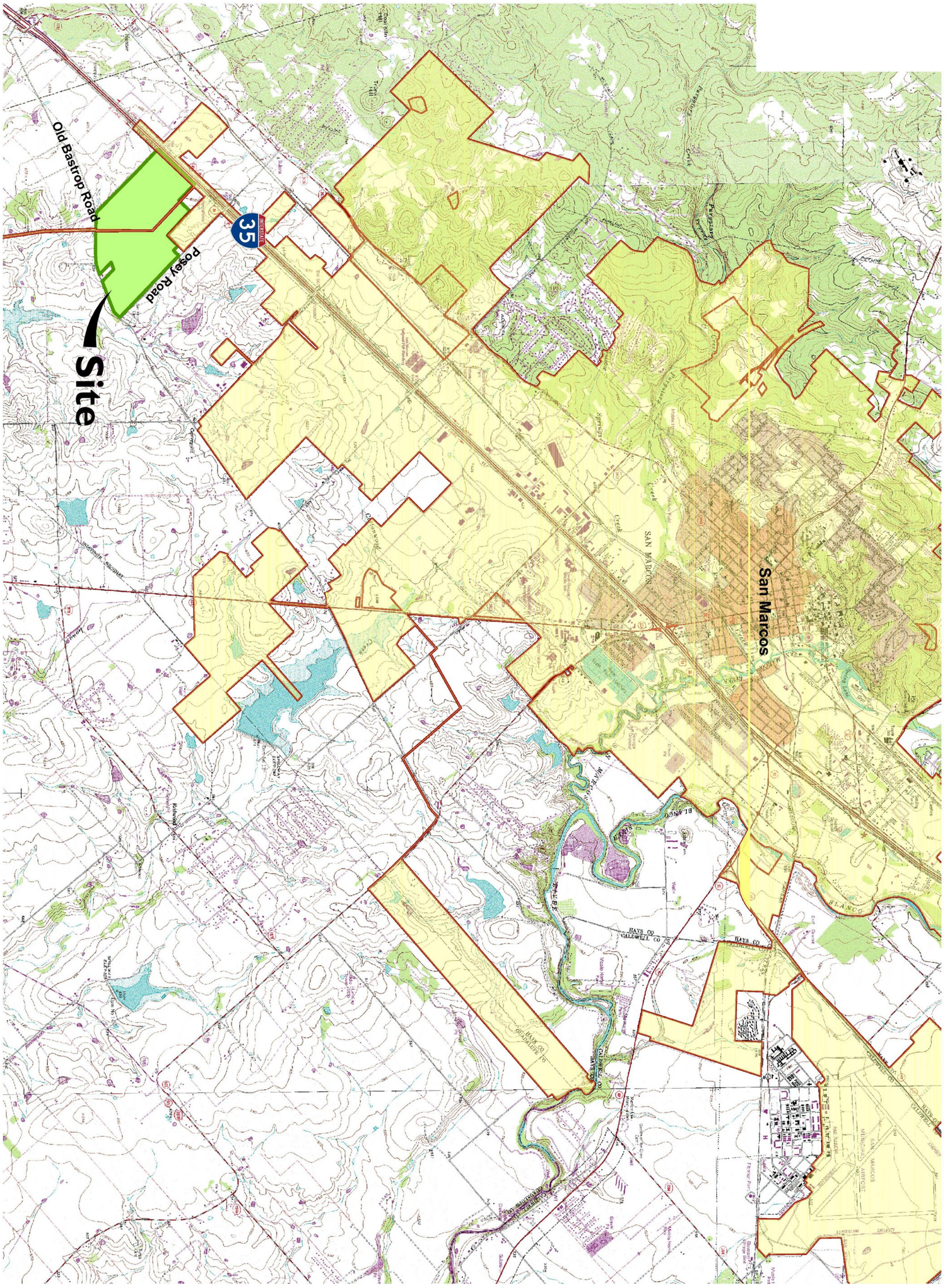


SAN MARCOS CITY LIMITS

1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

TRACE

Highpointe Communities

San Marcos, Texas

Illustration 1 - Vicinity Map

SCALE : 1"=2000'

0 1000 2000 12000

DATE : 07-29-2015

NORTH

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com

rvi planning + landscape architecture

File: L:\2014\144118\PDD\TES-PDD submittal.dwg

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvlplanning.com

rvl planning + landscape architecture

Illustration 2 - Portion of the Project within City Limits

Aerial Photography circa January 2014

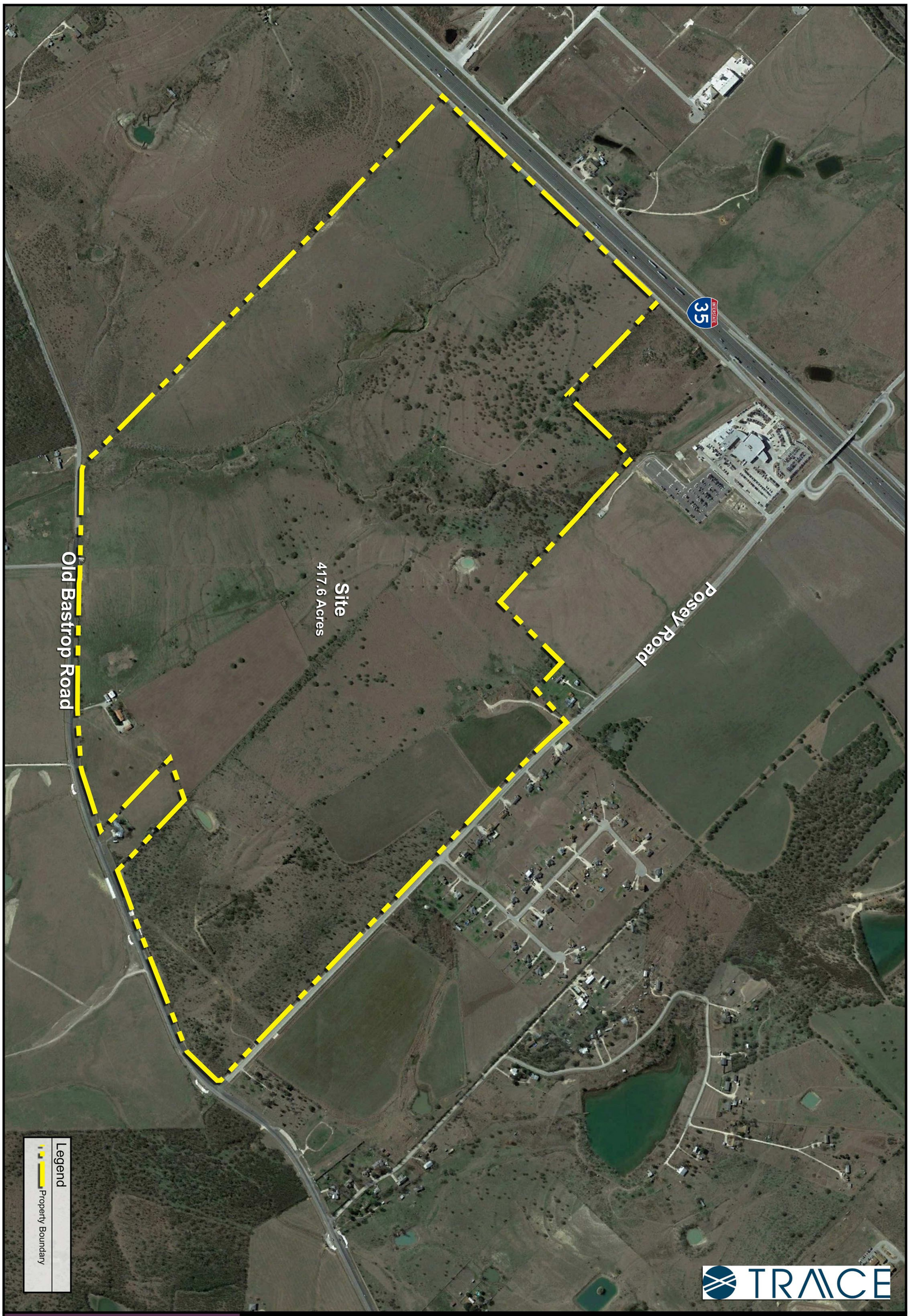
NORTH

SCALE: 1"=300'
0 150 300 600
DATE: 07-29-2015

File: L:\2014\144116\PDD\Existing Site.dwg

Highpointe Communities

San Marcos, Texas



Highpointe Communities

San Marcos, Texas

Illustration 3 - Base Aerial

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

Aerial Photography circa January 2014

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

File: L:\2014\144118\PDD\Existing Site.dwg

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvjplanning.com

rvj planning + landscape architecture

File: L:\2014\144116\PDD\Existing Site.dwg

Illustration 4 - Existing Conditions

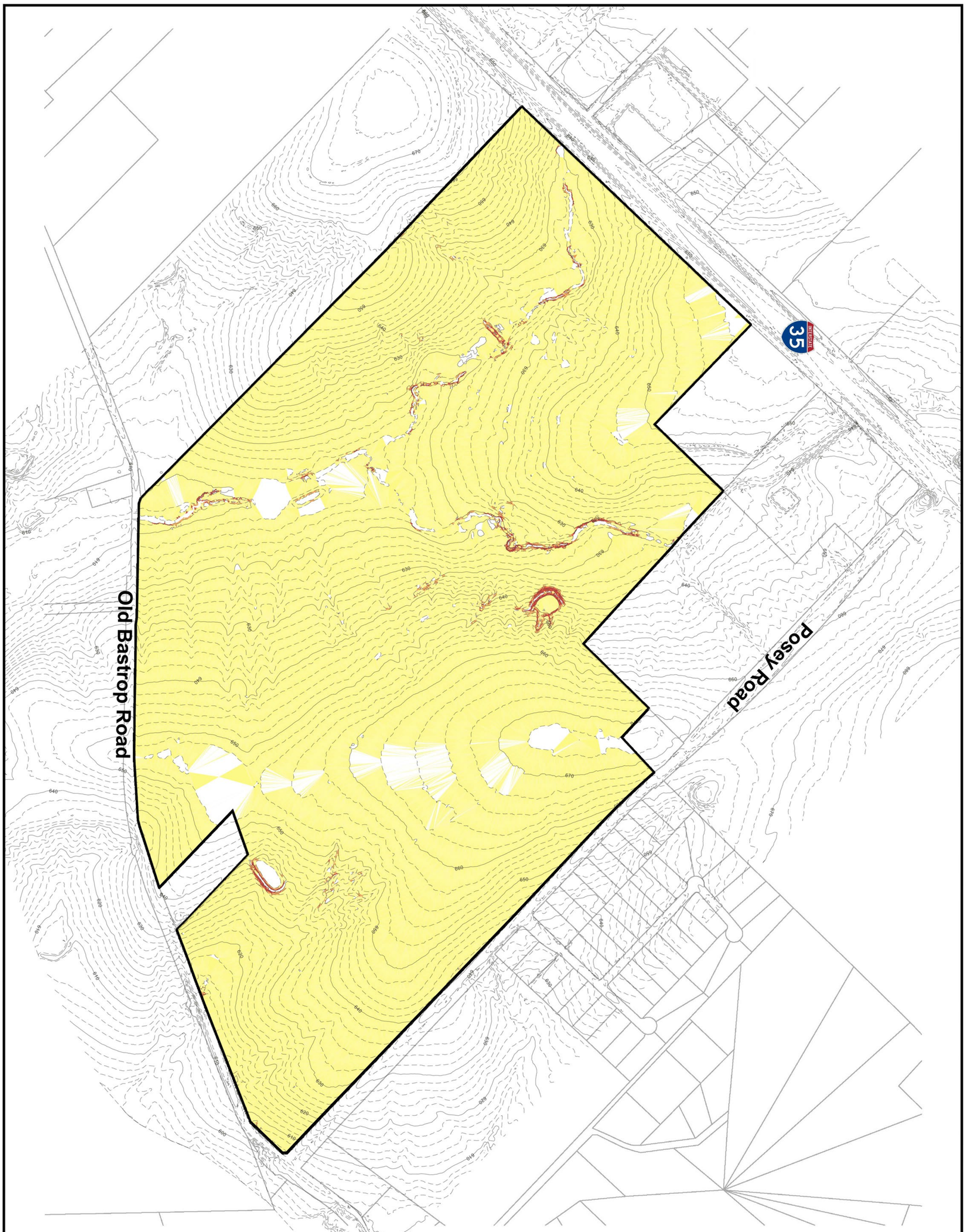
SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

Highpointe Communities

San Marcos, Texas



1. THIS SLOPE MAP IS DERIVED FROM CONTOUR DATA PROVIDE BY HAYS COUNTY GIS. THE TOPOGRAPHY AND SLOPES ARE DEEMED GENERALLY ACCURATE BUT NOT EXACT.

2. THE ADJACENT LAND OWNER PROPERTY BOUNDARIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

TRACE

Highpointe Communities

San Marcos, Texas

Illustration 5 - Slope Map

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

2' Contour Interval

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

File: L:\2014\144118\PDD\TES-PDD submittal.dwg

1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

3. ENVIRONMENTAL FEATURES SHOWN HERE WERE PROVIDED BY HICKS & COMPANY.

DELINEATED STREAM

WETLANDS

NON JURISDICTIONAL MANMADE POND IN UPLAND SETTING

WATERSHED DRAINAGE AREA

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

rvl planning + landscape architecture

File: L:\2014\144119\PDD\TES-PDD submittal.dwg

Illustration 6 - Topography & Environmental Features

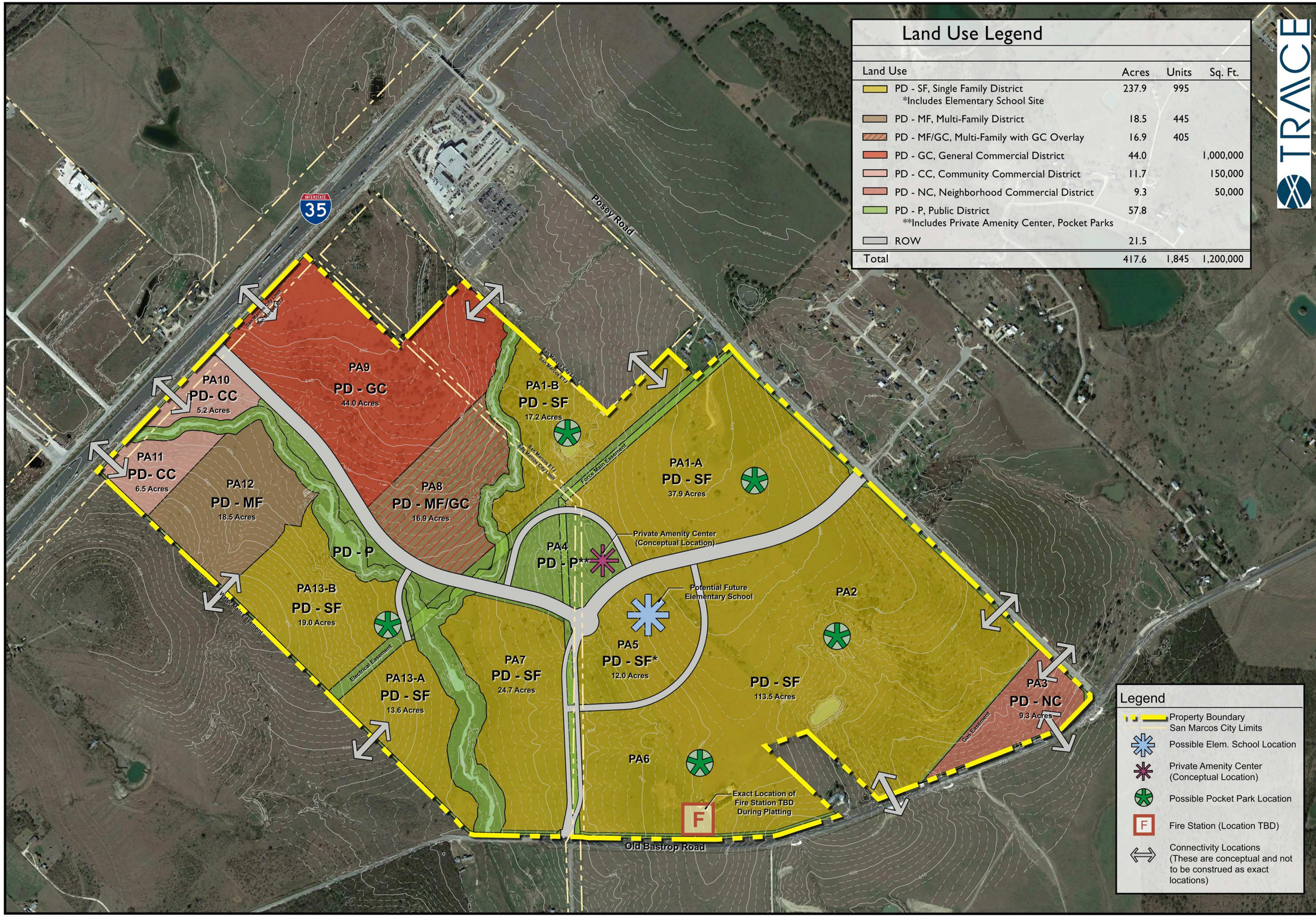
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas



Land Use Legend

Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	18.5	445	
PD - MF/GC, Multi-Family with GC Overlay	16.9	405	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
PD - NC, Neighborhood Commercial District	9.3		50,000
PD - P, Public District **Includes Private Amenity Center, Pocket Parks	57.8		
ROW	21.5		
Total	417.6	1,845	1,200,000

Legend

- Property Boundary
  San Marcos City Limits
- Possible Elem. School Location
- Private Amenity Center (Conceptual Location)
- Possible Pocket Park Location
- Fire Station (Location TBD)
- Connectivity Locations (These are conceptual and not to be construed as exact locations)

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Illustration 7 - Concept Zoning Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-29-2015

Highpointe Communities
San Marcos, Texas

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

rvl planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Illustration 8 - Phasing Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities

San Marcos, Texas

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 9 - Concept Plan Open Space

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvjplanning.com

RVJ planning + landscape architecture

Illustration 10 - Open Space Not Eligible in Parkland Dedication

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and subsequent purchasers must verify all information and bear all risk for any inaccuracies. Plan is subject to change and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to meet the marketing objectives.

File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg

Illustration 11- Parkland for Dedication

Aerial Photography circa January 2014
2' Contour Interval

SCALE: 1"=300'
0 150 300 600
DATE: 09-01-2015

NORTH

Highpointe Communities
San Marcos, Texas

Highpointe Communities
San Marcos, Texas

Illustration I2 - Open Space / Park Programming Plan

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE: 1"=300'
0 150 300 600
DATE : 09-01-2015

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
planning • landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Typical Pocket Park, Street-Lined

Rear Lot Elevation, Backing to Open Space

Typical Pocket Park, Residential-Lined

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

File: L:\2014\144118\PDD\Pocket Park Typicals.dwg

Illustration 13 - Typical Pocket Park & Fencing

SCALE : 1"=40'

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI
planning • landscape architecture

Illustration 14 - Property within ¼ Mile of Open Space / Parks

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Aerial Photography circa January 2014
2' Contour Interval

NORTH

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, withdrawal without notice and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to meet market conditions.

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Highpointe Communities
San Marcos, Texas

Illustration 15 - Landscape Maintenance Plan

SCALE: 1"=300'
0 150 300 600
DATE : 09-29-2015

Aerial Photography circa January 2014
2' Contour Interval
NORTH

Highpointe Communities
San Marcos, Texas

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvjplanning.com
planning • landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

rvl planning + landscape architecture

Illustration I6 - Vehicle Circulation Plan

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

Highpointe Communities
San Marcos, Texas

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

Illustration 17 - Pedestrian Sidewalk/Bicycle Circulation Plan

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

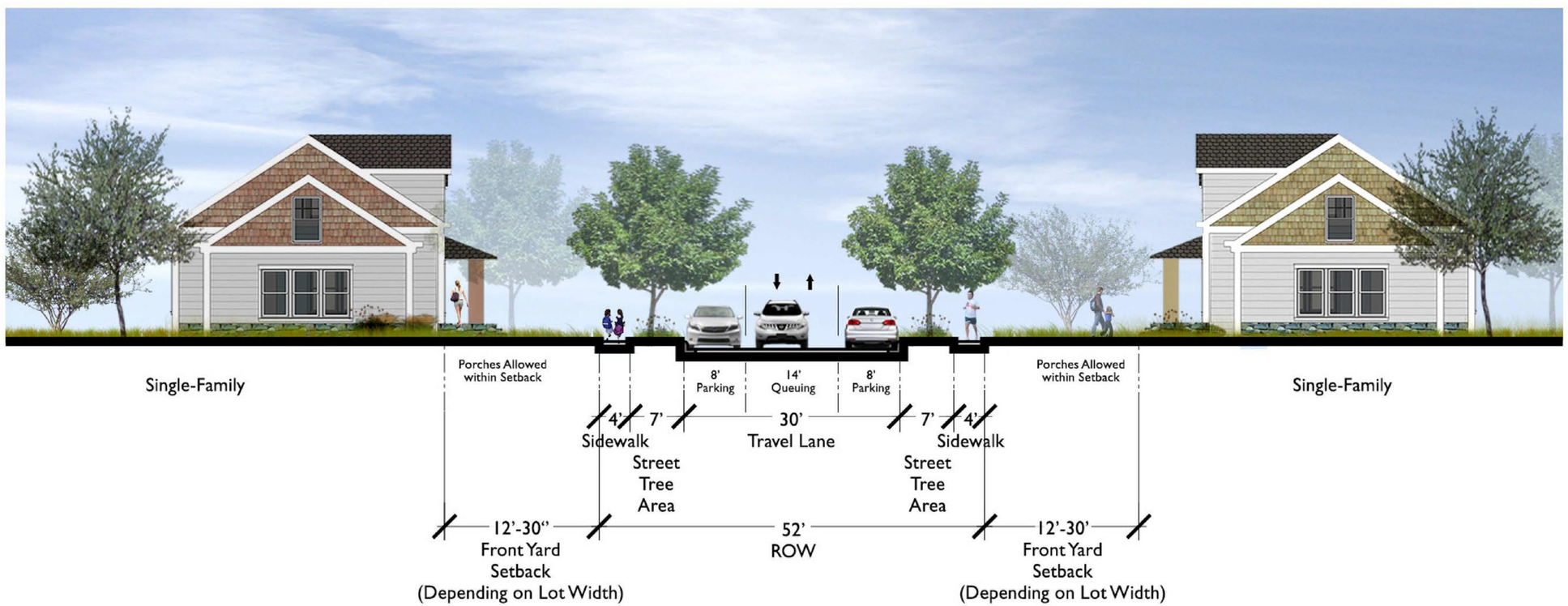
Aerial Photography circa January 2014
2' Contour Interval

All information furnished regarding this property is from sources deemed reliable. However, RVI has not made an independent investigation of these sources and no warranty or representation is made by RVI as to the accuracy thereof and subsequent purchasers must verify all information for themselves. Information is subject to change without notice and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to meet the marketplace demands.

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Highpointe Communities
San Marcos, Texas

Key Map



Residential Street ROW

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

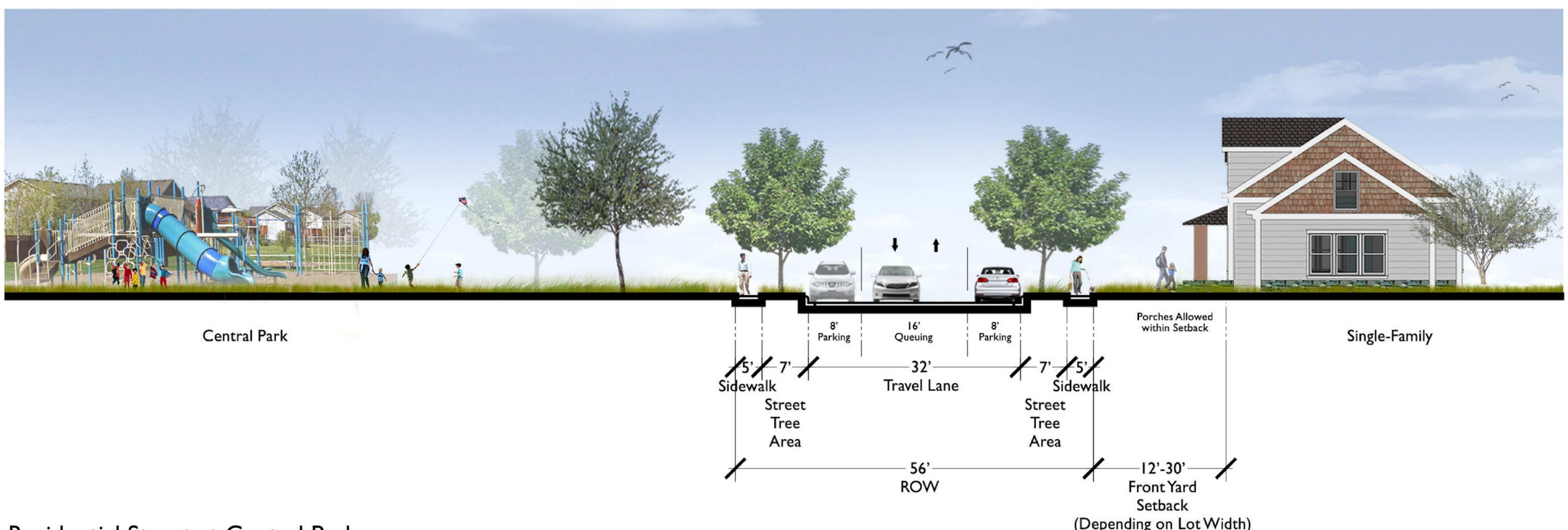
Illustration 19 - Enhanced Res. Street ROW

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

Key Map



Residential Street at Central Park

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 20 - Enhanced Res. Street ROW at Central Park

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

Key Map

Residential Street at School

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

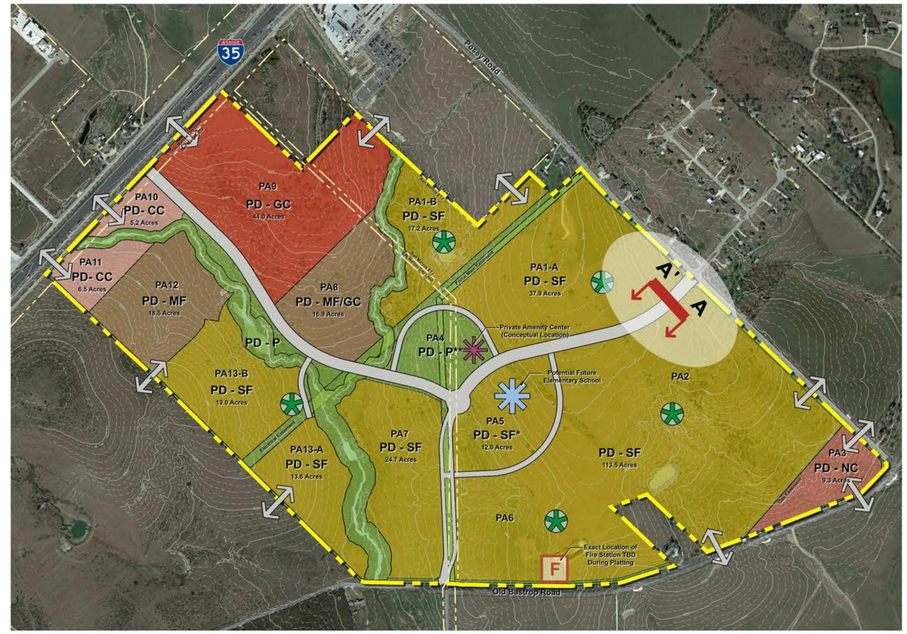
Illustration 21 - Enhanced Res. Street ROW at School

SCALE : N.T.S.

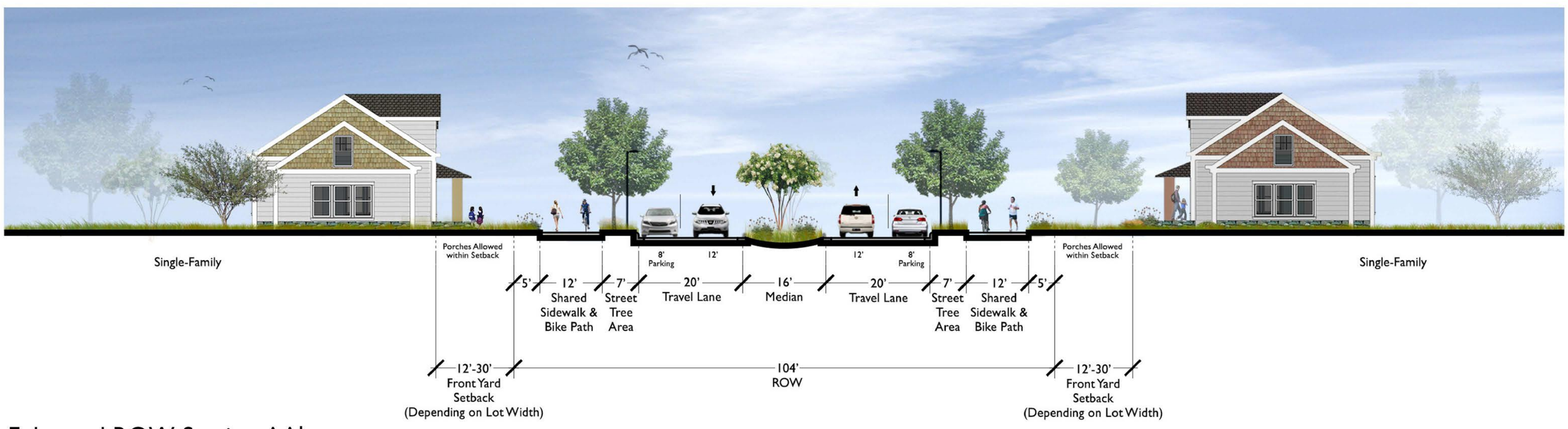
DATE : 09-01-2015

Highpointe Communities

San Marcos, Texas



Key Map



Enhanced ROW Section AA'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 22 - Enhanced ROW Section AA'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

Entry at Posey Road & Enhanced Intersection

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

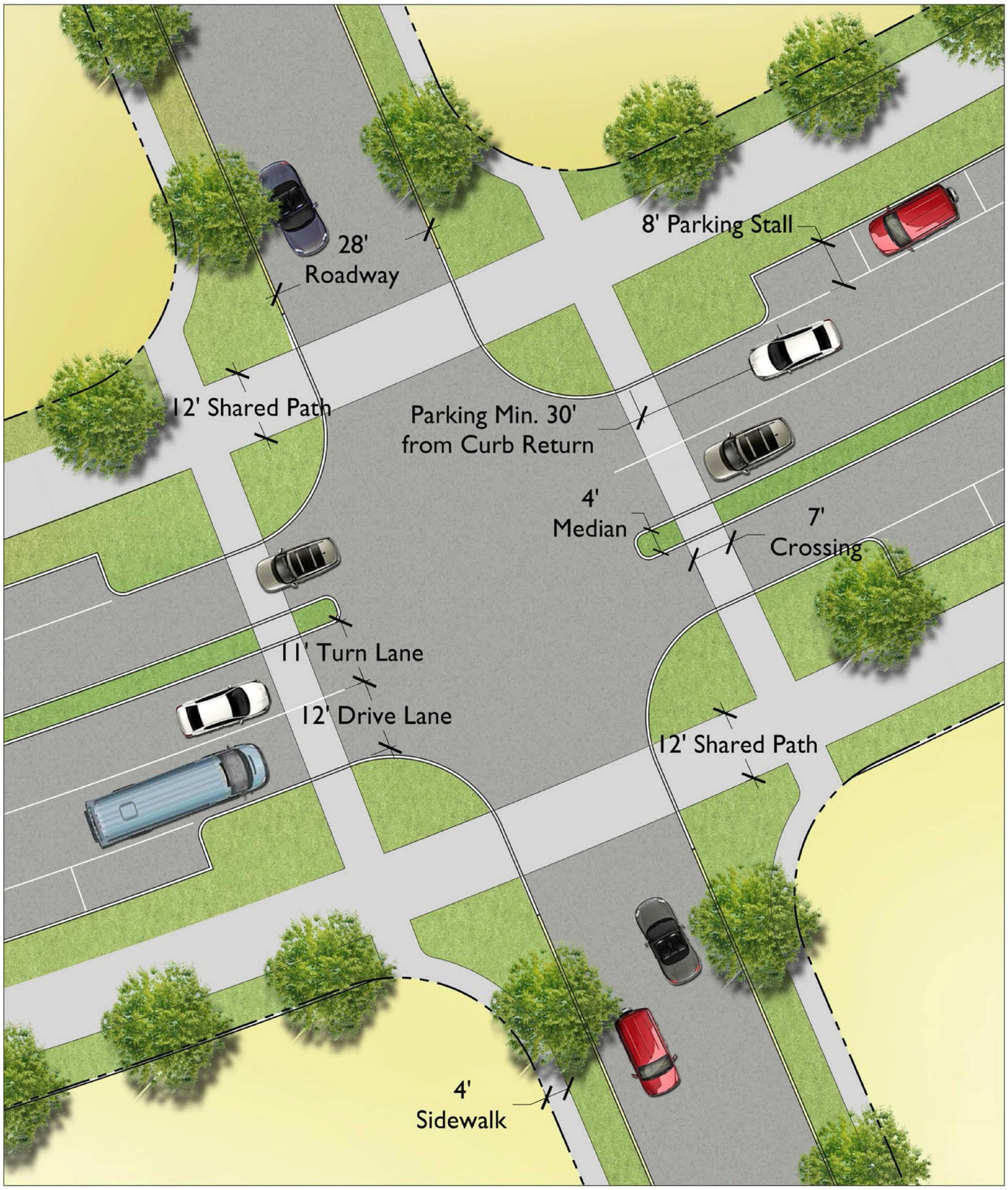
File: L:\2014\144116\PDD\Street Plans.dwg

Illustration 23 - Plan View ROW Section AA'

SCALE : 1"=30'

DATE : 09-04-2015

Highpointe Communities
San Marcos, Texas



Typical Intersection Road AA

TRACE

Highpointe Communities
San Marcos, Texas

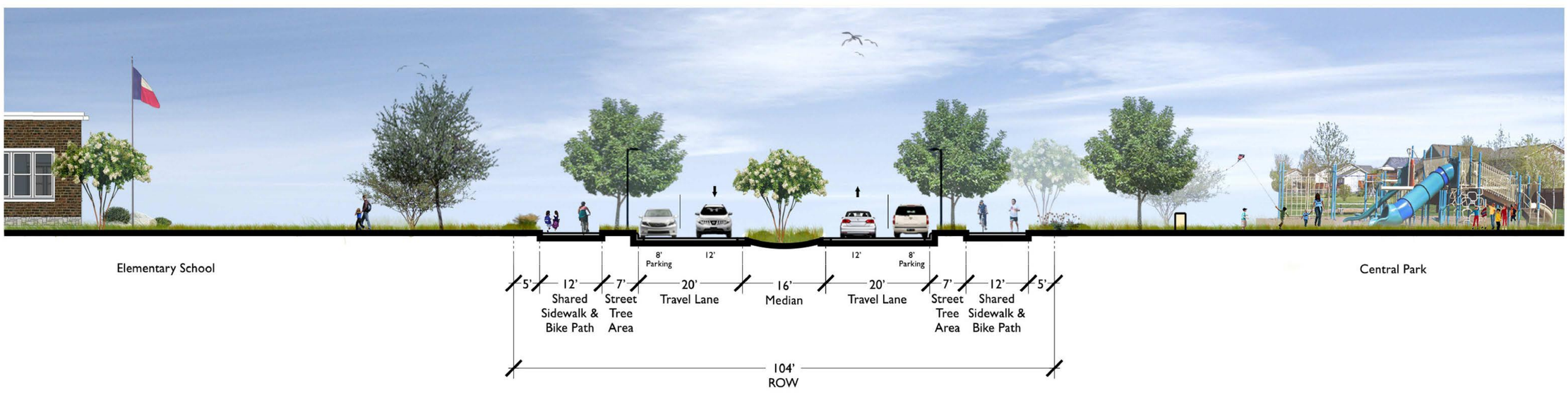
Illustration 24 - Typical Intersection at ROW Section AA

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

SCALE : N.T.S.

DATE : 07-29-2015

Key Map



Enhanced ROW Section BB'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 25 - Enhanced ROW Section BB'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas

Roundabout Plan

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
rvl planning + landscape architecture

Illustration 26 - Roundabout Plan & Typ. Future Bus Stop

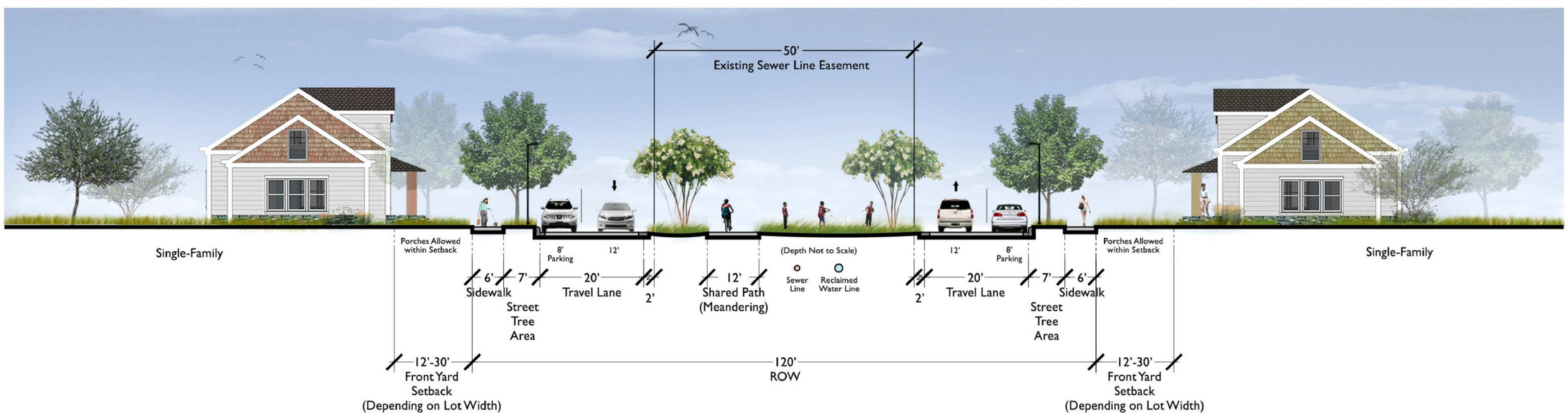
SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\14418\PDD\Street Plans.dwg

Key Map



Enhanced ROW Section CC'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

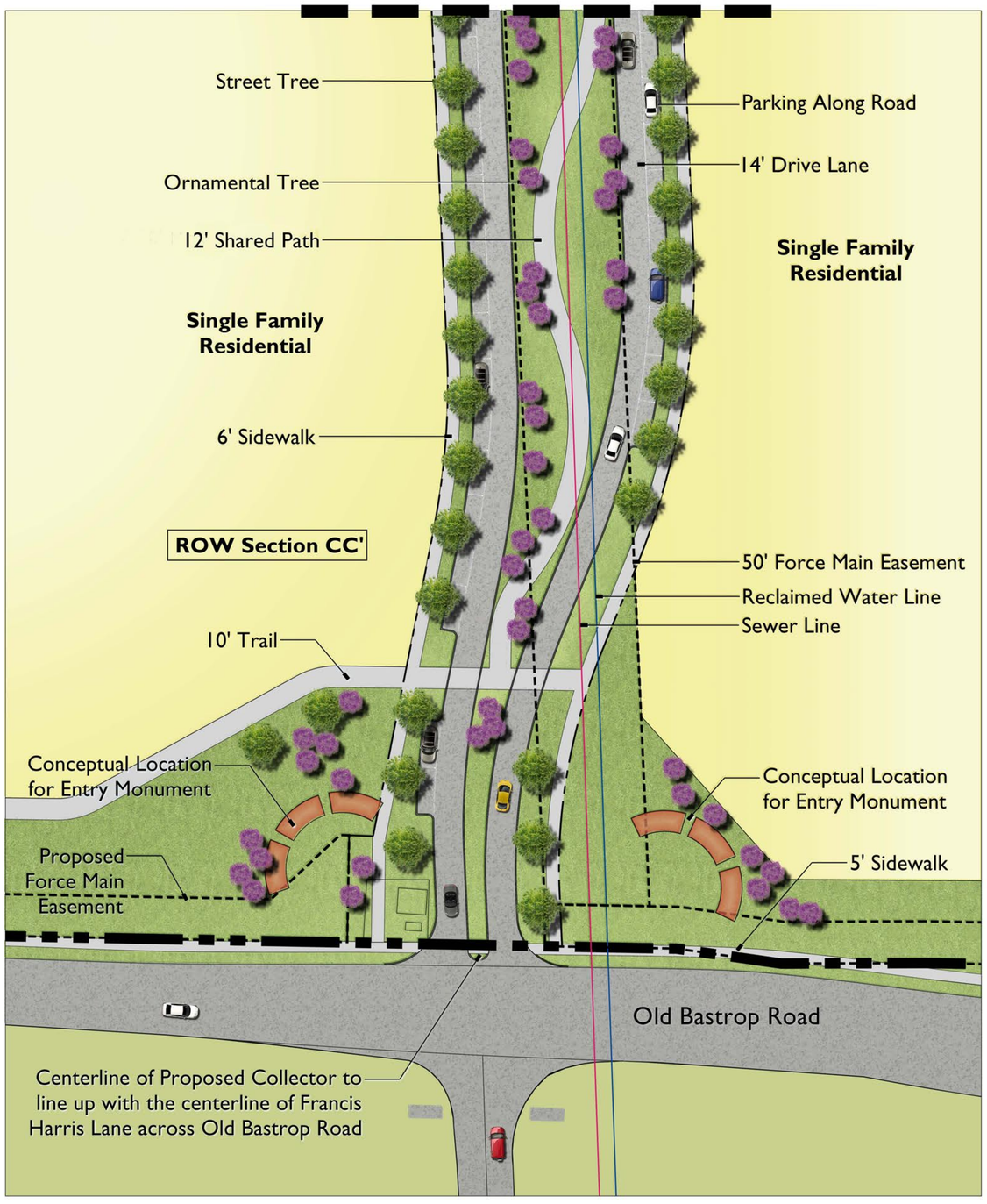
Illustration 27 - Enhanced ROW Section CC'

SCALE : N.T.S.

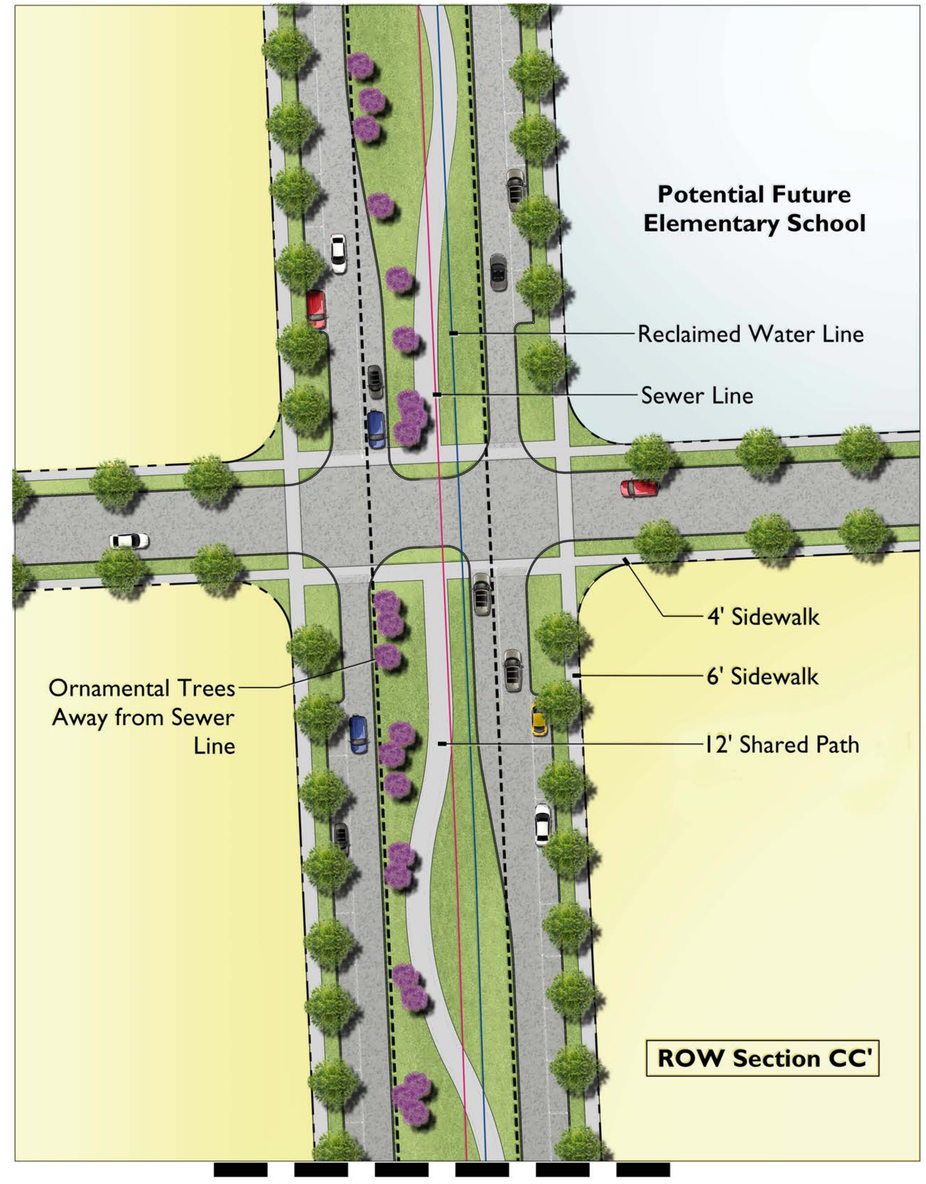
DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

MATCHLINE A



Entry at Old Bastrop Road



MATCHLINE A

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0632 Fax: (512) 480-0617
www.rvplanning.com

Illustration 28 - Plan View ROW Section CC'

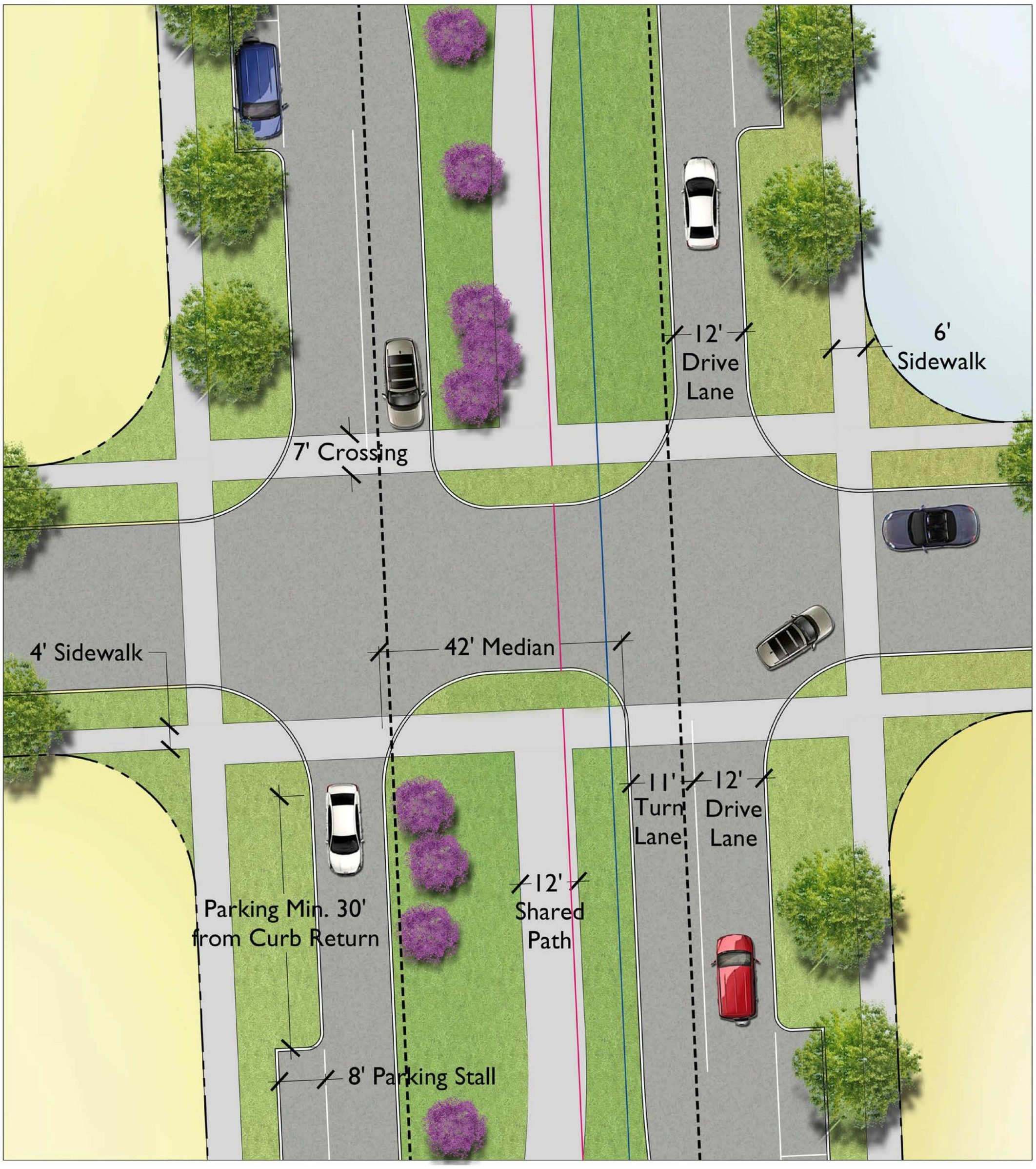
SCALE : N.T.S.

DATE : 09-04-2015

Highpointe Communities

San Marcos, Texas

File: L:\2014\144116\PDD\Street Plans.dwg



Typical Intersection Road CC

TRACE

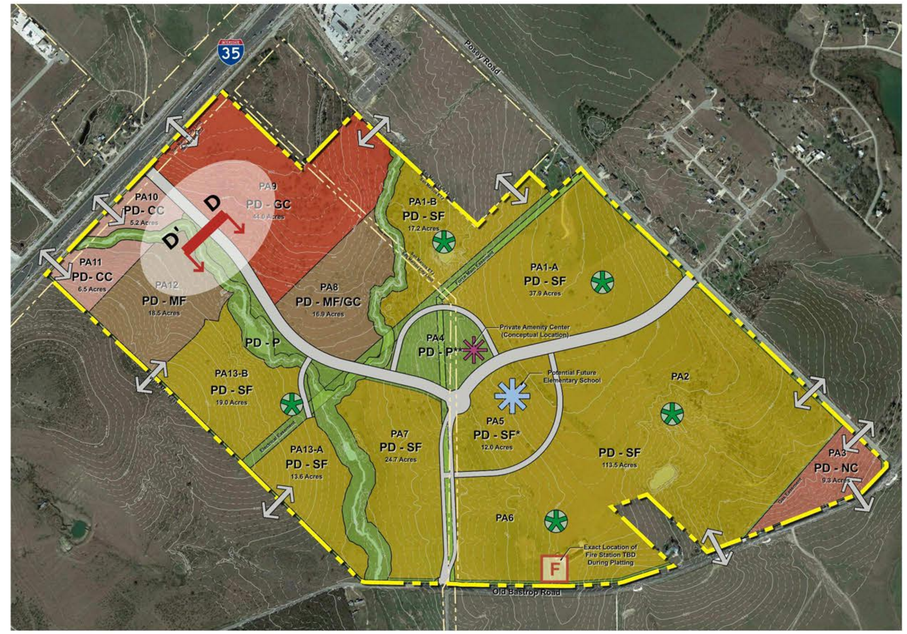
Highpointe Communities
San Marcos, Texas

Illustration 29 - Typical Intersection at ROW Section CC

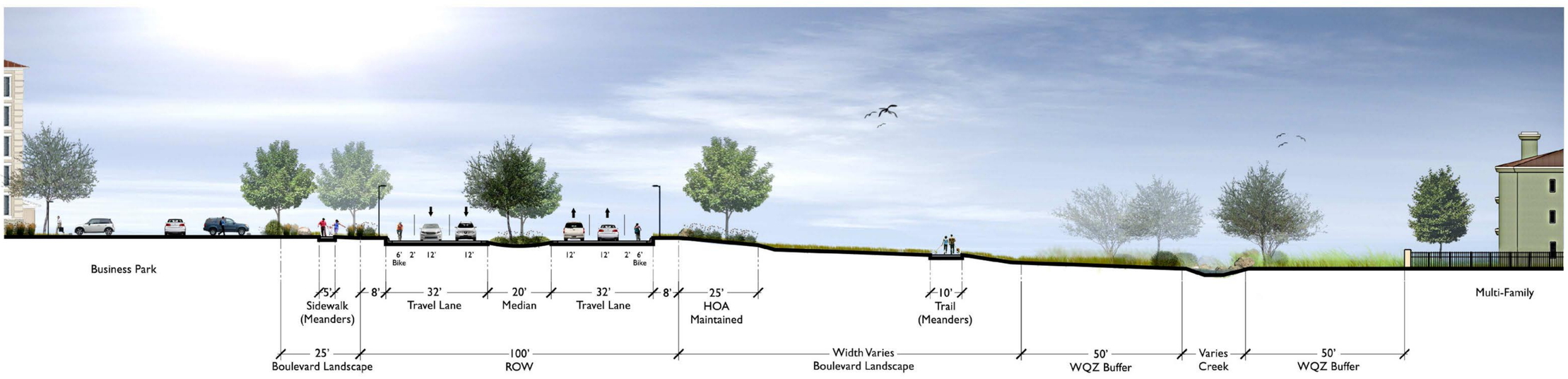
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

SCALE : N.T.S.

DATE : 09-14-2015



Key Map



Enhanced ROW Section DD'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

Illustration 30 - Enhanced ROW Section DD'

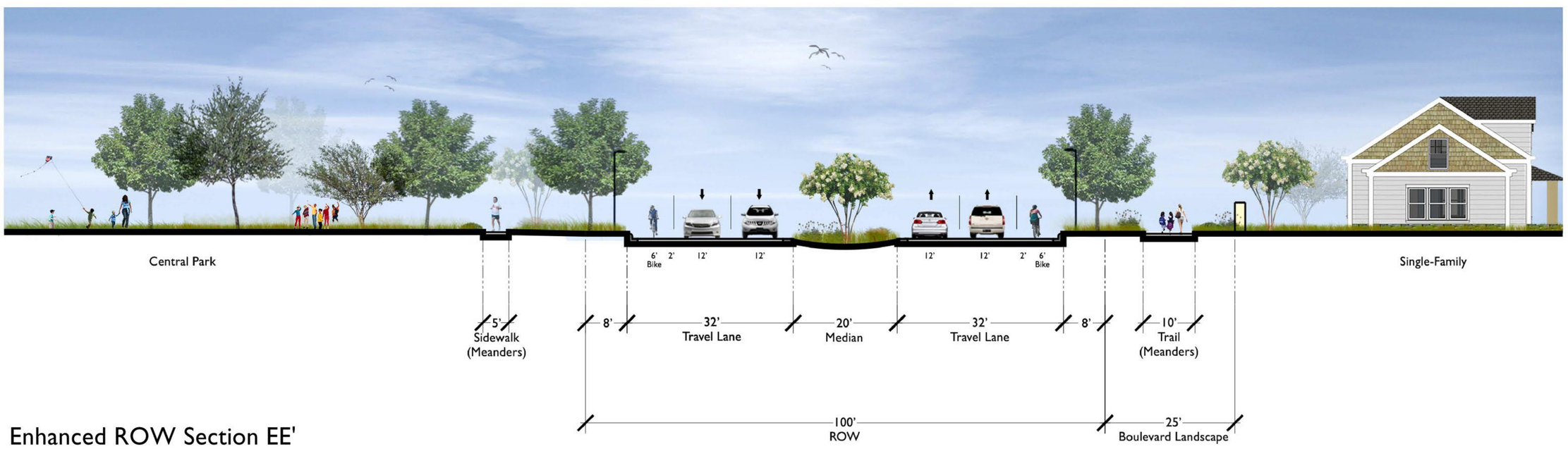
SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities

San Marcos, Texas

Key Map



Enhanced ROW Section EE'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-01-12.dwg

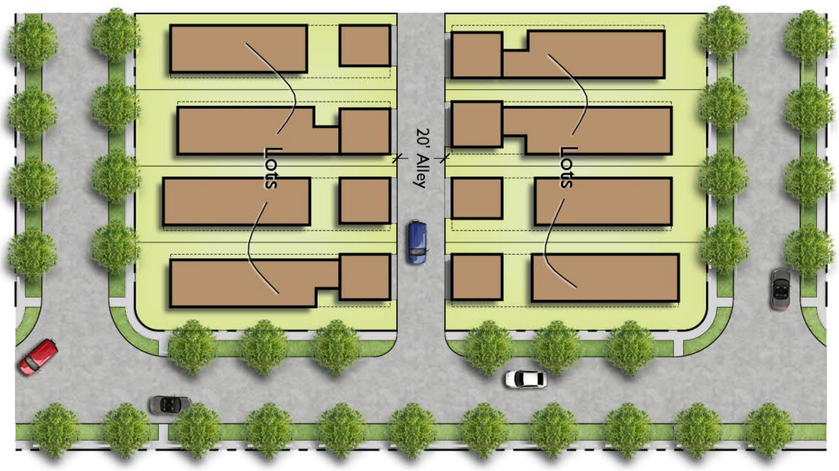
Illustration 31 - Enhanced ROW Section EE'

SCALE : N.T.S.

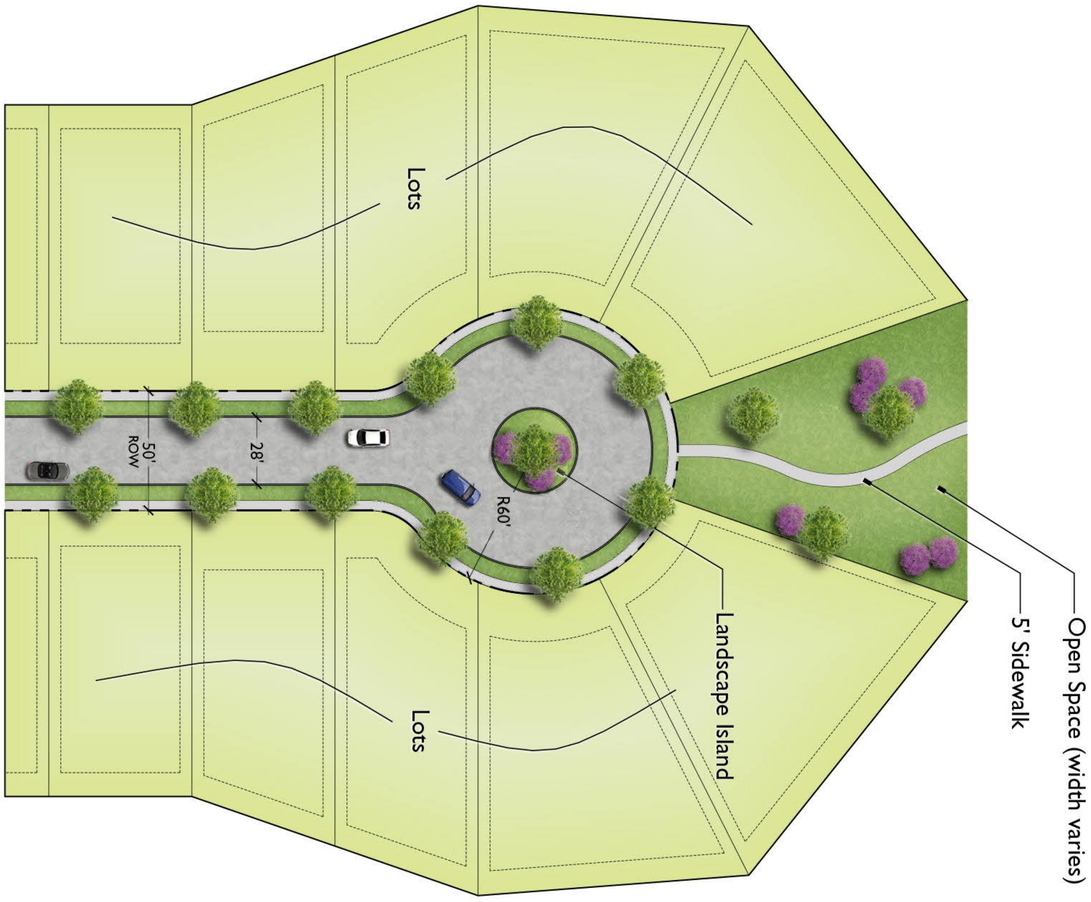
DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

Typical Alley



Typical Cul-de-Sac



TRACE

Highpointe Communities
San Marcos, Texas

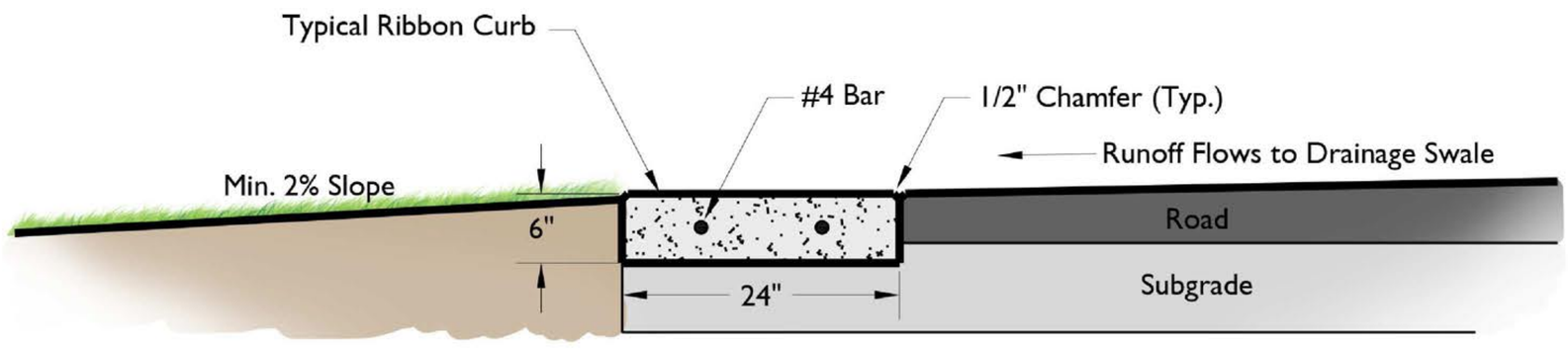
Illustration 32 - Typical Cul-de-Sac & Alley Plan

SCALE : 1"=30'

DATE : 09-01-2015

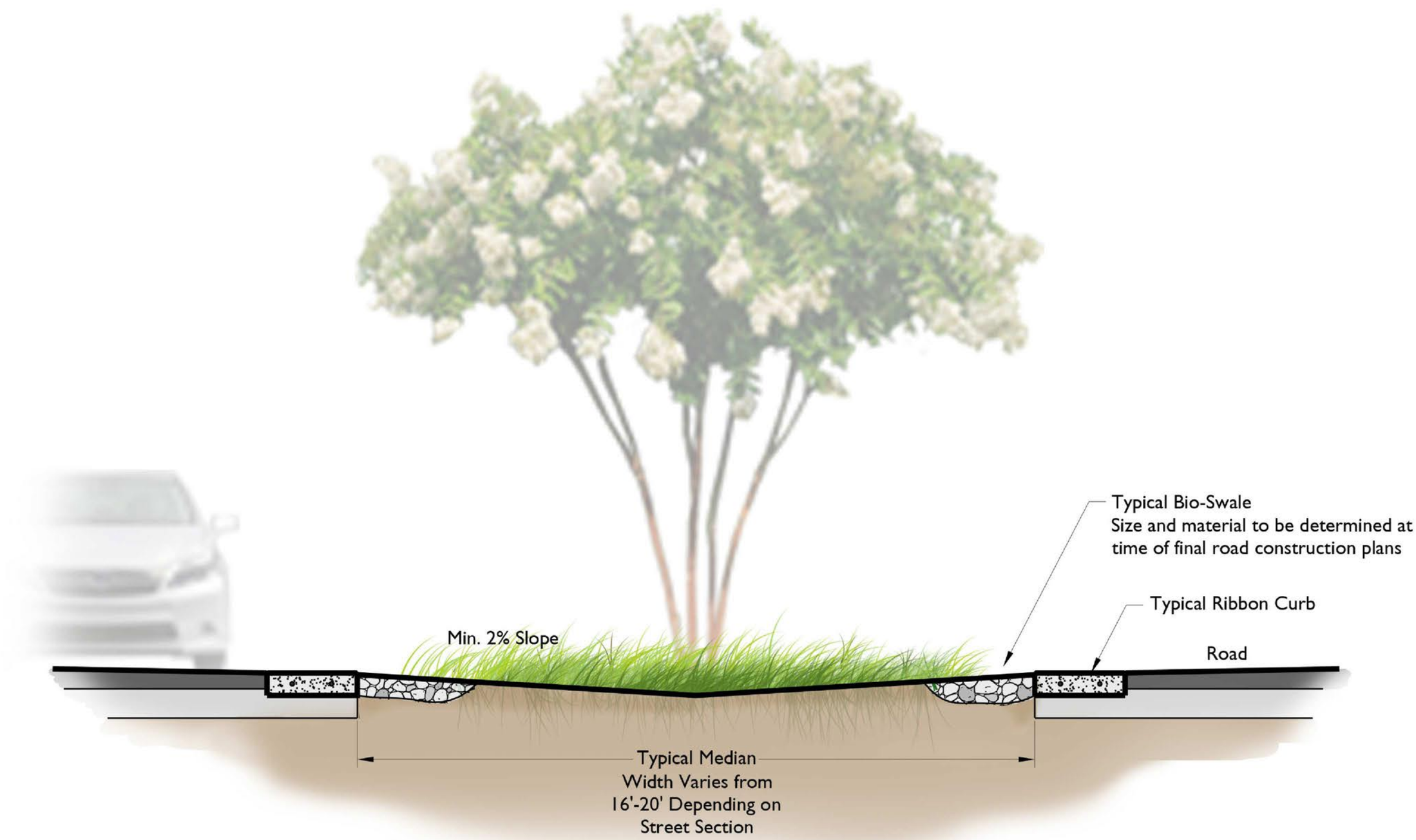
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

File: L:\2014\1441181\PDD\Street Plans.dwg



28-Day Concrete Strength = 3500 psi

Typical Ribbon Curb Detail



Typical Bio-Swale Detail

TRACE

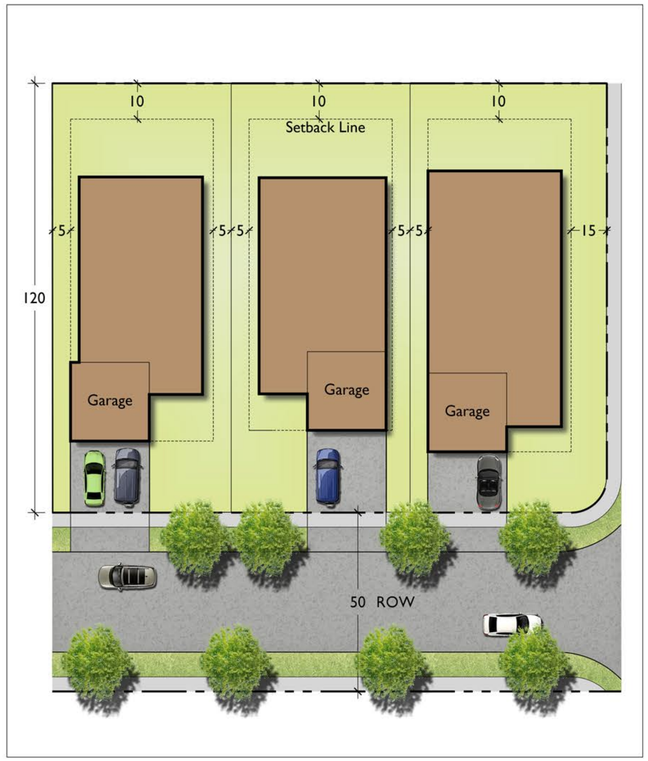
Highpointe Communities
San Marcos, Texas

Illustration 33 - Bio-Swale & Typical Ribbon Curb

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rviplanning.com
rvi planning + landscape architecture

SCALE : N.T.S.

DATE : 07-29-2015



50' Wide Single Family Lots

Min. Lot Size: 6,000 SF
Lot Width: 50'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (15' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: Can be Front or Alley Loaded

60' Wide Single Family Lots

Min. Lot Size: 7,200 SF
Lot Width: 60'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (15' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: No

70' Wide Single Family Lots

Min. Lot Size: 8,400 SF
Lot Width: 70'
Lot Depth: 120"
Front-Yard Setback: Range 20'-30' (Avg. 25')
Side-Yard Setback: 5' (15' Corner)
Rear-Yard Setback: 10'
Attached Garage: Yes
Alley: No

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

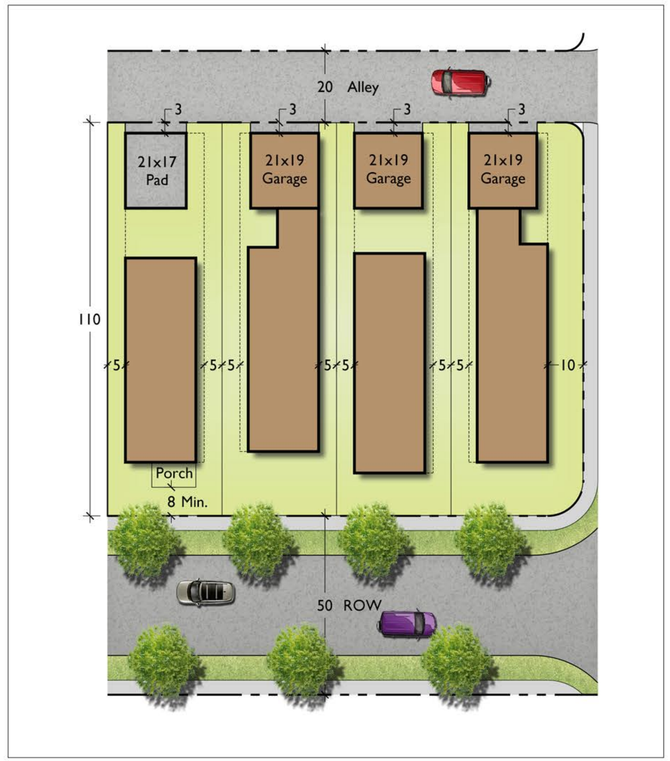
RVI planning + landscape architecture

File: L:\2014\144118\PDD\Street Plans.dwg

Illustration 34 - Typical Lot Layouts SF-6

SCALE : 1"=20'
DATE : 10-06-2015

Highpointe Communities
San Marcos, Texas



32' Wide SF Lots - Alley Loaded

Min. Lot Size: 3,500 SF
Lot Width: 32'-34'
Lot Depth: 110'
Front-Yard Setback: Range 12'-18' (Avg. 15')
Side-Yard Setback: 5' (10' Corner)
Garage Setback from Alley: 3'
Garage: 21' x 19' or 21' x 17' Pad
Alley: 20'
Porch: Min. 8' Setback from ROW

40' Wide SF Lots - Alley Loaded

Min. Lot Size: 4,400 SF
Lot Width: 40'
Lot Depth: 110'
Front-Yard Setback: Range 12'-18' (Avg. 15')
Side-Yard Setback: 5' (10' Corner)
Garage Setback from Alley: 3'
Garage: 21' x 19' or 21' x 17' Pad
Alley: 20'
Porch: Min. 8' Setback from ROW

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

rvl planning • landscape architecture

Illustration 35 - Typical Lot Layouts Alley Loaded

SCALE : 1"=20'
DATE : 10-13-2015

Highpointe Communities
San Marcos, Texas

File: L:\2014\144116\PDD\Street Plans.dwg

Townhome - Alley Loaded

Min Lot Size: 2,500 SF
Lot Width: 25' - 30' Corner
Lot Depth: 100'
Front-Yard Setback: Range 17'-23' (Avg. 20')
Side-Yard Setback: 0' (10' Corner)
Garage Setback from Alley: 3'
Garage: Yes
Alley: 20'
Porch: Min. 8' Setback from ROW

Patio Home - Zero Lot Line

Min. Lot Size: 4,000 SF
Lot Width: 40'
Lot Depth: 85' Min., 100' Typ.
Front-Yard Setback: Range 17'-23' (Avg. 20')
Side-Yard Setback: 0' (10' Corner)
Rear-Yard Setback: 10' (If Front Loaded)
From Alley: 3'
Garage: 21' x 19'
Alley: 20'

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

Illustration 36 - Typical Lot Layouts Townhome & Patio Home

SCALE : N.T.S.
DATE : 07-29-2015

File: L:\2014\144118\PDD\Street Plans.dwg

Highpointe Communities
San Marcos, Texas

Highpointe Communities

San Marcos, Texas

Illustration 37 - Where House May Back Up to a Public Street

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

TRACE

rvi planning + landscape architecture
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvi-planning.com

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

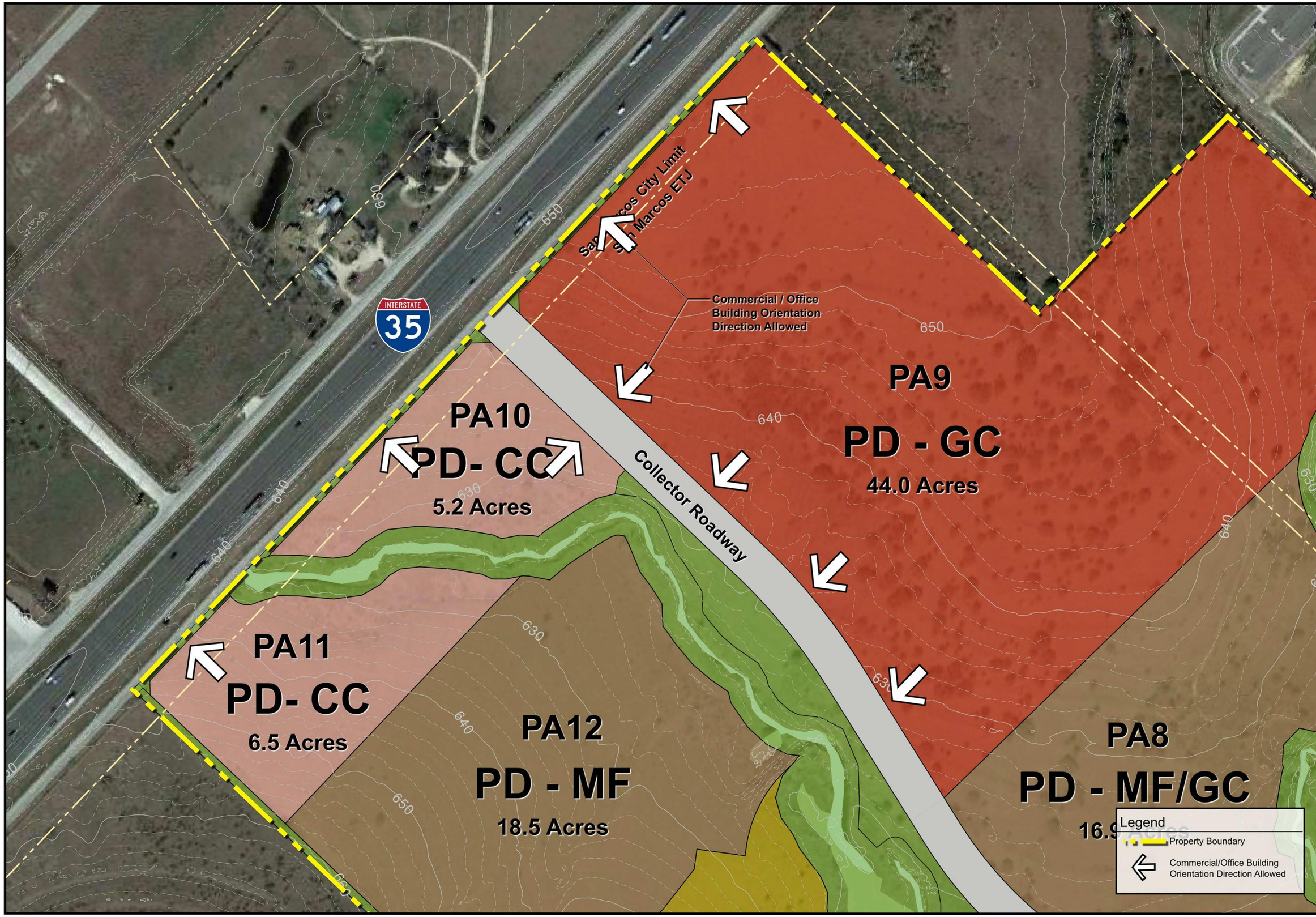


Illustration 38 - Allowable Commercial Orientation

Aerial Photography circa January 2014
2' Contour Interval

NORTH

SCALE: 1"=100'
0 50 100 200
DATE: 09-01-2015

Highpointe Communities
San Marcos, Texas

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvlplanning.com
rvl planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

1. TOPOGRAPHY SHOWN HERE WAS DERIVED FROM GIS DATA PROVIDED BY HAYS COUNTY. IT IS DEEMED ACCURATE BUT NOT EXACT.

2. ADJACENT LAND OWNER PROPERTIES WERE DERIVED FROM CITY OF SAN MARCOS GIS DATA. BOUNDARIES ARE DEEMED ACCURATE, BUT NOT EXACT.

3. ENVIRONMENTAL FEATURES SHOWN HERE WERE PROVIDED BY HICKS & COMPANY.

DELINEATED STREAM

WETLANDS

NON JURISDICTIONAL MANMADE POND IN UPLAND SETTING

WATER QUALITY ZONE 24.067 ACRES

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

RVI planning + landscape architecture

File: L:\2014\144119\PDD\TES-PDD submittal.dwg

Illustration 39 - Water Quality / Stream Setback

SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015

NORTH

2' Contour Interval

Highpointe Communities
San Marcos, Texas

INTERSTATE
35
Posey Road
Old Bastrop Road
Ma
Mi-A
Mi-B
C
N
P
D
I
PA9
PD - GC
44.0 Acres
PA10
PD- CC
5.2 Acres
PA11
PD- CC
6.5 Acres
PA12
PD - MF
18.5 Acres
PA8
PD - MF/GC
16.9 Acres
PD - P
PA13-B
PD - SF
19.0 Acres
PA13-A
PD - SF
13.6 Acres
PA7
PD - SF
24.7 Acres
PA5
PD - SF*
12.0 Acres
PA6
PA1-B
PD - SF
17.2 Acres
PA1-A
PD - SF
37.9 Acres
PD - SF
113.5 Acres
PA2
PA3
PD - NC
9.3 Acres
Private Amenity Center
(Conceptual Location)
Potential Future
Elementary School
Exact Location of
Fire Station TBD
During Platting
F
Electrical Easement
Gas Easement
Force Main Easement
San Marcos EFZ
San Marcos City Limits
Edge of Aerial Imagery
Legend
Major Entry Monument
- 260 sf max
Minor Entry Monument
- 96 sf max
Commercial Signage
- 260 sf max
Neighborhood Monument
- 96 sf max
Parkland Signage
- 40 sf max
Directional Signage
- 48 sf max
Interpretive Signage
- 16 sf max
Notes
All locations of boundaries, land uses, and roads are approximate and subject to change.
Materials to be regionally appropriate and similiar to other comparable master planned communities in the area.
TRACE
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvjplanning.com
RVJ
planning • landscape architecture
All information furnished regarding this property is from sources deemed reliable. However, RVJ has not made an independent investigation of these sources and no warranty or representation is made by RVJ as to the accuracy thereof and subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal without notice. This map and and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice,to make changes to this map and other aspects of the development to comply with governmental requirements and to meet the marketing objectives.
Illustration 40 - Entry Monument & Signage Plan
Aerial Photography circa January 2014
2' Contour Interval
NORTH
SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015
Highpointe Communities
San Marcos, Texas
File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

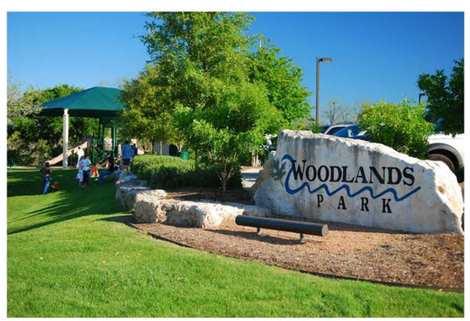
Major Entry Monument

Minor Entry Monument

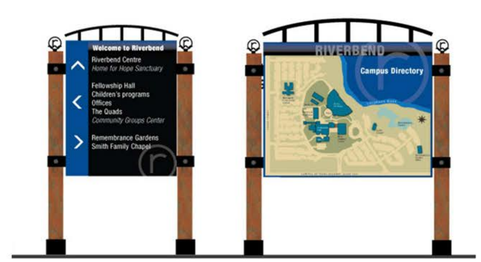
Commercial Signage

Temporary Commercial

Neighborhood Monument



Parkland Signage



Directional Signage

Interpretive Signage

TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

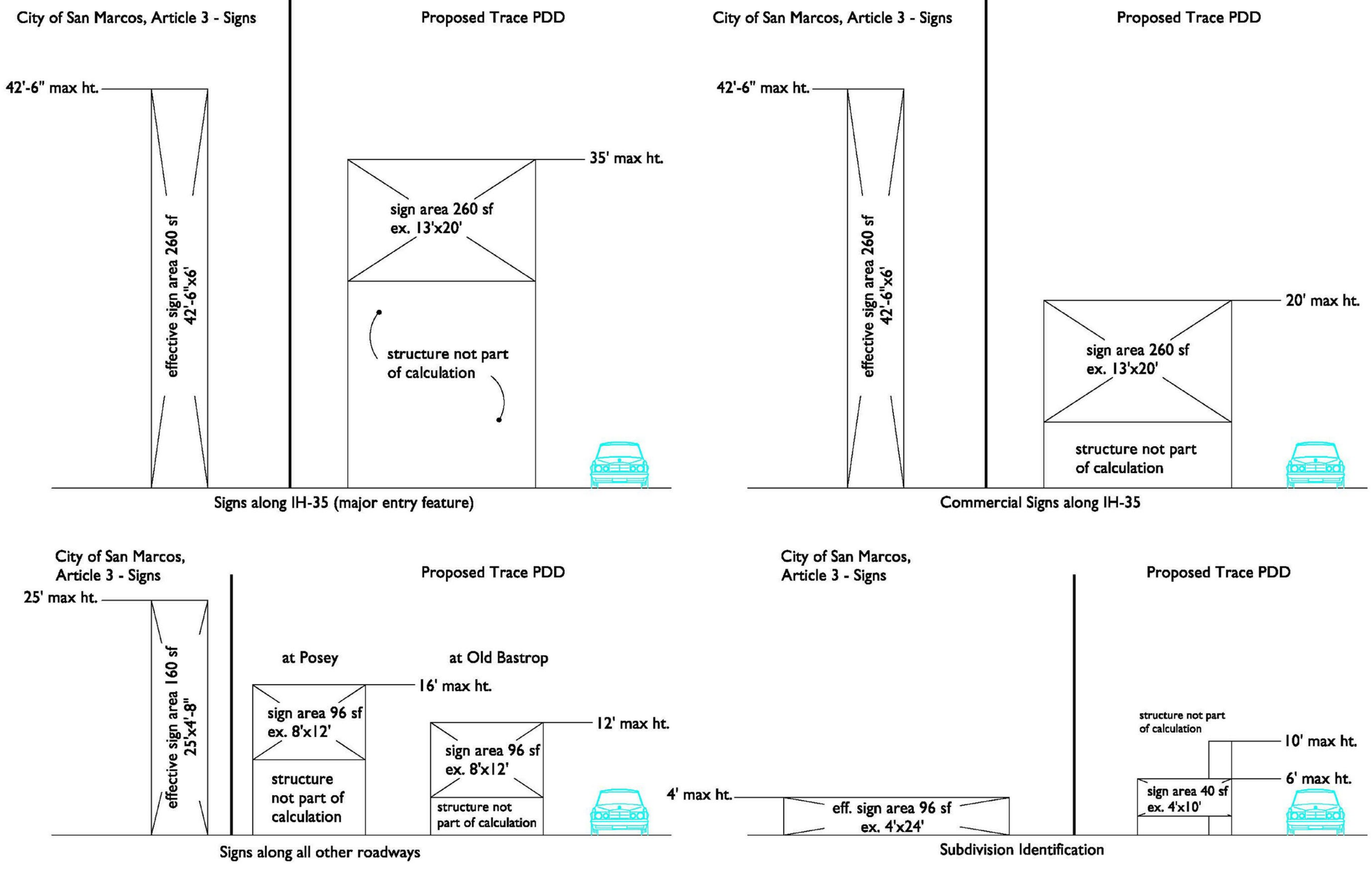
RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

Illustration 41 - Entry Monument & Signage Examples

SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas



TRACE

712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com
RVI planning + landscape architecture

File: L:\2014\144119\PDD\Conceptual Master plan\2015-06-15.dwg

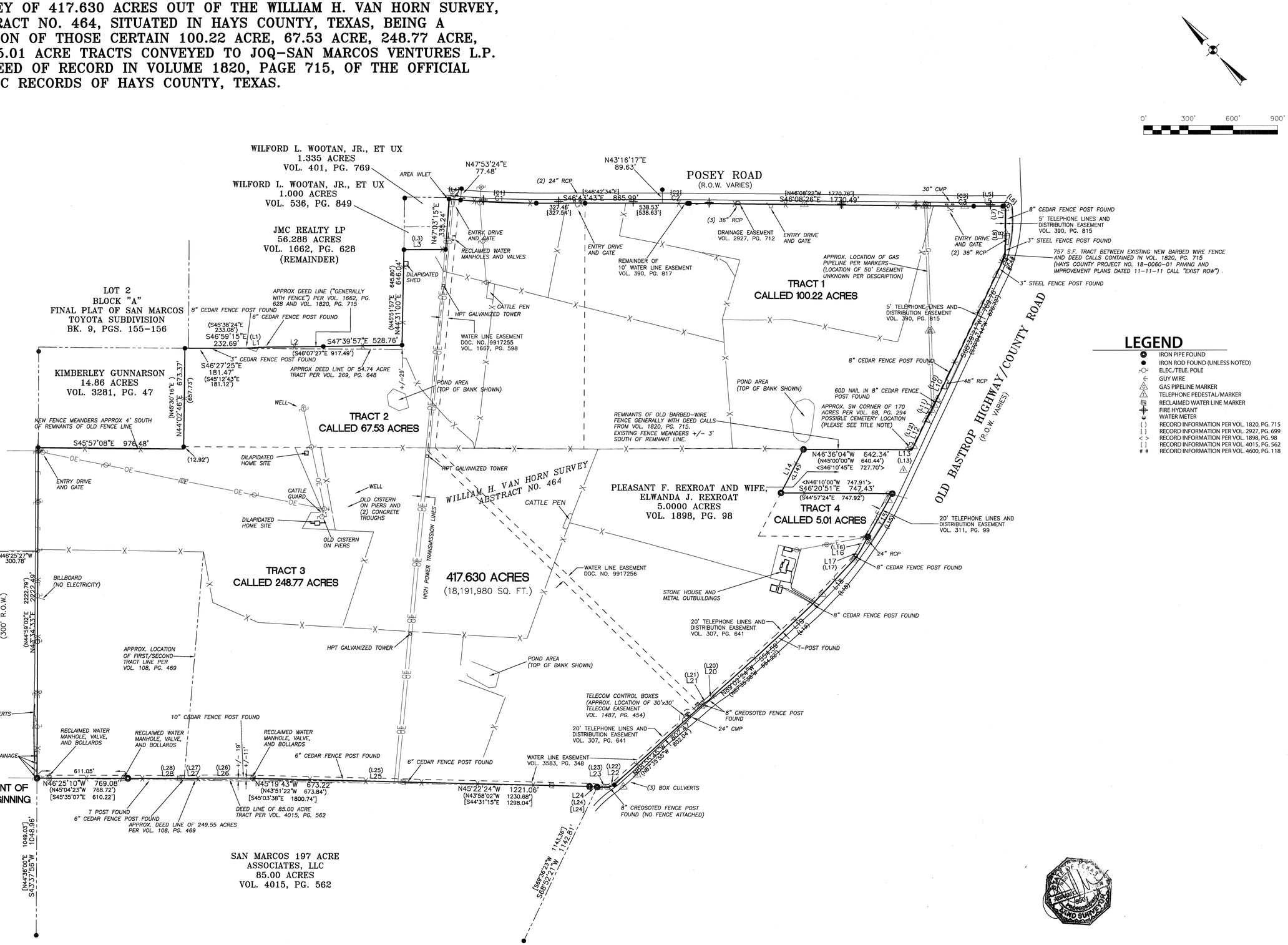
Illustration 42 - Comparison of City & Trace Signage Standards

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities
San Marcos, Texas

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



REV	REVISION / DESCRIPTION	DATE
#####	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION

HIGHPOINTE COMMUNITIES
C/O STEVE VLISS,
PRESIDENT/
CHIEF EXECUTIVE OFFICER
20 ENTERPRISE
ALISO VIEJO, CA 92656

kbge
KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

± 417 ACRES
POSEY ROAD AND IH 35

CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LAND TITLE SURVEY

June 9, 2014

CHECKED BY: ap

JOB NUMBER:	ISSUE DATE:
253-001	06/09/14

SHEET: 1 OF 2

FILE: S:\253 - HIGHPOINTE COMMUNITIES\001\TITLE SURVEY\253-001 TITLE SURVEY.DWG PLOTTED BY: ARMANDO PORTILLO PLOTTED ON: 06/09/14 5:30:52 PM

SURVEY OF 417.630 ACRES OUT OF THE WILLIAM H. VAN HORN SURVEY, ABSTRACT NO. 464, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN 100.22 ACRE, 67.53 ACRE, 248.77 ACRE, AND 5.01 ACRE TRACTS CONVEYED TO JOQ-SAN MARCOS VENTURES L.P. BY DEED OF RECORD IN VOLUME 1820, PAGE 715, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES:

1.) ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2.) THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET GPS REFERENCE NETWORK.
3.) THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON F.E.M.A. FIRM MAP PANEL NOS. 48209C0467F, 48209C0478F, AND 48209C0486F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.
4.) A FIELDNOTE DESCRIPTION HAS BEEN PREPARED TO ACCOMPANY THIS SURVEY, AND CAN BE REFERENCED AS KBGE FIELDNOTE FILE NO. 14.007

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6075.00'	508.66'	508.51'	S44°20'45"E	04°47'50"
(C1)	6075.00'	508.83'	508.68'	N44°18'36"W	04°47'56"
C2	15031.48'	149.56'	149.56'	S46°08'19"E	00°34'12"
(C2)	15031.48'	149.65'	149.65'	N46°25'27"W	00°34'14"
C3	14862.04'	150.53'	150.53'	S46°25'49"E	00°34'49"
(C3)	14862.04'	150.46'	150.45'	N46°25'46"W	00°34'48"
C4	950.00'	134.11'	134.00'	S 62°20'44" W	08°05'19"
#C4#	950.00'	134.11'	134.00'	N 62°19'58" E	08°05'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S49°30'26"E	126.95'
(L1)	S48°01'57"E	126.31'
L2	S47°20'32"E	387.84'
L3	S46°59'32"E	280.51'
(L3)	S45°36'09"E	281.04'
L4	S41°53'43"E	78.28'
(L4)	N41°54'38"W	77.99'
L5	S46°41'07"E	195.22'
(L5)	N46°43'10"W	195.30'
L6	S01°32'03"E	28.03'
(L6)	N01°21'31"W	28.11'
L7	S43°45'05"W	70.45'
(L7)	S44°27'18"W	
L8	S44°04'56"W	207.09'
(L8)	S45°33'14"W	
L9	INTENTIONALLY	DELETED
L10	S69°15'47"W	221.52'
(L10)	S70°50'24"W	221.61'
L11	S70°25'00"W	127.68'
(L11)	S71°28'21"W	127.91'
L12	S69°14'26"W	228.32'
(L12)	S70°43'19"W	228.32'
L13	N45°06'19"W	85.52'
(L13)	N43°19'36"W	85.60'
L14	S70°39'07"W	329.36'
<L14>	N70°50'49"E	330.05'
L15	S72°25'29"W	335.30'
(L15)	S73°53'11"W	335.39'

LINE	BEARING	DISTANCE
L16	S71°40'15"W	115.86'
(L16)	S73°04'00"W	115.77'
L17	S76°06'10"W	46.03'
(L17)	S76°59'30"W	46.48'
L18	S86°28'05"W	428.20'
(L18)	S87°54'42"W	427.36'
L19	N89°34'56"W	321.83'
(L19)	N88°12'29"W	322.69'
L20	S89°48'27"W	68.91'
(L20)	S88°22'48"W	69.58'
L21	N81°53'25"W	50.53'
(L21)	N80°28'51"W	50.53'
L22	N70°06'57"W	39.04'
(L22)	N68°15'59"W	39.05'
L23	N46°27'14"W	79.93'
(L23)	N44°46'09"W	80.06'
L24	N41°35'30"W	51.65'
(L24)	N39°37'21"W	42.97'
[L24]	S41°18'29"E	51.50'
L25	N45°15'48"W	427.82'
(L25)	N43°50'11"W	427.51'
L26	N46°33'40"W	275.02'
(L26)	N45°19'03"W	274.60'
L27	N47°51'30"W	124.53'
(L27)	N46°37'56"W	123.64'
L28	N46°26'02"W	218.87'
(L28)	N44°42'20"W	220.14'

IN REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUAR;Y 15, 2014, THE FOLLOWING SCHEDULE B ITEMS APPLY AS FOLLOWS:

10A.) ANY COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD IN VOLUME 401, PAGE 769, DEED RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 536, PAGE 849, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO.)

10F.) EASEMENT: GRAVE ACCESS
RECORDED: NOVEMBER 11, 1915 IN VOLUME 68, PAGE 294; ALSO REFERENCED IN VOLUME 269, PAGE 648, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION. SUBJECT TRACT IS DESCRIBED TO BE LOCATED AT SOUTHWEST CORNER OF 170 ACRE TRACT DESCRIBED IN ABOVE NOTED DEEDS. PLEASE NOTE APPROXIMATE LOCATION OF SOUTHWEST CORNER OF 170 ACRE TRACT PER RECONSTRUCTED DEEDS.)

10G.) EASEMENT: TO TEXAS PUBLIC UTILITIES COMPANY
RECORDED: SEPTEMBER 30, 1925 IN VOLUME 90, PAGE 357, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10H.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 14, 1926 IN VOLUME 91, PAGE 101, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10I.) EASEMENT: TO HOPE ENGINEERING AND SUPPLY COMPANY
RECORDED: FEBRUARY 11, 1928 IN VOLUME 95, PAGE 84, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10J.) EASEMENT: TO UNITED PIPE LINE CORPORATION
RECORDED: JANUARY 19, 1931 IN VOLUME 102, PAGE 368, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10K.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: NOVEMBER 20, 1934 IN VOLUME 108, PAGE 172, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10L.) EASEMENT: EASEMENT OF RIGHT OF WAY
RECORDED: JANUARY 6, 1936 IN VOLUME 110, PAGE 548, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10M.) EASEMENT: EASEMENT AND RIGHT OF WAY
RECORDED: JANUARY 21, 1936 IN VOLUME 110, PAGE 601, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10N.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MARCH 16, 1959 IN VOLUME 177, PAGE 175, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10O.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
RECORDED: APRIL 25, 1959 IN VOLUME 177, PAGE 288, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10P.) EASEMENT: TO UNITED GAS PIPE LINE COMPANY
DATED: MAY 9, 1960 IN VOLUME 182, PAGE 206; MODIFIED IN VOLUME 230, PAGE 125, OF THE DEED RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10Q.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: OCTOBER 21, 1977 IN VOLUME 302, PAGE 324, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10R.) EASEMENT: RIGHT OF WAY AND EASEMENT
RECORDED: DECEMBER 7, 1977 IN VOLUME 303, PAGE 885, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, CANNOT LOCATE BY DESCRIPTION.)

10S.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 22, 1978 IN VOLUME 307, PAGE 641, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10T.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MAY 31, 1978 IN VOLUME 311, PAGE 99, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10U.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: DECEMBER 30, 1981 IN VOLUME 369, PAGE 88, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (DOES NOT AFFECT, SUBSEQUENT TO RIGHT-OF-WAY TAKING RECORDED IN VOL. 2927, PG. 699.)

10V.) EASEMENT: TO SAN MARCOS TELEPHONE COMPANY
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 815, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10W.) EASEMENT: TO HAYSCO WATER SUPPLY CORPORATION
RECORDED: MARCH 31, 1983 IN VOLUME 390, PAGE 817, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN.)

10X.) EASEMENT: TELEPHONE LINE RIGHT OF WAY EASEMENT
RECORDED: DECEMBER 12, 1998 IN VOLUME 1487, PAGE 454, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, APPROXIMATE LOCATION SHOWN.)

10Y.) EASEMENT: DRAINAGE EASEMENT
RECORDED: MAY 23, 2006 IN VOLUME 2927, PAGE 712, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10Z.) EASEMENT: CITY OF SAN MARCOS WATER LINE EASEMENT
RECORDED: JANUARY 30, 2009 IN VOLUME 3583, PAGE 348, OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
(SUBJECT TO, AS SHOWN.)

10AA). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917255, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10BB). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: JULY 22, 1999 COUNTY CLERK.S FILE NO. 9917256, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10CC). TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT:
RECORDED: MAY 11, 2000 VOLUME 1667, PAGE 598, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
TYPE: EASEMENT AGREEMENT
(SUBJECT TO, AS SHOWN.)

10DD). TERMS, CONDITIONS, AND STIPULATIONS IN GRAZING LEASE AGREEMENT:
LESSOR: KELLY E. MCADAMS AND WIFE INA MAY MCADAMS
LESSEE: C. C. "TEX" HUGHSON
RECORDED: JULY 1, 1970 IN VOLUME 237, PAGE 371, OF THE DEED RECORDS, OF HAYS COUNTY, TEXAS.
(SUBJECT TO.)

SURVEYOR'S CERTIFICATION:

TO: HIGHPOINTE INVESTMENTS, INC.; JOQ-SAN MARCOS VENTURES L.P.; AND FIRST AMERICAN TITLE INSURANCE COMPANY: I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN FEBRUARY, 2014 ON THE GROUND OF THE 417.630 ACRE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE 'SUBJECT PROPERTY') SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1898441-FW26, EFFECTIVE DATE JANUARY 15, 2014; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO(S). 48209C0467F, 48209C0478F, AND 48209C0486F EFFECTIVE DATE OF SEPTEMBER 2, 2005 INDICATES THAT THE SUBJECT TRACT LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS)".

ABRAM C. DASHNER
RPLS NO. 5901
KBGE ENGINEERING
105 W. RIVERSIDE DRIVE, SUITE 110
AUSTIN, TX 78704

STATE OF TEXAS
ABRAM C. DASHNER
5901
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REV	REVISION / DESCRIPTION	DATE
#####		DATE

CLIENT INFORMATION

HIGHPOINTE COMMUNITIES
C/O STEVE VLISS,
PRESIDENT/
CHIEF EXECUTIVE OFFICER
20 ENTERPRISE
ALISO VIEJO, CA 92656

kbge
KIMBELL I BRUEHL I GARCIA I ESTES
105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

± 417 ACRES
POSEY ROAD AND IH 35
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LAND TITLE SURVEY

June 9, 2014

CHECKED BY: ap
JOB NUMBER: 230-001
ISSUE DATE: 06/09/14
SHEET: 2 OF 2

FILE: S:\253 - HIGHPOINTE COMMUNITIES\001\TITLE SURVEY\253-001 TITLE SURVEY.DWG PLOTTED BY: ARMANDO PORTILLO PLOTTED ON: 06/09/14 5:31:04 PM