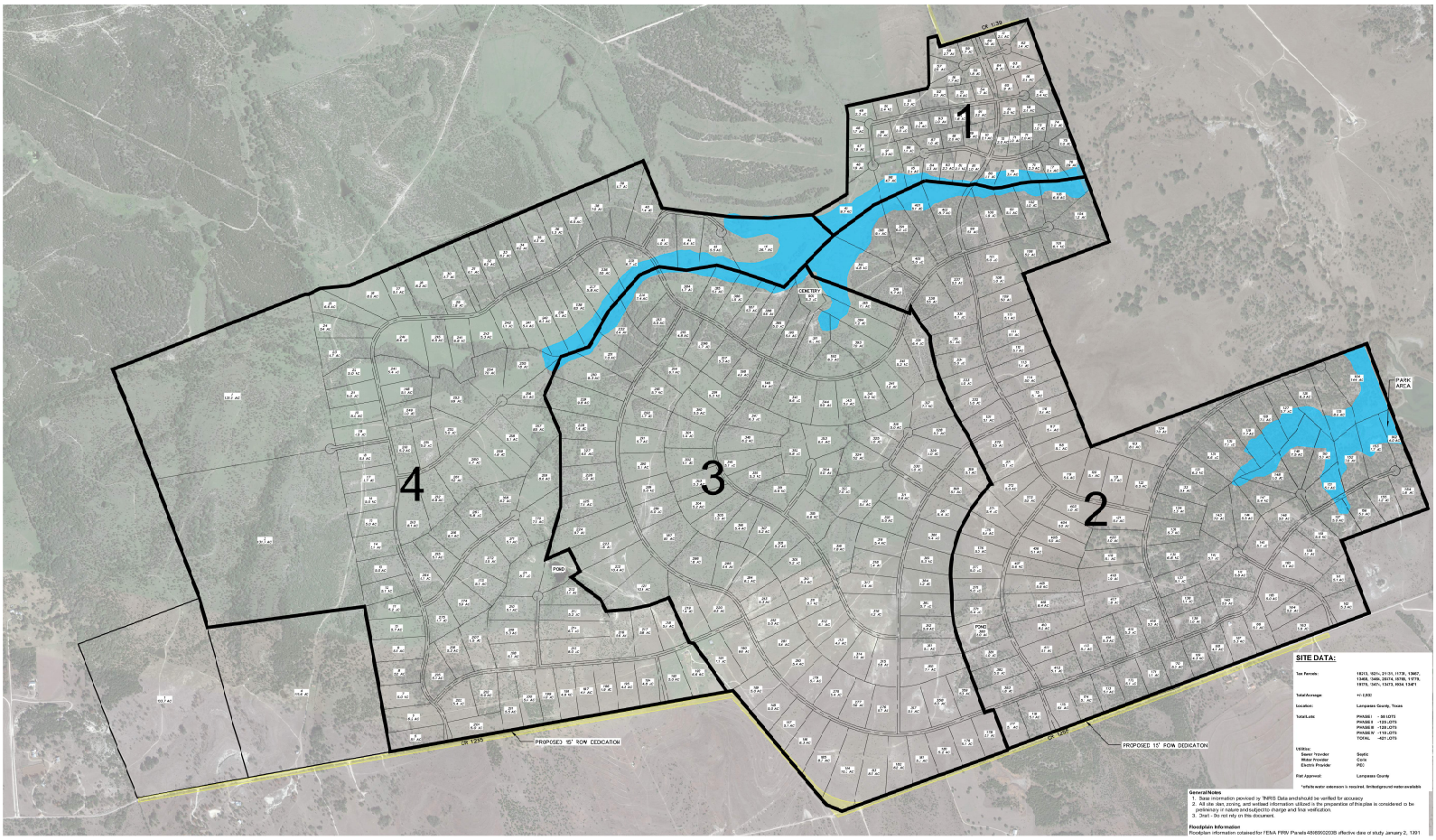

SITE DATA:

Tax Parcels:	18213, 1321-, 21131, 11778, 13867, 13868, 13466, 28074, 16705, 11779, 11775, 5471, 13473, 8004, 13471
Total Acreage:	+/- 2,832
Location:	Lampasas County, Texas
Total Lots:	PHASE I - 98 LOTS PHASE II - +/-93 LOTS PHASE III - +/-93 LOTS PHASE IV - +/-110 LOTS TOTAL - +/-411 LOTS
Utilities:	
Sewer Provider	Septic
Water Provider	Co-op
Electric Provider	PEC
Plat Approval:	Lampasas County

*vehicle water extension is required. Underground water available

General Notes

1. Base information provided by TNRIS Data and should be verified for accuracy
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained for FEMA FIRM Panels 48095C0235B effective date of study January 2, 1991

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to VICKREY by Lampasas County GIS Data. For purposes of preparation of the Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- until loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate site distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established by Lampasas County Ordinances and applicable standards identified by TxDOT. Street connections are conceptual and may be subject to change based or agency input and review.

Open Space/Tree Save

Open space and tree save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary, and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

"VICKREY" & Associates are not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information' derived from public sources such as GIS, Planning and Zoning departments.

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
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Telephone: 512-494-8514
Firm Registration No: F-159

Apr 29, 2022 - 8:32am
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SCALE: 1"=500'

Pitt Creek Ranch

Preliminary Concept Plan

VICKREY JOB #2018.401 JANUARY 2022

CONCEPTUAL

THIS DRAWING IS CONCEPTUAL ONLY AND FOR THE CONVENIENCE OF REFERENCE. IT SHOULD NOT BE RELIED UPON AS REPRESENTING EXPRESS OR IMPLIED OF THE FINAL SIZE, LOCATION OR DIMENSIONS OF ANY LOTS OR BUILDING AREAS.

Vertical Scale 1"=0.5'
Horizontal Scale 1"=500'
0 250' 500' 750'