Maybe we can try to put the Cost of the Lift Station to the Future Retail Developers and not on the City of Dalhart, since I believe we can use Gravity Sewer for most of the other parts of the Subdivision?

I think these Lots shaded red would be difficult to serve with Gravity Sewer.

Maybe we can serve them with a Force Main once the Retail Developments build the Lift Station?

Or make it a Park (no Sewer Service needed)?

These Lots shaded green are Served by the North-South Sewer Main in Existing Alley

Phase 1A Line

8" Pipe
Rim=3949.63
FL N=3944.30
FL E=3944.21
FL S=3944.31
FL W=3945.38

10" Pipe

10" FL S = 3945.2
Rim=3952.78
FL W=3944.96
FL E=3945.03

10" Pipe
Rim=3957.85
FL E=3948.16
FL W=3948.14

10" Pipe
Rim=3967.24
FL W=3949.99
FL S=3950.14

8" Pipe

15" Pipe

Rim=3949.76
FL N=3943.05
FL E=3943.09

1.63-acre tract (40' wide)
Vol. 103, Pg. 717 H.C.R.P.R.
Grantee: City of Dalhart, Texas

33-acre tract
Instrument No. 202100531
H.C.O.P.R.
Grantee: Windy Tree Properties, LLC

Rim=3964.97
FL N=3951.77
FL S=3951.82

EG COVER=3.84'
10" FL N = 3946.42
8" FL E = 3946.62
10" FL W = 3946.62

8" FL E = 3954.12
8" FL W = 3948.36
EG COVER=3.26'

50.79 EX
51.29 EX
498.0' LF 8"
58.05 EX
521.0' LF 8"

10" FL E = 3946.67
10" FL S = 3946.87
EG COVER=3.09'

10" FL W = 3948.17
10" FL E = 3948.17
10" FL S = 3948.37
FG COVER=4.62'

10" FL E = 3948.67
10" FL W = 3948.57
10" FL S = 3948.77
FG COVER=8.09'

10" FL W = 3949.41
10" FL S = 3949.61
FG COVER=11.06'

8" FL W = 52.30
EX FL = ±52.03
EG COVER=±11.4'

10" FL N = 3947.27
10" FL E = 3947.47
FG COVER=2.65'

49.8fg
50.12 EX
52.99 EX
56.86 EX
60.67 EX

47.27-acre tract
Instrument 202100359
Grantee: Pivot One, LLC

Rim=3965.54
FL N=3953.04
FL S=3953.06

SPIRIT TRAIL

52.97 EX
10" FL N = 3949.37
FG COVER=3.6'

Rim=3964.84
FL N=3954.22
FL S=3954.34

FG COVER=3.28
10" FL N = 3950.26
53.54 EX

55.66 EX
58.22 EX

10" FL E = 3951.74
10" FL S = 3951.94
FG COVER=3.72

10" FL N = 3951.19
10" FL W = 3951.39
10" FL S = 3951.29
FG COVER=6.83'

Rim=3962.94
FL N=3955.61
FL S=3955.64

10" FL N = 3952.54
FG COVER=2.54

55.08 EX

5.00-acre tract
Instrument No. 202008844 H.C.O.P.R.
Grantee: Randy White, Steve White, and Jack Kelso

8" Pipe
Rim=3962.34
FL N=3955.74
FL E=3956.81
FL S=3956.14

8" FL = 3956.26
Assumed 35.6 LF Existing Pipe
sloped at 0.35%

FG COVER=4.93'
10" FL N = 3953.04
10" FL E = 3953.24
10" FL W = 3953.24

56.65 EX

10" FL E = 3953.58
FG COVER=3.07'

58.17 EX

486.5' LF 8"

60.25 EX

10" FL W = 3953.78
FG COVER=6.47'

8" FL N = 3957.96
EG = ±3963.5
EG COVER=5.54'

Cedar Creek, Unit No. 1
Instrument No. 2007095071 H.C.O.P.R
Plat Sleeve: 143

FM281

FM

N

0 200' 400'

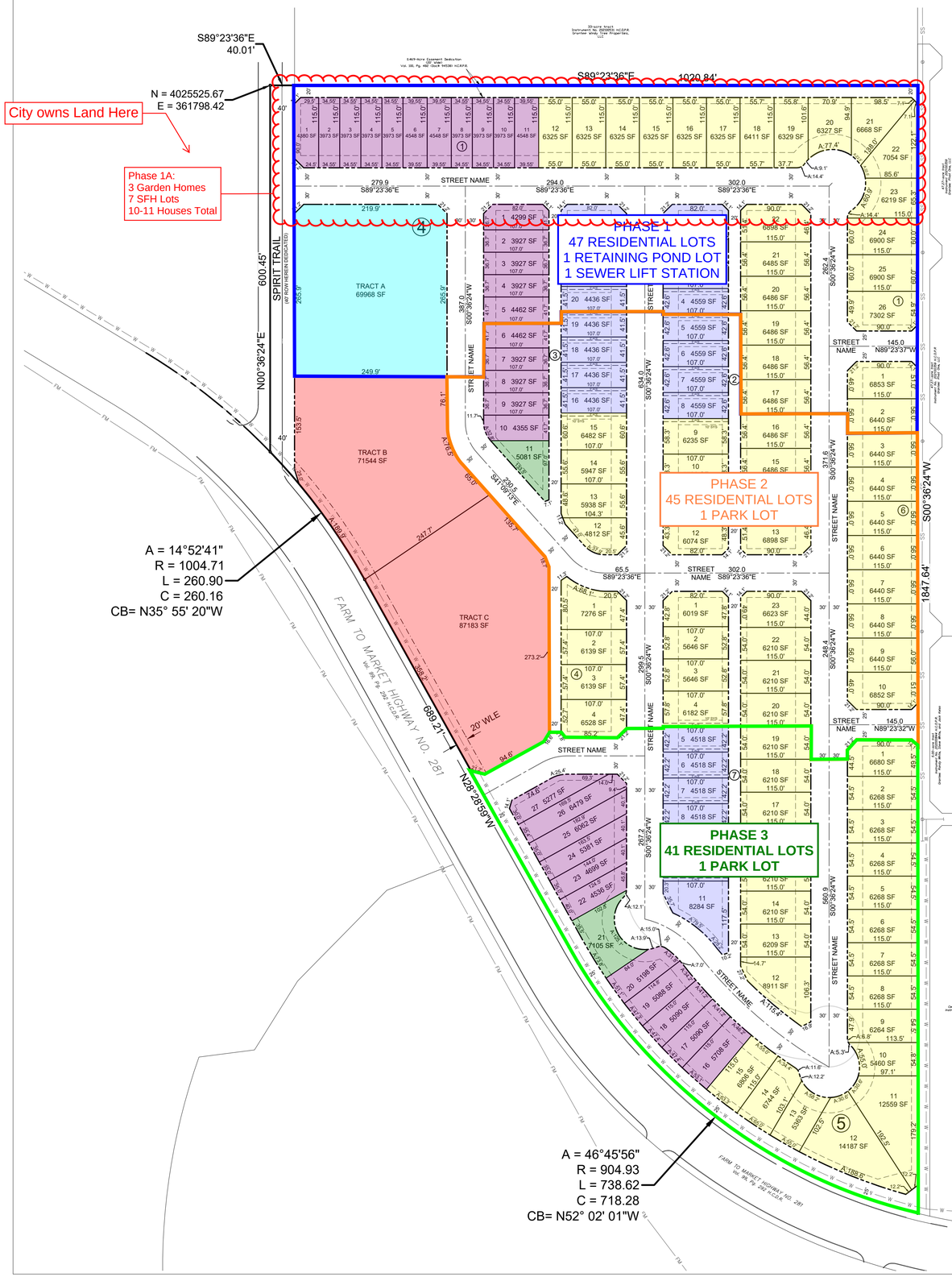
MASTER UTILITY LAYOUT
33-ACRES SUBDIVISION

DALHART ECONOMIC DEVELOPMENT CORP
PO BOX 2005
Dalhart, Texas 79022

Parkhill
Parkhill.com

PRELIMINARY PLAT
33-ACRES

Being a plat of 33.4 acres located in Section 41, Block 48, City of Dalhart, Hartley County, Texas



SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (North Zone1983 NAD) , with a combined scale factor of 0.99978500 .

Increase Lot Size to minimum width of 60'

Remove Townhomes and use Garden Homes

RESIDENTIAL LOT COUNT	
LOT TYPE	PROVIDED
SINGLE FAMILY	78
TOWNHOME	32
GARDEN HOME	23
TOTAL RESIDENTIAL LOTS	133

NON-RESIDENTIAL LOT COUNT	
LOT TYPE	PROVIDED
RETAIL	2
PARK	2
DRAINAGE DETENTION POND	1
TOTAL NON-RESIDENTIAL LOTS	5

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I,Franklin Leamons, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Texas Board of Professional Land Surveying Rules and the subdivision regulations of the City of Dalhart, Texas."

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of 33-ACRES was approved by proper action of the City Planning and Zoning Commission of the City of Dalhart, Texas, on this the_____day of_____.

Chairman - Adam Bowers

Secretary - Kristy Lehr

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF HARTLEY

WHEREAS, DALHART ECONOMIC DEVELOPMENT CORP. is the record owner of 33.4 Acres of Land Located in Section 41, Block 48, City of Dalhart, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, of DALHART ECONOMIC DEVELOPMENT CORP. do hereby adopt this plat designating the herein above described property as 33 ACRES to the City of Dalhart , Hartley County , Texas, and we do hereby dedicate to the public use forever the streets, and easements shown thereon.
WITNESS our hands at Dalhart, Texas, this the_____day of_____.

By:_____
Sign

STATE OF TEXAS :
COUNTY OF HARTLEY :

_____
Print

This instrument was acknowledged before me on_____,_____by _____ on behalf of DALHART ECONOMIC DEVELOPMENT CORP

_____
Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

PLAT FILED FOR RECORD
HARTLEY COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ _____
PAGE

N

0 100 200 Feet

LEGEND

- Proposed Plat Limits
- Proposed Street ROW
- Proposed Platted Lot Lines
- Proposed Utility Easement
- 5' ACE — 5' Private Access Easement
- 2' Private Overhang Easement
- SYS — Proposed Side Yard Setback Line
- Proposed Center Line Road
- Proposed Building Setback Line
- S — S — S — Proposed Sewer Line
- W — W — W — Proposed Water Line
- CA:A — Proposed Common Area
- Existing Lot Lines
- Existing Easements
- S — S — S — Existing Sewer Line
- W — W — W — Existing Water Line
- Existing Back of Curb
- Existing 1' Contours

NOTES:

1. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
2. Approval of a site plan by the City of Dalhart may be required before these lots may be developed or before a building permit may be obtained.
3. 1/2" iron rod with plastic cap set at each corner unless otherwise specified.

OWNER:

DALHART ECONOMIC DEVELOPMENT CORP
PO BOX 2005
Dalhart, Texas 79022

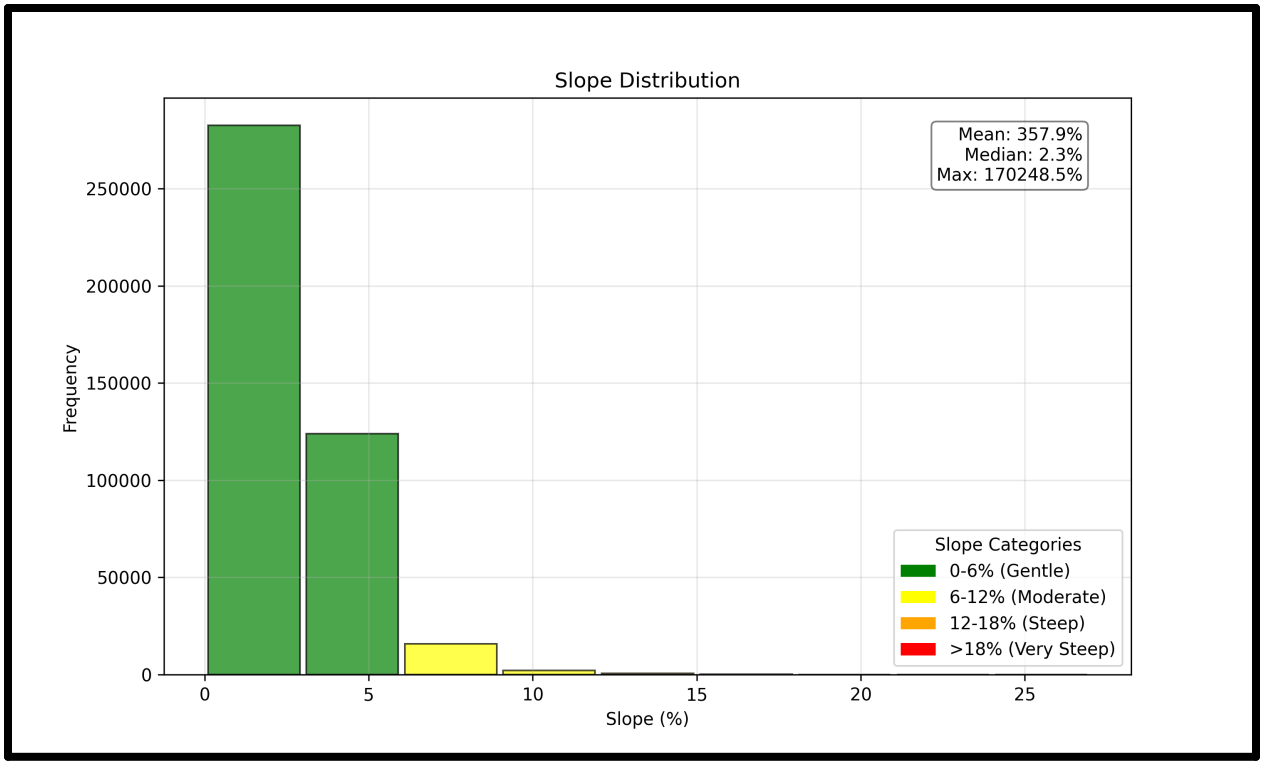
ENGINEER:

Parkhill
4222 85th Street
Lubbock, Texas 79423
806.473.2200

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

Slope Analysis Report

FM281
Hartley County, Dalhart, TX 79022



Slope Distribution

Combined Analysis

Metric	Value
Minimum Elevation:	3,947.3 ft
Maximum Elevation:	3,967.2 ft
Elevation Range:	19.9 ft

Slope Statistics

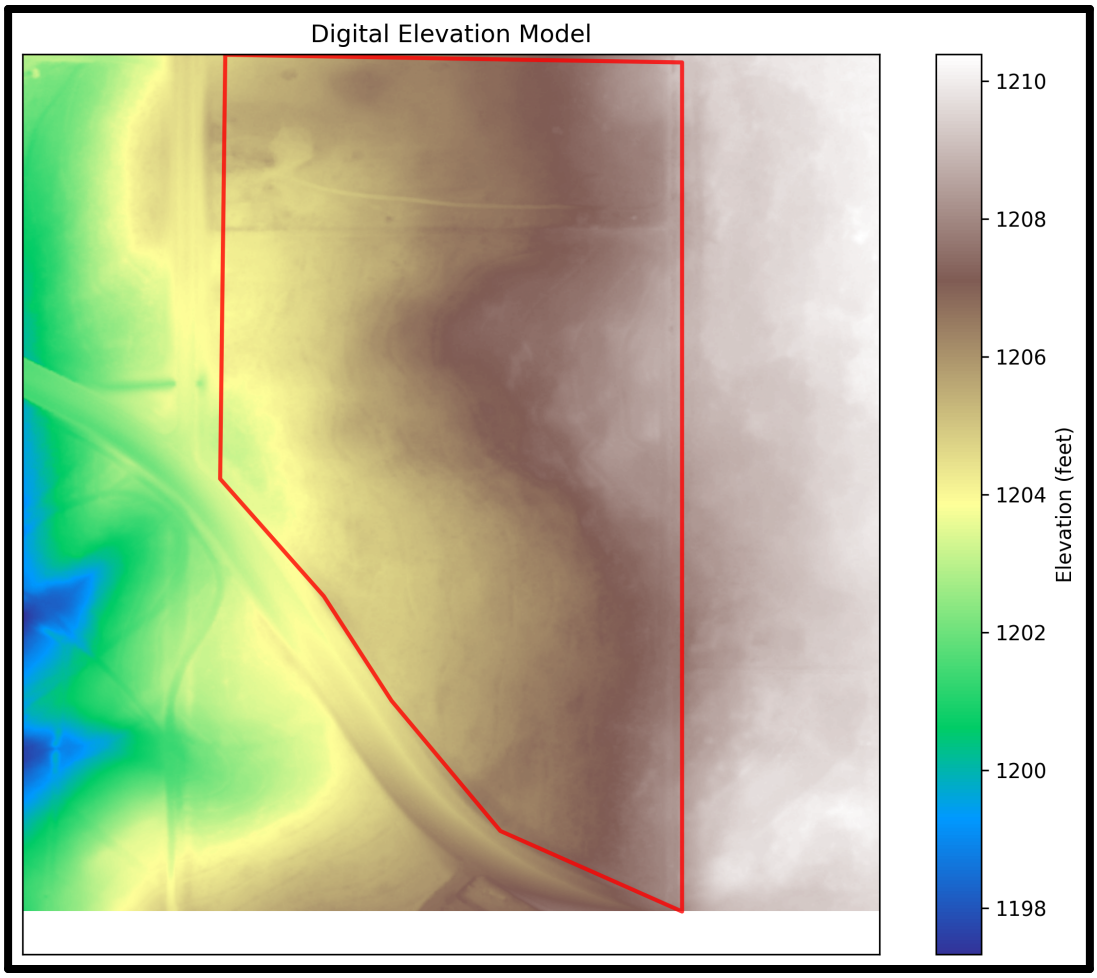
Metric	Value
Mean Slope:	1.4°
Median Slope:	0.7°
Maximum Slope:	90.0°
Minimum Slope:	0.0°

Slope Distribution	Percentage
0-5%:	99.2%
5-10%:	0.2%
10-15%:	0.0%
15%+:	0.6%

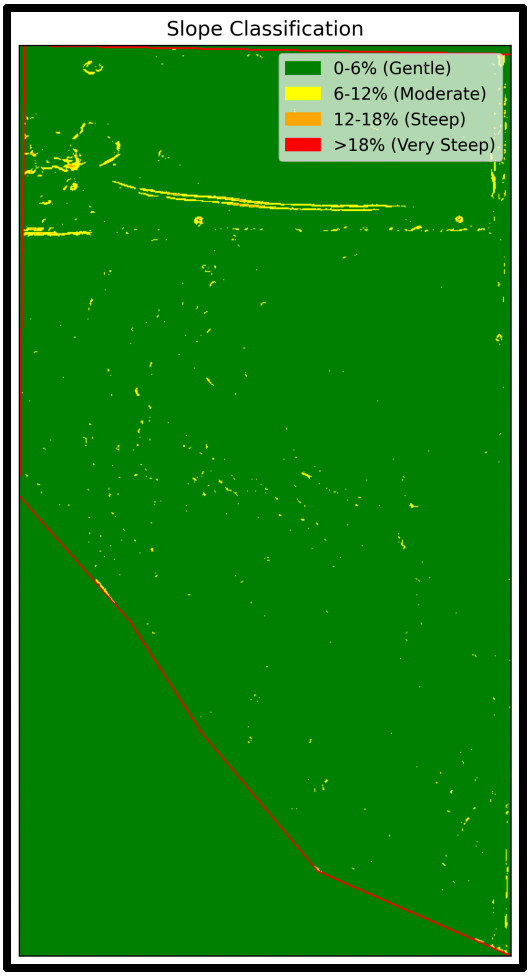
Buildable Area Analysis

Metric	Value
Total Buildable Area:	835,140.1 sq ft
Maximum Width:	660.7 ft
Maximum Depth:	1,264.0 ft

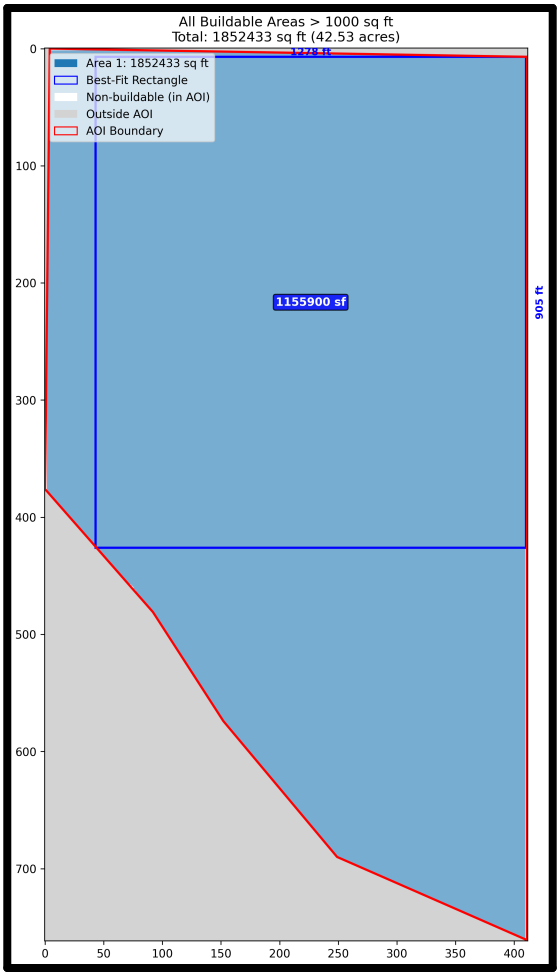
Site Analysis Visualizations



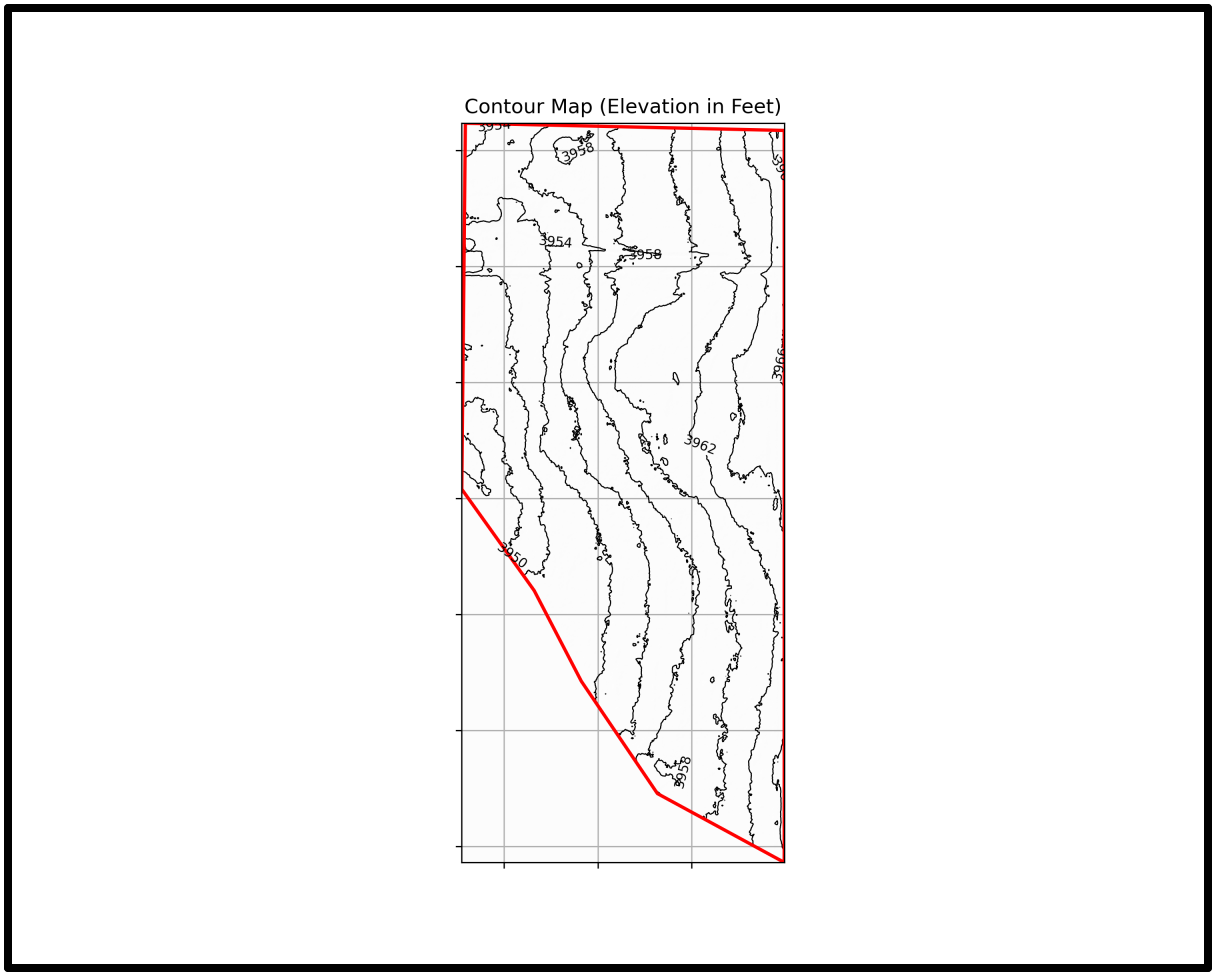
Digital Elevation Model



Slope Classification



Buildable Area Analysis

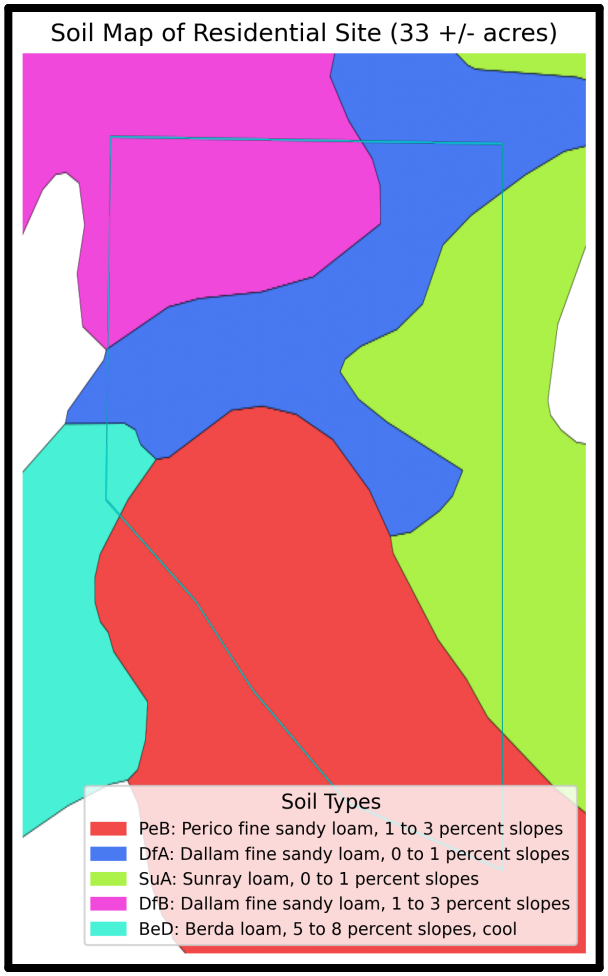


Contour Analysis

This slope analysis report is based on data from digital elevation models and computational analysis. No guarantees of accuracy, completeness, or suitability for specific uses are provided. Site-specific applications require professional engineering evaluation and consultation.

Soil Analysis Report

FM281
Hartley County, Dalhart, TX 79022



Soil Composition Analysis

Soil Type	Symbol	Area (acres)	% of Site
Perico fine sandy loam, 1 to 3 percent slopes	PeB	16.10	37.57%
Dallam fine sandy loam, 0 to 1 percent slopes	DfA	10.92	25.47%
Sunray loam, 0 to 1 percent slopes	SuA	7.75	18.09%
Dallam fine sandy loam, 1 to 3 percent slopes	DfB	7.56	17.64%
Berda loam, 5 to 8 percent slopes, cool	BeD	0.53	1.23%

Perico fine sandy loam	**16.10 acres (37.57% of site)**
Map Unit Symbol	PeB
Map Unit Name	Perico fine sandy loam, 1 to 3 percent slopes
Slope Gradient, Weighted Average	2 %
Runoff Class	Low
Erosion Class	Class 1
Erosion Kind	Wind erosion
Sand Content	66 %
Silt Content	17 %
Clay Content	17 %
Plasticity	Nonplastic
Linear Extensibility	1.5 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	28 µm/s
Flood Frequency	None

Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	SC-SM
AASHTO Group Index	2
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Excavation Difficulty	Moderate
Excavation Difficulty - Soil Moisture	Dry
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Somewhat limited
Dwellings with Basements	Somewhat limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

Dallam fine sandy loam	**10.92 acres (25.47% of site)**
Map Unit Symbol	DfA
Map Unit Name	Dallam fine sandy loam, 0 to 1 percent slopes
Slope Gradient, Weighted Average	0.5 %
Runoff Class	Negligible
Erosion Class	Class 1
Erosion Kind	Wind erosion
Sand Content	65 %
Silt Content	21 %
Clay Content	14 %
Plasticity	Nonplastic
Linear Extensibility	1.4 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0

Saturated Hydraulic Conductivity	28 µm/s
Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	SC-SM
AASHTO Group Index	1
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Somewhat limited
Dwellings with Basements	Not limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

Sunray loam	**7.75 acres (18.09% of site)**
Map Unit Symbol	SuA
Map Unit Name	Sunray loam, 0 to 1 percent slopes
Slope Gradient, Weighted Average	0.5 %
Runoff Class	Negligible
Erosion Class	Class 1
Erosion Kind	Wind erosion
Sand Content	42 %
Silt Content	33 %
Clay Content	25 %
Plasticity	Slightly plastic
Linear Extensibility	3.2 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	9 µm/s

Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	CL
AASHTO Group Index	9
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Excavation Difficulty	Moderate
Excavation Difficulty - Soil Moisture	Moderately dry
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Somewhat limited
Dwellings with Basements	Somewhat limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

Dallam fine sandy loam	**7.56 acres (17.64% of site)**
Map Unit Symbol	DfB
Map Unit Name	Dallam fine sandy loam, 1 to 3 percent slopes
Slope Gradient, Weighted Average	2 %
Runoff Class	Low
Erosion Class	Class 1
Erosion Kind	Wind erosion
Sand Content	65 %
Silt Content	21 %
Clay Content	14 %
Plasticity	Nonplastic
Linear Extensibility	1.4 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B

Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	28 µm/s
Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	SC-SM
AASHTO Group Index	1
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Somewhat limited
Dwellings with Basements	Not limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

Berda loam	**0.53 acres (1.23% of site)**
Map Unit Symbol	BeD
Map Unit Name	Berda loam, 5 to 8 percent slopes, cool
Slope Gradient, Weighted Average	6 %
Runoff Class	Medium
Erosion Class	Class 1
Erosion Kind	Sheet erosion
Sand Content	50.2 %
Silt Content	29 %
Clay Content	20.8 %
Linear Extensibility	2.3 %
Total Subsidence	0 cm
Drainage Class	Well drained
Hydrologic Group - Dominant Condition	B
Hydric Classification - Presence	0
Saturated Hydraulic Conductivity	9 µm/s

Flood Frequency	None
Canopy Cover	Arizona cottontop, sideoats grama, other perennial forbs, annual grasses, post oak, silver bluestem, winged elm, big bluestem, Texas wintergrass, other trees, little bluestem, blackjack oak, yellow Indiangrass
Unified Soil Classification	SC-SM
AASHTO Group Index	5
Corrosion Concrete	Low
Corrosion Steel	Moderate
Shallow Excavations	Somewhat limited
Excavation Difficulty	Moderate
Excavation Difficulty - Soil Moisture	Dry
Septic Tank Absorption Fields	Somewhat limited
Dwellings without Basements	Not limited
Dwellings with Basements	Not limited
Local Roads and Streets - Dominant Condition	Somewhat limited
Small Commercial Buildings	Somewhat limited

Broadband Services Report

3199 FM281
Hartley County, Dalhart, TX 79022

This report provides information about broadband services that may be available at the site location. The data is sourced from FCC and carrier-provided information for the census block containing this site. Actual service availability may vary and should be verified with service providers directly.

Broadband Services Summary

Metric	Value
Number of Providers:	3
Maximum Download Speed:	2000 Mbps
Maximum Upload Speed:	2000 Mbps
Fiber Service Available:	Yes
Cable Service Available:	Yes
DSL/Copper Service Available:	No
Wireless Service Available:	Yes

Detailed Broadband Services

The following tables show detailed information about broadband services reported by providers in the census block containing this site. Service types, technologies, and speeds are listed for each provider.

AT&T; Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Licensed Fixed Wireless	10	1

Valor Telecommunications of Texas, LP Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Fiber to the Premises	2000	2000

Vyve Broadband Services

Technology	Download Speed (Mbps)	Upload Speed (Mbps)
Cable	1000	50

Broadband Technology Information

Fiber to the Premises: Provides the fastest and most reliable internet connections using fiber optic cables directly to the building. Typical speeds range from 100 Mbps to 5 Gbps or more.

Cable: Uses the same coaxial cable as cable television service to deliver broadband. Typically offers download speeds from 25 Mbps to 1 Gbps, with upload speeds usually lower than download.

Copper/DSL: Uses existing telephone lines to deliver broadband. Typically slower than cable or fiber, with speeds ranging from 1 Mbps to 100 Mbps depending on the distance from the central office.

Fixed Wireless: Transmits data using radio signals rather than cables. Speeds vary widely depending on the technology, from 5 Mbps to 100+ Mbps.

5G: The newest generation of cellular technology offering high-speed internet access. Can provide speeds from 50 Mbps to 1 Gbps or more, depending on network conditions and proximity to cell towers.

Recommendations for Site Connectivity

Based on available data, this site has fiber optic service reported in the area, which typically offers the best performance for business applications with symmetric upload and download speeds. This is ideal for data-intensive operations. For accurate information about service availability, installation timeframes, and costs, direct contact with the listed service providers is recommended.

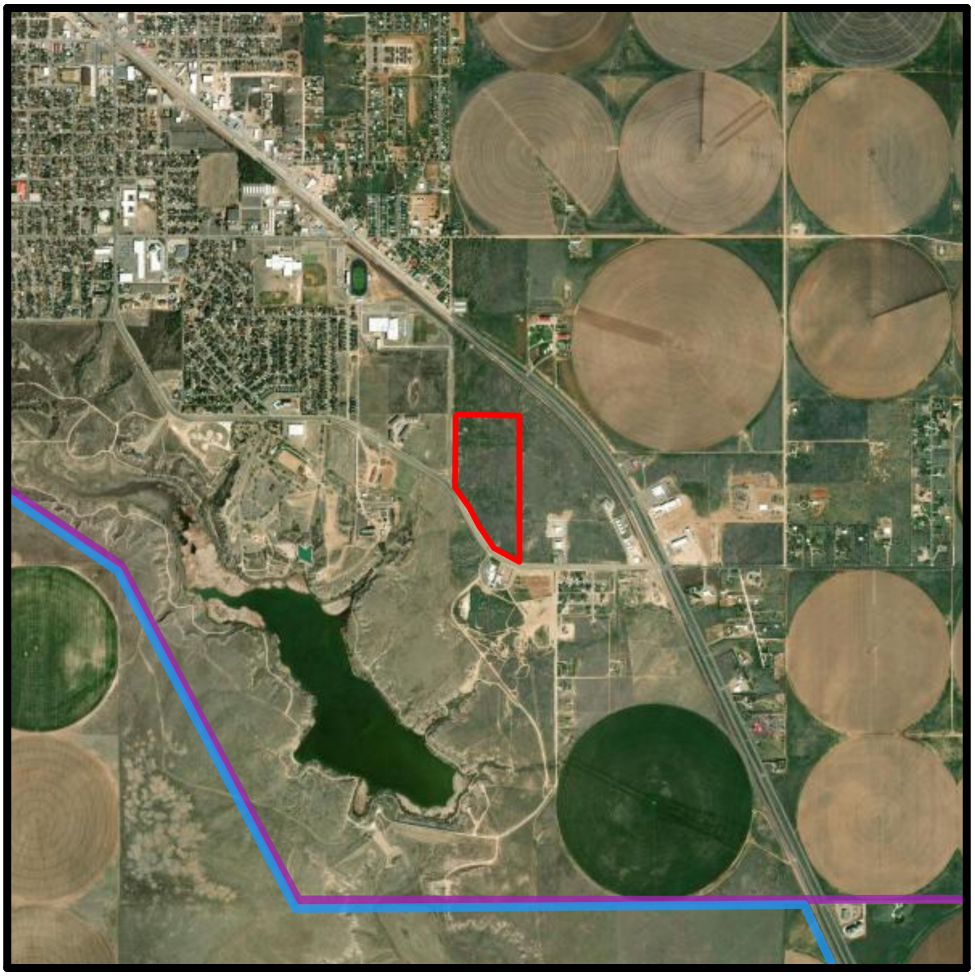
Disclaimer

This report is based on broadband service data reported by providers to the FCC and other public sources. The information is collected at the census block level and may not precisely reflect the services available at the specific site address. Actual service availability, technologies, speeds, and prices should be verified directly with service providers. The presence of a provider in this report does not guarantee service at this location. Additionally, providers may offer different tiers of service than what is reported here.

Report generated: November 04, 2025

Transmission Map

FM281
Hartley County, Dalhart, TX 79022

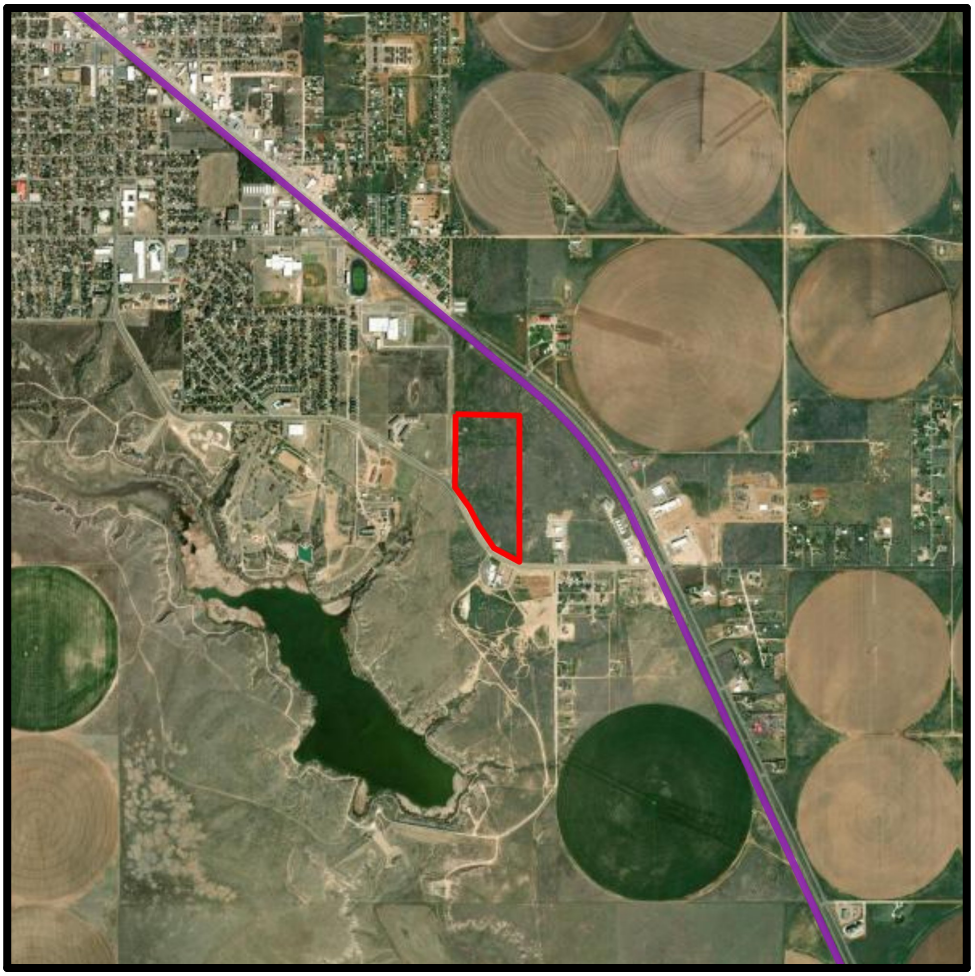


Voltage Class	Legend
100-161 kV	
Under 100 kV	

Data Source: U.S. Electric Power Transmission Lines (HIFLD, U.S. Department of Homeland Security)

Railroad Map

FM281
Hartley County, Dalhart, TX 79022



Feature	Legend
Railroads	

Data Source: North American Rail Network (NTAD, Bureau of Transportation Statistics)