REPUBLIC COMMERCIAL
LAND & BROKERAGE

PROJECT NAME:	**Mustang Ridge 62ac**
SITE ADDRESS:	6375 Williamson Rd, Buda, TX 78610
APPRAISAL DISTRICT:	R962854 – CREEDMOOR LAND HOLDINGS LLC (61.678ac)
JURISDICTION:	Partially within the City of Mustang Ridge ETJ (eastern portion) and partially within the City Limits of Creedmoor (western portion), Travis County. This memo has been completed with the assumption that the Project would be annexed into the City Limits of Creedmoor.

UTILITIES

WATER:	Partially within Creedmoor Maha WSC immediately west of the Site & Goforth SUD further east Camino Real Utility (CRU) has a proposed 16-in water line along Williamson Road that would alleviate the need for offsite water improvements according to a Water Service Request from Southwest Engineers (third party engineer for BVRT/CRU) in 2024. Impact Fee to be determined.
WASTEWATER:	Not within any CCN; nearest CCN is Camino Real Utility (CRU) which is southeast of the Williamson Rd/Goforth Rd intersection. There was a Wastewater Service Request completed for the tract in 2024 by Southwest Engineers (third party engineer for BVRT/CRU) that states approximately 6,000 ft of offsite gravity main would be needed to tie into a future gravity main as part of the Mustang Ridge MUD development. A Feasibility Study would need to be completed with CRU to confirm this extension would still be applicable today.
STORM/DRAINAGE:	Detention will be needed to prove no adverse impacts downstream to satisfy state law.
GAS:	According to the Texas Railroad Commission GIS Map, there are no pipelines located on or near site.
ELECTRIC:	Electric service is provided by PEC.

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ENVIRONMENTAL

AQUIFER:	Site is outside of any Edwards Aquifer Zone.
NWI STREAMS/PONDS:	There are approximately 1,800’ of potentially jurisdictional stream onsite, along Cowpen Creek and no pond according to the National Wetlands Inventory (NWI) online viewer.
STREAM BUFFERS:	City of Creedmoor does not specify any stream buffer requirements.
TREE MITIGATION:	For City of Creedmoor, existing trees ≥30-inch circumference (≈9.5" DBH) must be shown on the preliminary plat, and street layouts should avoid them where practical. No mitigation or replacement requirements.
PARKLAND:	City of Creedmoor does not specify any parkland dedication requirements.

SITE CHARACTERISTICS

SLOPES:	The Site has mild topography draining from the westernmost corner to the east, towards Cowpen Creek at a maximum slope of +/-5%.
FLOODPLAIN:	Approximately 1.6 acres of the Tract is within the 100-yr FEMA Zone A (unstudied) floodplain.
SOILS:	The majority of site has been identified as clay soils which are part of hydrologic soil group D (low infiltration rates, high runoff potential).

TRANSPORTATION

EXISTING ACCESS:	Williamson Road (City & County): • Frontage: +/-1,600’ of frontage along the eastern boundary of the property • ROW: +/-75’ • Driveways: There are no existing residential driveways into the property.
SECONDARY ACCESS:	The IFC requires secondary access for single-family developments with more than 30 units. The two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served.

	The maximum overall diagonal dimension of the Property is +/- 2,450ft meaning that the two separate access points would need to be 1,225ft apart. There is ample frontage to allow for two driveways into the property to meet secondary access requirements.
TRAFFIC IMPACT ANALYSIS:	A Traffic Impact Analysis would be required by Travis County but not by City of Creedmoor if the roadway.
FUTURE THOROUGHFARES:	City: The City No Future City Thoroughfare Plans that impact the Site. County: The Travis County Blueprint shows Williamson Road as a future Major Arterial, 4-lane divided roadway. 120' of right-of-way is expected. An additional 22.5' of right-of-way dedication along the frontage is expected (+/-0.8ac). TxDOT: No proposed improvements shown to impact the site.

ZONING

EXISTING ZONING:	The portion of the project currently within the City of Creedmoor's City Limits is zoned Agriculture (A) but there is an existing zoning for Single Family (SF). Another option would be to do custom zoning through a Planned Unit Development (PUD) depending upon the goals of the development.
FUTURE LAND USE:	The City of Creedmoor does not have a Future Land Use map.
MISCELLANEOUS:	ESD: Travis County ESD No 11 & 15 ISD: Del Valle

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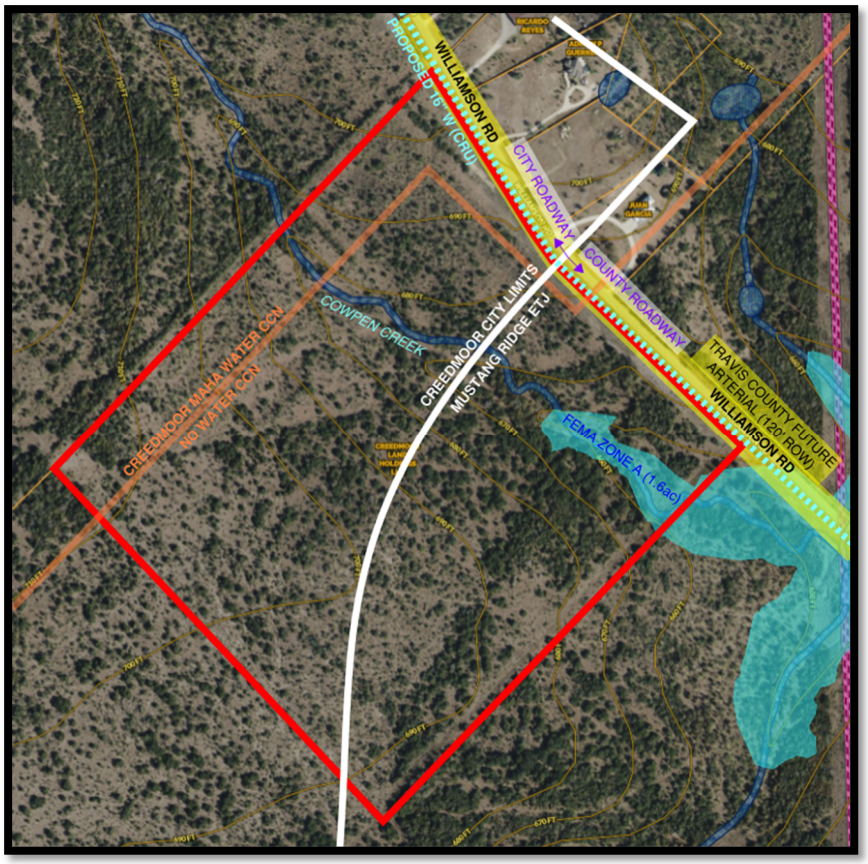
July 20, 2026

OVERVIEW

NET DEVELOPABLE: Based on aerial, it appears that +/-50' into the property along the frontage has been cleared and bordered with erosion fencing as of the 3/10/25 aerial. This reservation could be for dedication to roadway right-of-way or an easement for water or electric. An updated title will need to be run, and a new Title Survey performed to confirm. Aside from the loss of acreage along the frontage, there is +/-1.6ac FEMA floodplain onsite. Outside of these encumbrances, approximately 58.3ac (or 94.5%) of the Site is developable.



MORE INFORMATION

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