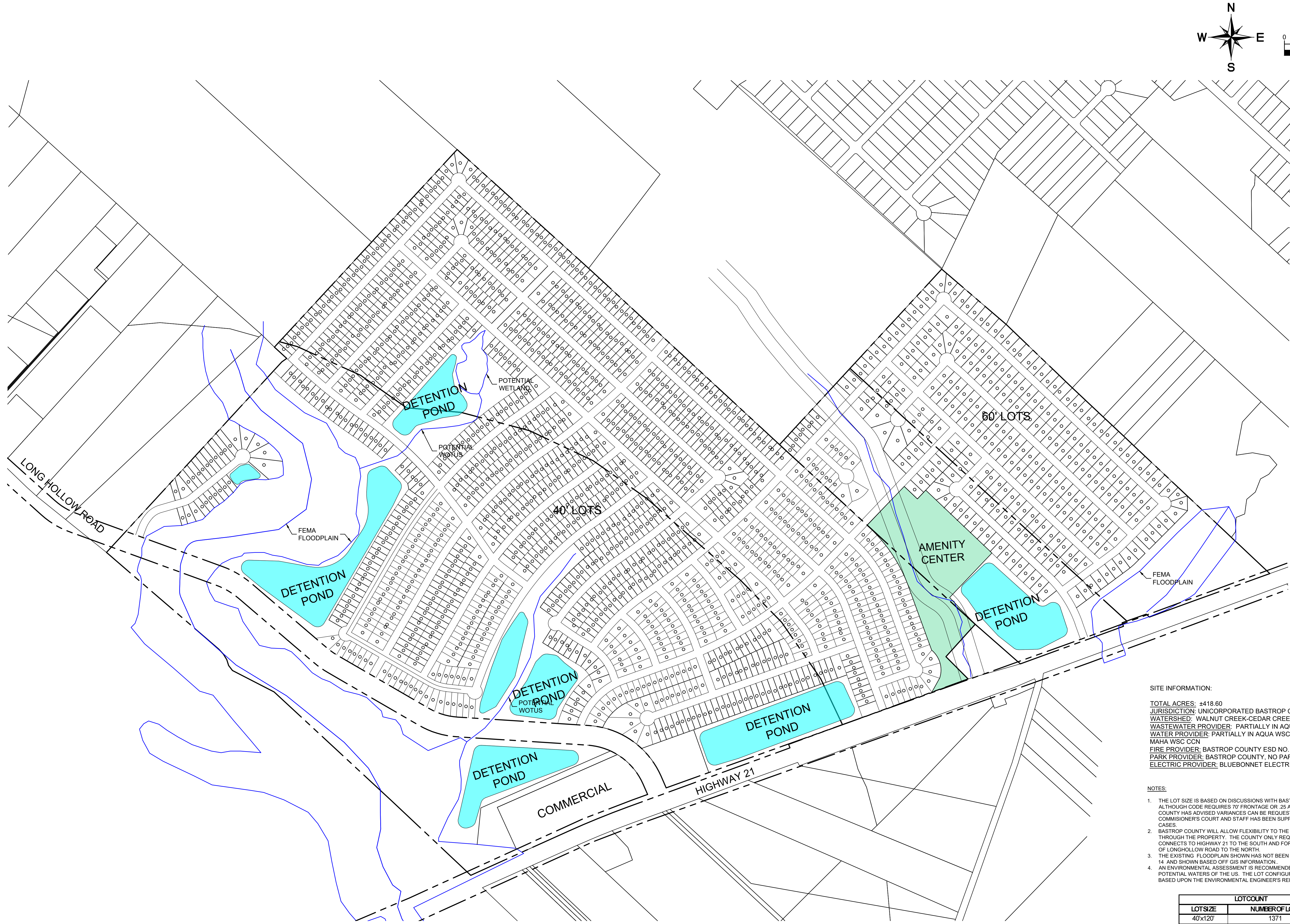


Plotted By: Rogers, Jeremy Date: September 24, 2024 10:52:10am File Path: K:\VAUS\_civil\Vaughan\_Ridge\VAUGHAN\_MUSTANG RIDGE\Cad\Exhibits\PlanSheets\2024\0920-Constraints Map - Mustang Ridge - Concept Plans - dwg  
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**SITE INFORMATION:**  
 TOTAL ACRES: ±418.60  
 JURISDICTION: UNINCORPORATED BASTROP COUNTY  
 WATERSHED: WALNUT CREEK-CEDAR CREEK  
 WASTEWATER PROVIDER: PARTIALLY IN AQUA WSC CCN  
 WATER PROVIDER: PARTIALLY IN AQUA WSC, PARTIALLY IN CREEDMOOR MAHA WSC CCN  
 FIRE PROVIDER: BASTROP COUNTY ESD NO. 1  
 PARK PROVIDER: BASTROP COUNTY, NO PARKLAND REQUIREMENT  
 ELECTRIC PROVIDER: BLUEBONNET ELECTRIC CORPORATION

- NOTES:**
1. THE LOT SIZE IS BASED ON DISCUSSIONS WITH BASTROP COUNTY. ALTHOUGH CODE REQUIRES 70' FRONTAGE OR 25 ACRE LOTS, BASTROP COUNTY HAS ADVISED VARIANCES CAN BE REQUESTED THROUGH COMMISSIONER'S COURT AND STAFF HAS BEEN SUPPORTIVE IN MOST CASES.
  2. BASTROP COUNTY WILL ALLOW FLEXIBILITY TO THE 130' ROW RUNNING THROUGH THE PROPERTY. THE COUNTY ONLY REQUESTS THIS ROAD CONNECTS TO HIGHWAY 21 TO THE SOUTH AND FOR FUTURE EXTENSION OF LONGHOLLOW ROAD TO THE NORTH.
  3. THE EXISTING FLOODPLAIN SHOWN HAS NOT BEEN STUDIED FOR ATLAS 14 AND SHOWN BASED OFF GIS INFORMATION.
  4. AN ENVIRONMENTAL ASSESSMENT IS RECOMMENDED TO STUDY THE POTENTIAL WATERS OF THE US. THE LOT CONFIGURATION MAY CHANGE BASED UPON THE ENVIRONMENTAL ENGINEER'S REPORT.

LOT COUNT	
LOTSIZE	NUMBER OF LOTS
40'x120'	1371
60'x120'	276
<b>TOTAL</b>	<b>1647</b>

**Kimley >>> Horn**  
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 PHONE: 512-418-1771  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT	DATE
	JULY 2024
SCALE	AS SHOWN
DESIGNED BY:	JDR
DRAWN BY:	JDR
CHECKED BY:	RJS

**CONCEPT PLAN "A"**

**VAUGHAN MUSTANG RIDGE**  
 BASTROP COUNTY UNINCORPORATED  
 (NON - ETJ)  
 BASTROP COUNTY, TEXAS

SHEET NUMBER

No.	REVISIONS	DATE	BY