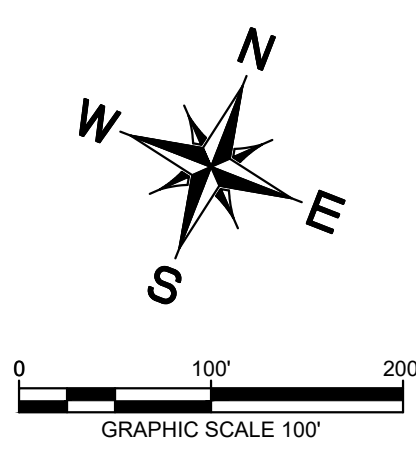
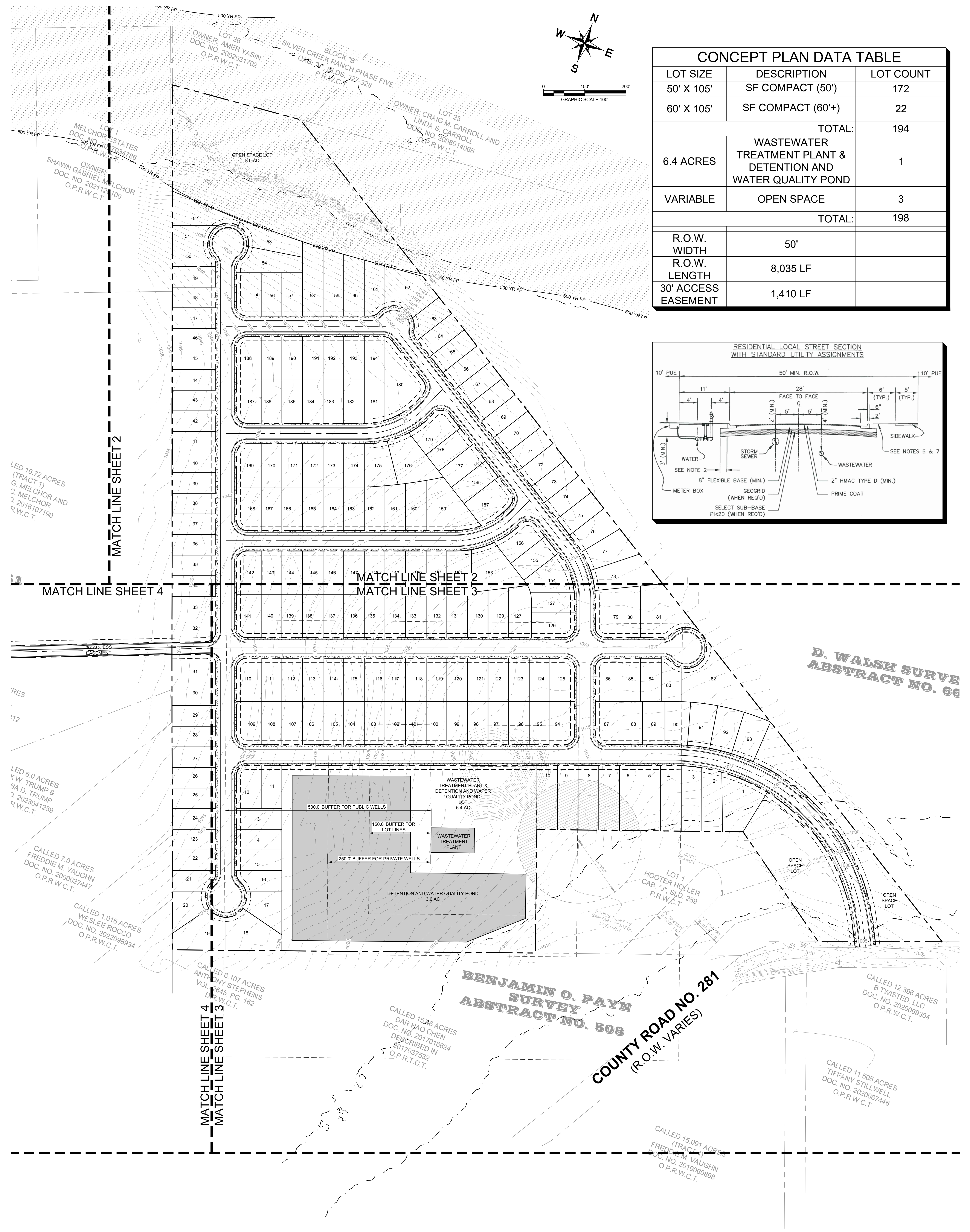
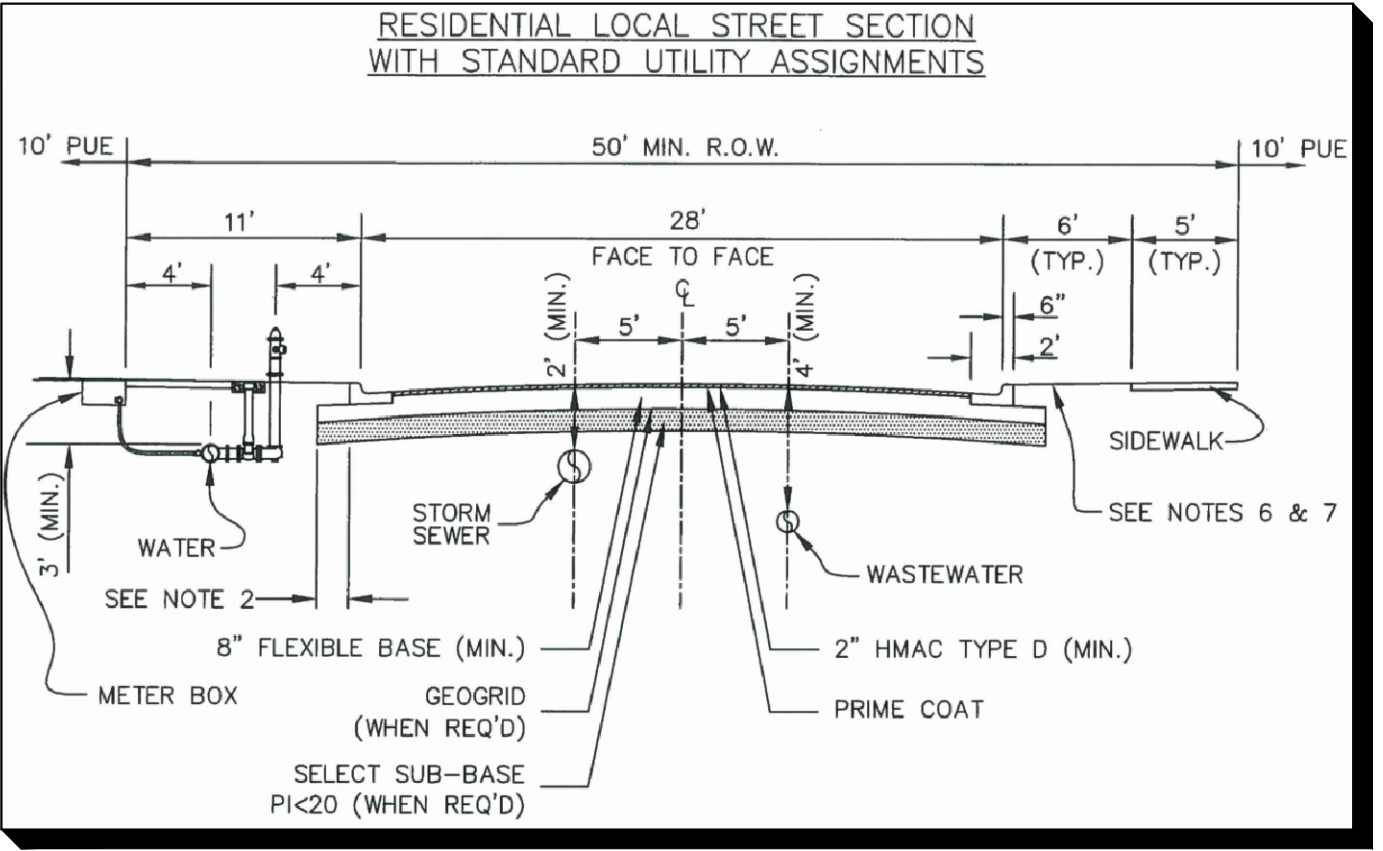
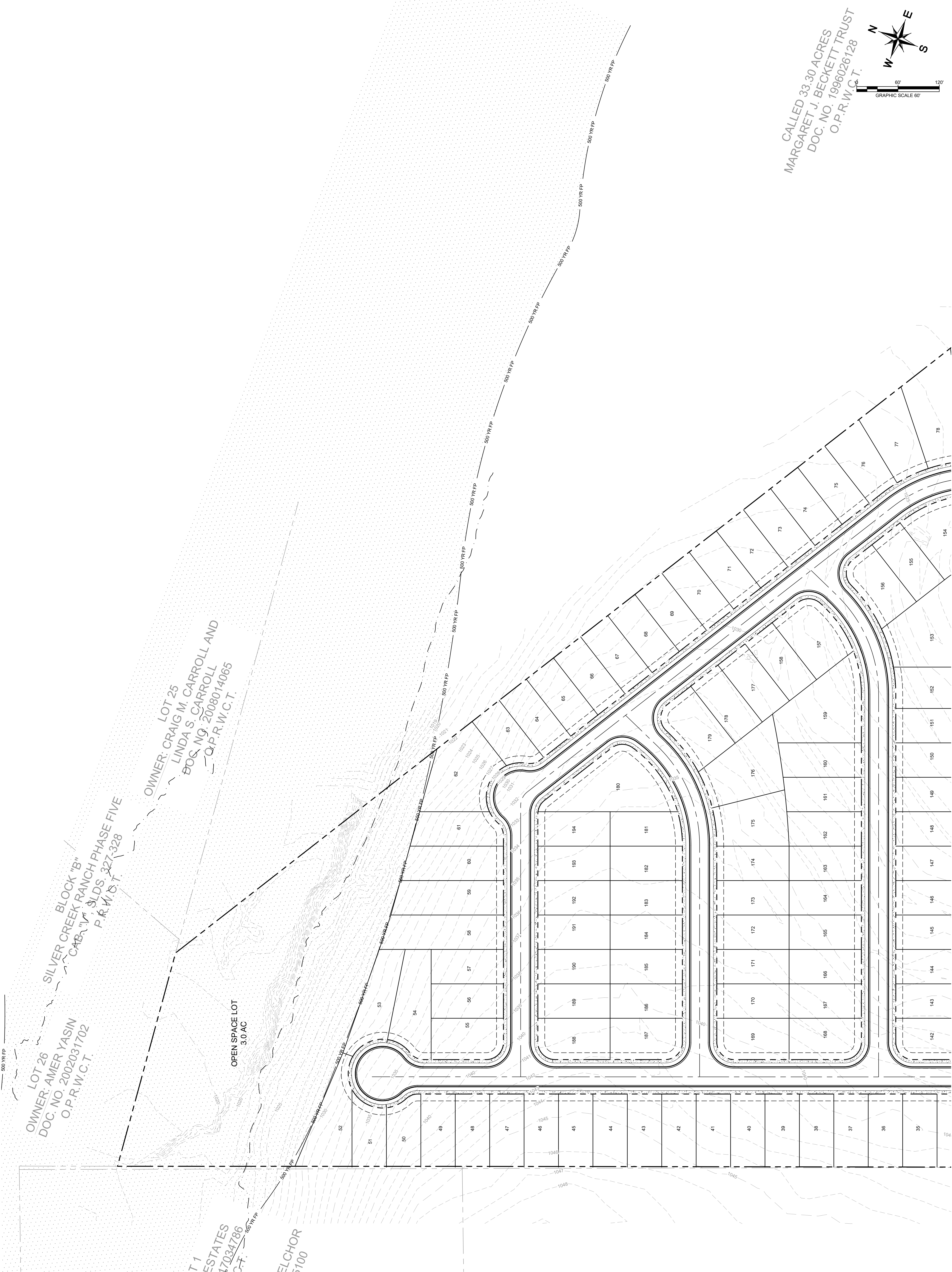


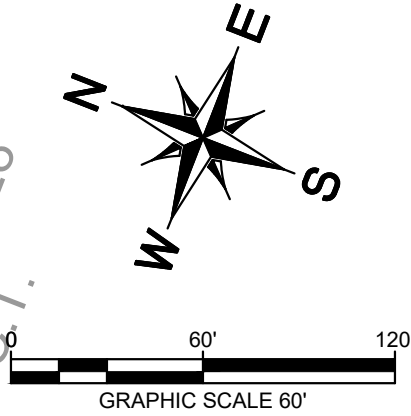


| CONCEPT PLAN DATA TABLE |                                                               |           |
|-------------------------|---------------------------------------------------------------|-----------|
| LOT SIZE                | DESCRIPTION                                                   | LOT COUNT |
| 50' X 105'              | SF COMPACT (50')                                              | 172       |
| 60' X 105'              | SF COMPACT (60'+)                                             | 22        |
| TOTAL:                  |                                                               | 194       |
| 6.4 ACRES               | WASTEWATER TREATMENT PLANT & DETENTION AND WATER QUALITY POND | 1         |
| VARIABLE                | OPEN SPACE                                                    | 3         |
| TOTAL:                  |                                                               | 198       |
| R.O.W. WIDTH            | 50'                                                           |           |
| R.O.W. LENGTH           | 8,035 LF                                                      |           |
| 30' ACCESS EASEMENT     | 1,410 LF                                                      |           |





CALLED 33.30 ACRES  
 MARGARET J. BECKETT TRUST  
 DOC. NO. 1996026128  
 O.P.R. W.C.T.



CONCEPT PLAN - SHEET 2 OF 4

# BLUEBONNET SINGLE FAMILY

May 2025

DWG NAME  
LAST SAVED

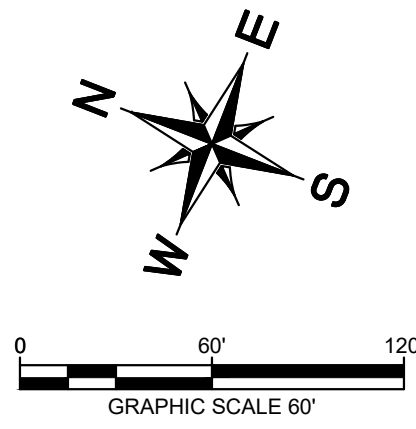
KJAUS\_CIVIL\TEAM KRAMER\BLUEBONNET SF - CONCEPT LAYOUT\CAD\EXHIBITS\CONCEPT PLAN.DWG  
5/30/2025 9:42 AM

**Kimley»Horn**

10814 Jollyville Road  
 Campus IV, Suite 200  
 Austin, TX 78759  
 512-418-1771  
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

D. WALSH SURVEY  
ABSTRACT NO. 666



CALLED 12.396 ACRES  
B TWISTED, LLC  
DOC. NO. 2020069304  
O.P.R.W.C.T.

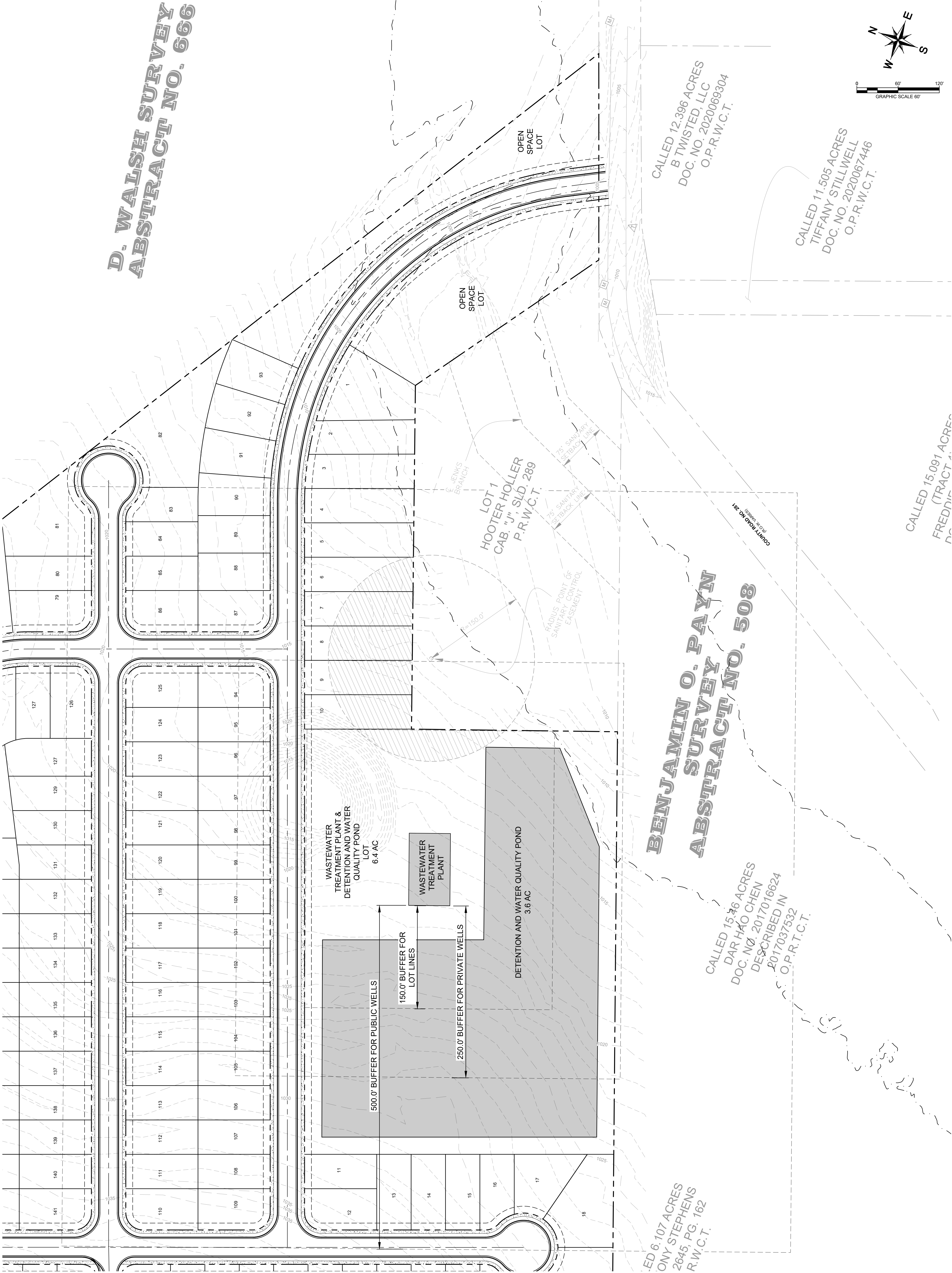
CALLED 11.505 ACRES  
TIFFANY STILLWELL  
DOC. NO. 2020067446  
O.P.R.W.C.T.

CALLED 15.091 ACRES  
(TRACT 4)  
FREDN...

BENJAMIN O. PAYN  
SURVEY  
ABSTRACT NO. 508

CALLED 15.46 ACRES  
DAR HAO CHEN  
DESCRIBED IN  
2017037532  
O.P.R.T.C.T.

ED 6.107 ACRES  
ONY STEPHENS  
2845, PG. 162  
R.W.C.T.



CONCEPT PLAN - OVERALL SHEET 3 OF 4

# BLUEBONNET SINGLE FAMILY

May 2025

DWG NAME: KJAUS\_CIVIL\TEAM KRAMER\BLUEBONNET SF - CONCEPT LAYOUT\CAD\EXHIBITS\CONCEPT PLAN.DWG  
LAST SAVED: 5/30/2025 9:42 AM

**Kimley»Horn**

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