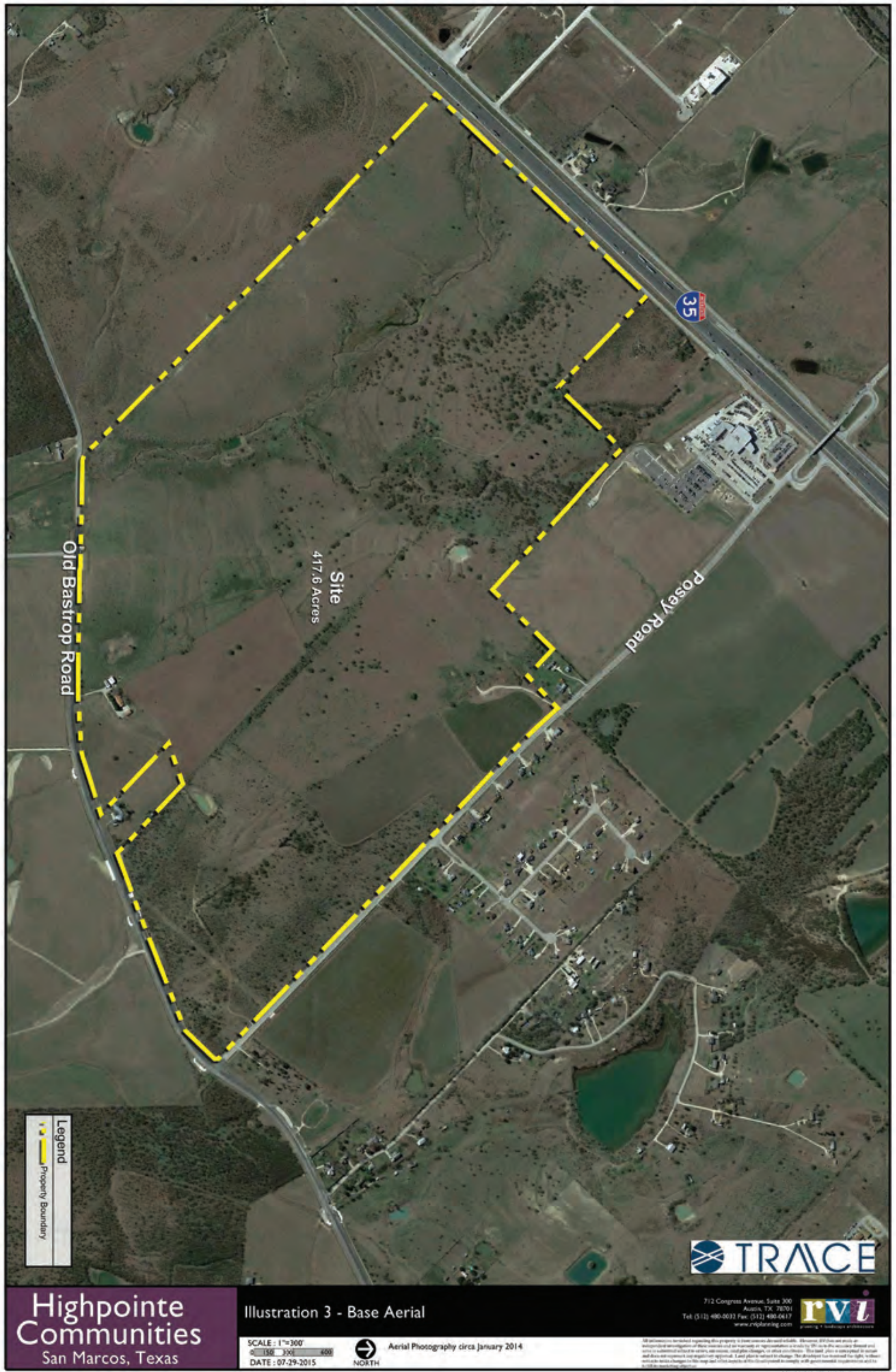

35
Posey Road
Site
417.6 Acres
Old Bastrop Road
Legend
Property Boundary
TRACE
Highpointe Communities
San Marcos, Texas
SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015
NORTH
Aerial Photography circa January 2014
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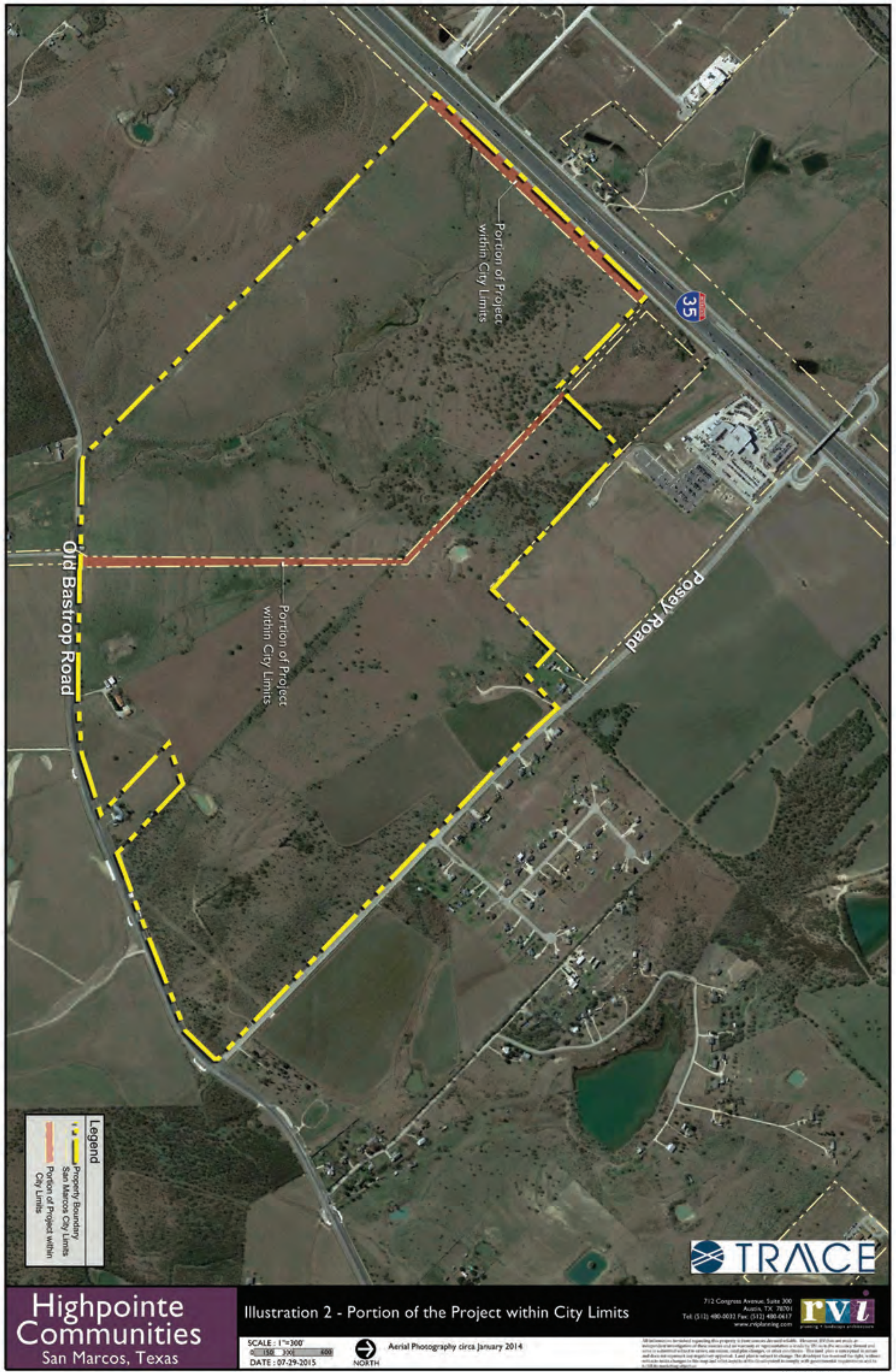
Illustration 3 - Base Aerial



35
Portion of Project within City Limits
Posey Road
Portion of Project within City Limits
Old Bastrop Road
Legend
Property Boundary
San Marcos City Limits
Portion of Project within City Limits
TRACE
Highpointe Communities
San Marcos, Texas
SCALE : 1"=300'
0 150 300 600
DATE : 07-29-2015
NORTH
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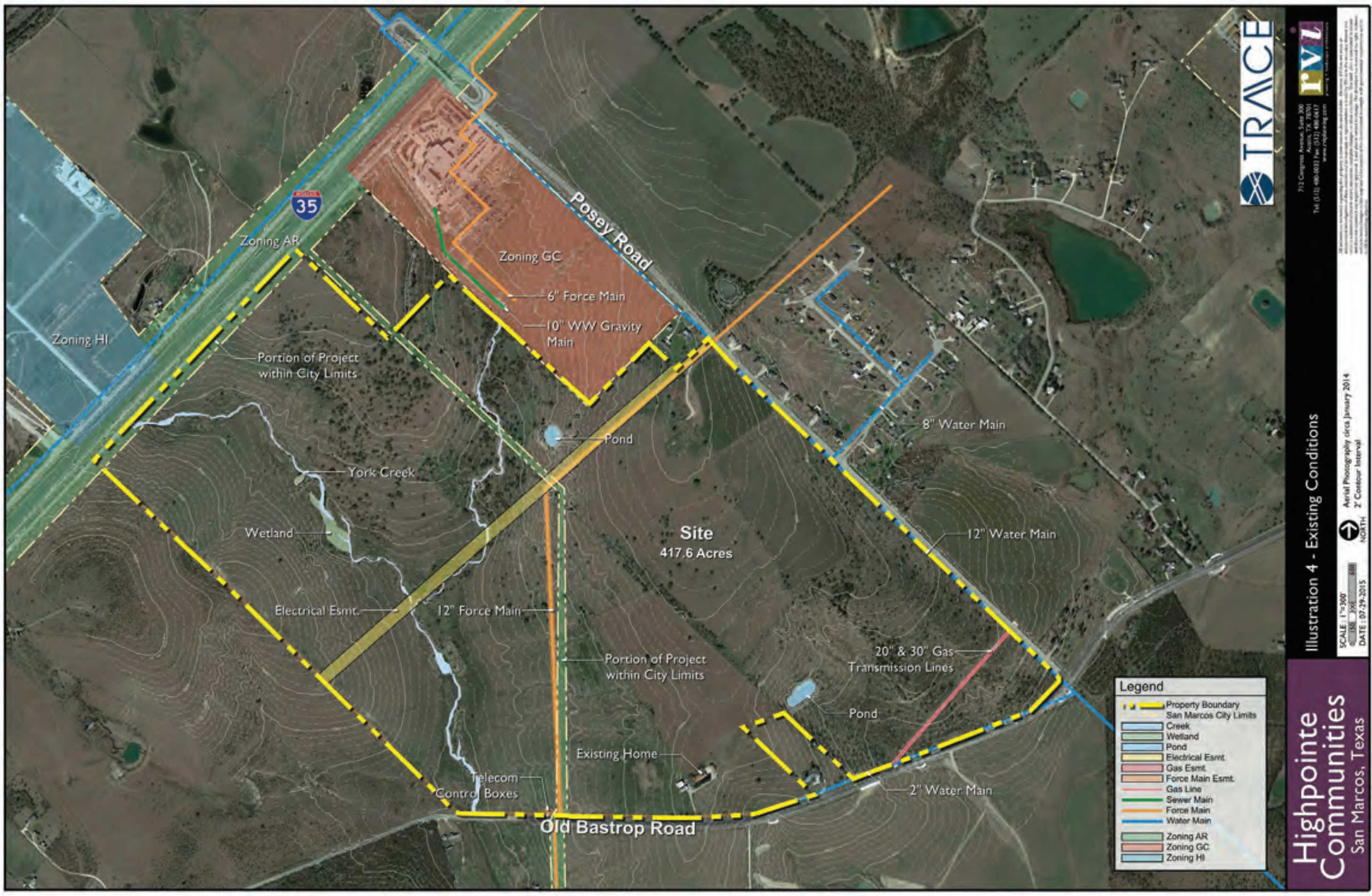
Illustration 2 - Portion of the Project within City Limits


35
Zoning AR
Zoning HI
Zoning GC
Posey Road
6" Force Main
10" WW Gravity Main
Portion of Project within City Limits
York Creek
Pond
8" Water Main
Wetland
Site
417.6 Acres
12" Water Main
Electrical Esmt.
12" Force Main
Portion of Project within City Limits
20" & 30" Gas Transmission Lines
Pond
Existing Home
Telecom Control Boxes
2" Water Main
Old Bastrop Road
Legend
Property Boundary
San Marcos City Limits
Creek
Wetland
Pond
Electrical Esmt.
Gas Esmt.
Force Main Esmt.
Gas Line
Sewer Main
Force Main
Water Main
Zoning AR
Zoning GC
Zoning HI
TRACE
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0 150 300 600
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Illustration 4 - Existing Conditions

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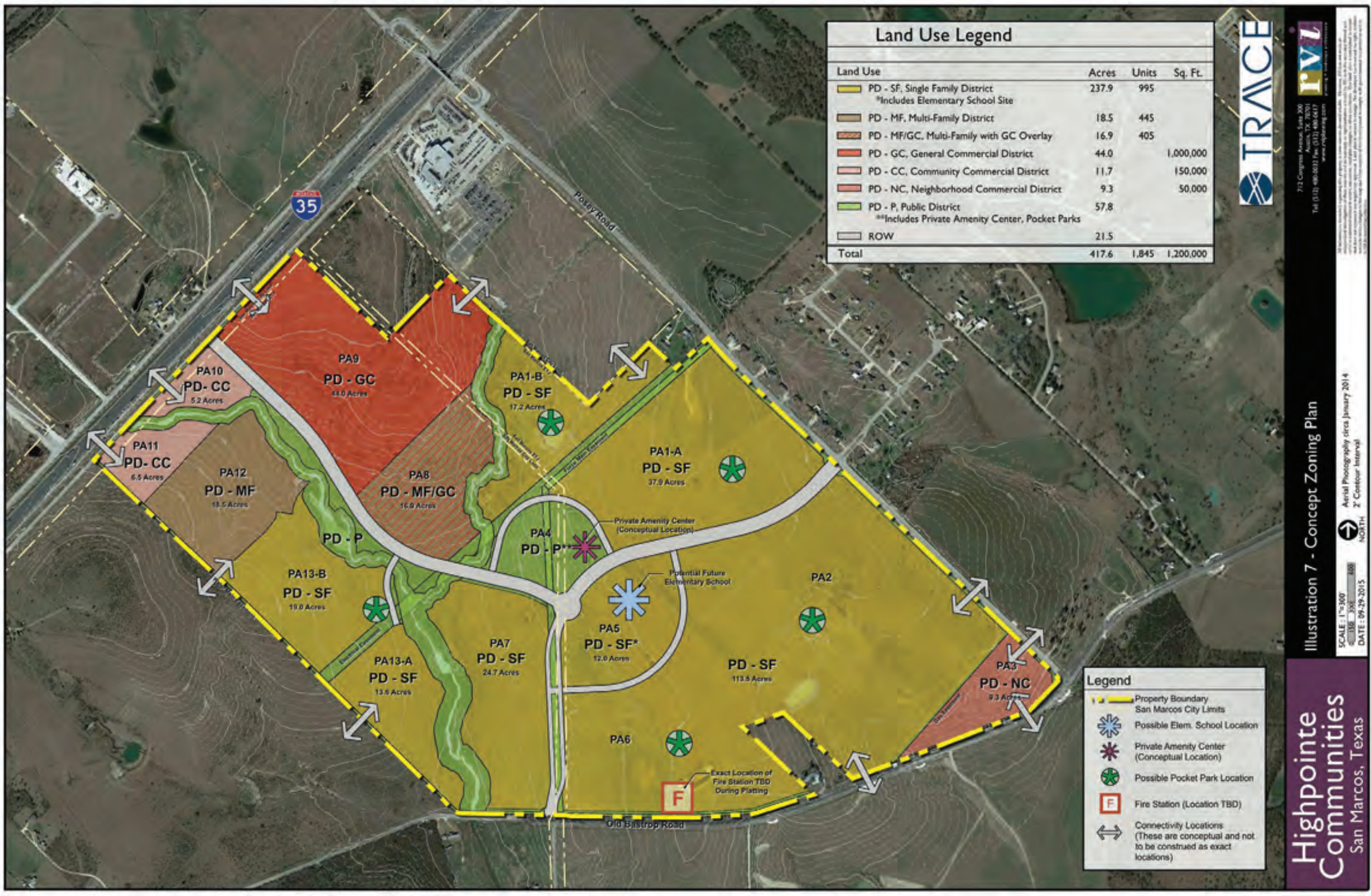
San Marcos, Texas

DATE : 07-29-2015

Aerial Photography circa January 2014
2' Contour Interval


35
Posey Road
PA10
PD - CC
5.2 Acres
PA9
PD - GC
44.0 Acres
PA1-B
PD - SF
17.2 Acres
PA11
PD - CC
6.5 Acres
PA12
PD - MF
18.5 Acres
PA8
PD - MF/GC
16.9 Acres
PA1-A
PD - SF
37.9 Acres
PD - P
PA4
PD - P**
Private Amenity Center (Conceptual Location)
Potential Future Elementary School
PA13-B
PD - SF
19.0 Acres
PA2
PA5
PD - SF*
12.0 Acres
PA7
PD - SF
24.7 Acres
PA13-A
PD - SF
13.6 Acres
PD - SF
113.6 Acres
PA3
PD - NC
9.3 Acres
PA6
Exact Location of Fire Station TBD During Platting
F
Old Bastrop Road
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)
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SCALE : 1"=300'
0 150 300 600
NORTH

Land Use Legend

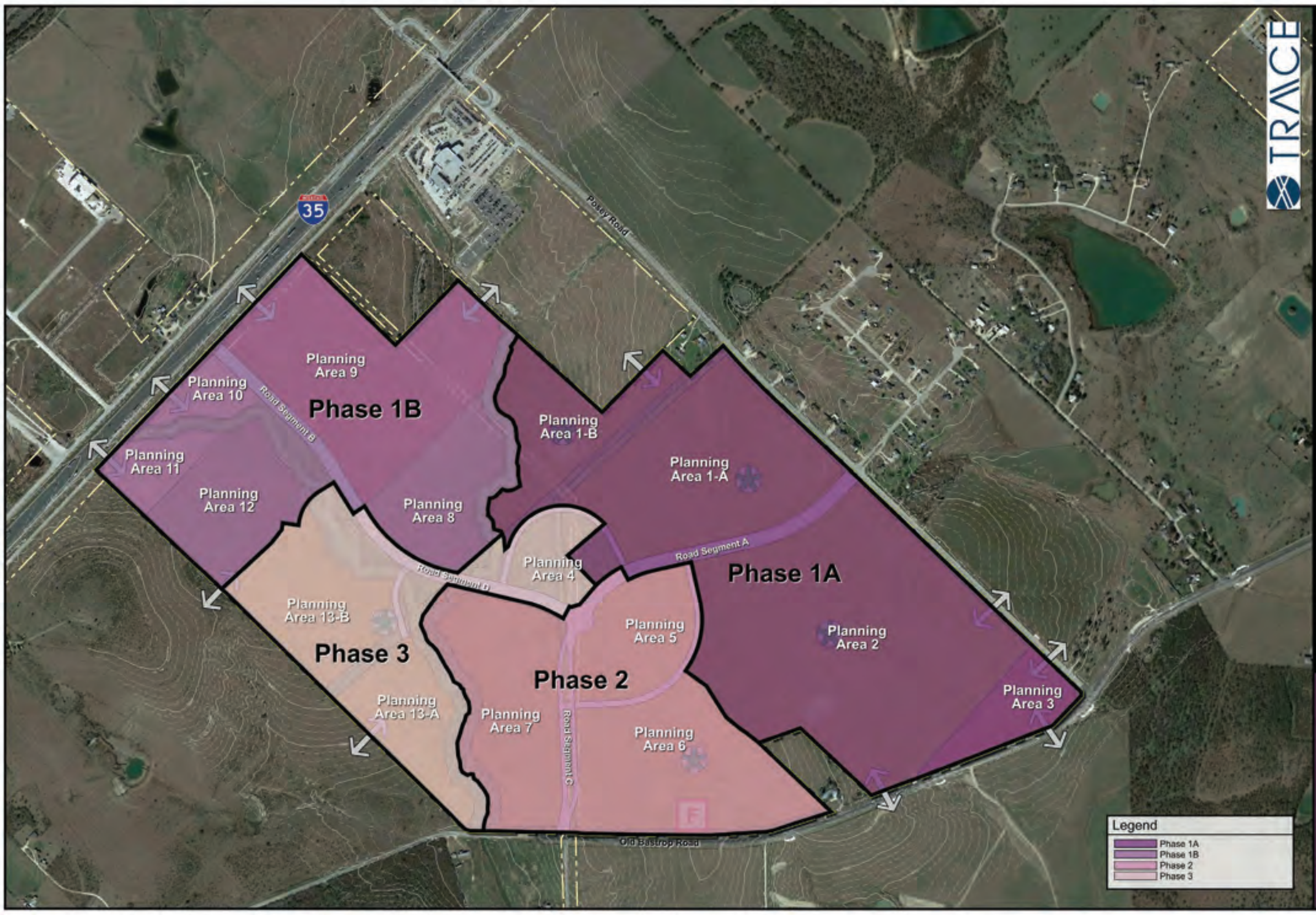
Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	18.5	445	
PD - MF/GC, Multi-Family with GC Overlay	16.9	405	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
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

Illustration 7 - Concept Zoning Plan

Highpointe Communities
San Marcos, Texas

DATE : 09-29-2015

Aerial Photography circa January 2014
2' Contour Interval


35
Posey Road
Planning Area 9
Planning Area 10
Road Segment B
Phase 1B
Planning Area 11
Planning Area 12
Planning Area 8
Planning Area 1-B
Planning Area 1-A
Planning Area 4
Road Segment A
Road Segment D
Phase 1A
Planning Area 13-B
Planning Area 5
Planning Area 2
Phase 3
Phase 2
Planning Area 3
Planning Area 13-A
Planning Area 7
Road Segment C
Planning Area 6
F
Old Bastrop Road
Legend
Phase 1A
Phase 1B
Phase 2
Phase 3

Highpointe Communities
San Marcos, Texas

Illustration 8 - Phasing Plan

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

NORTH

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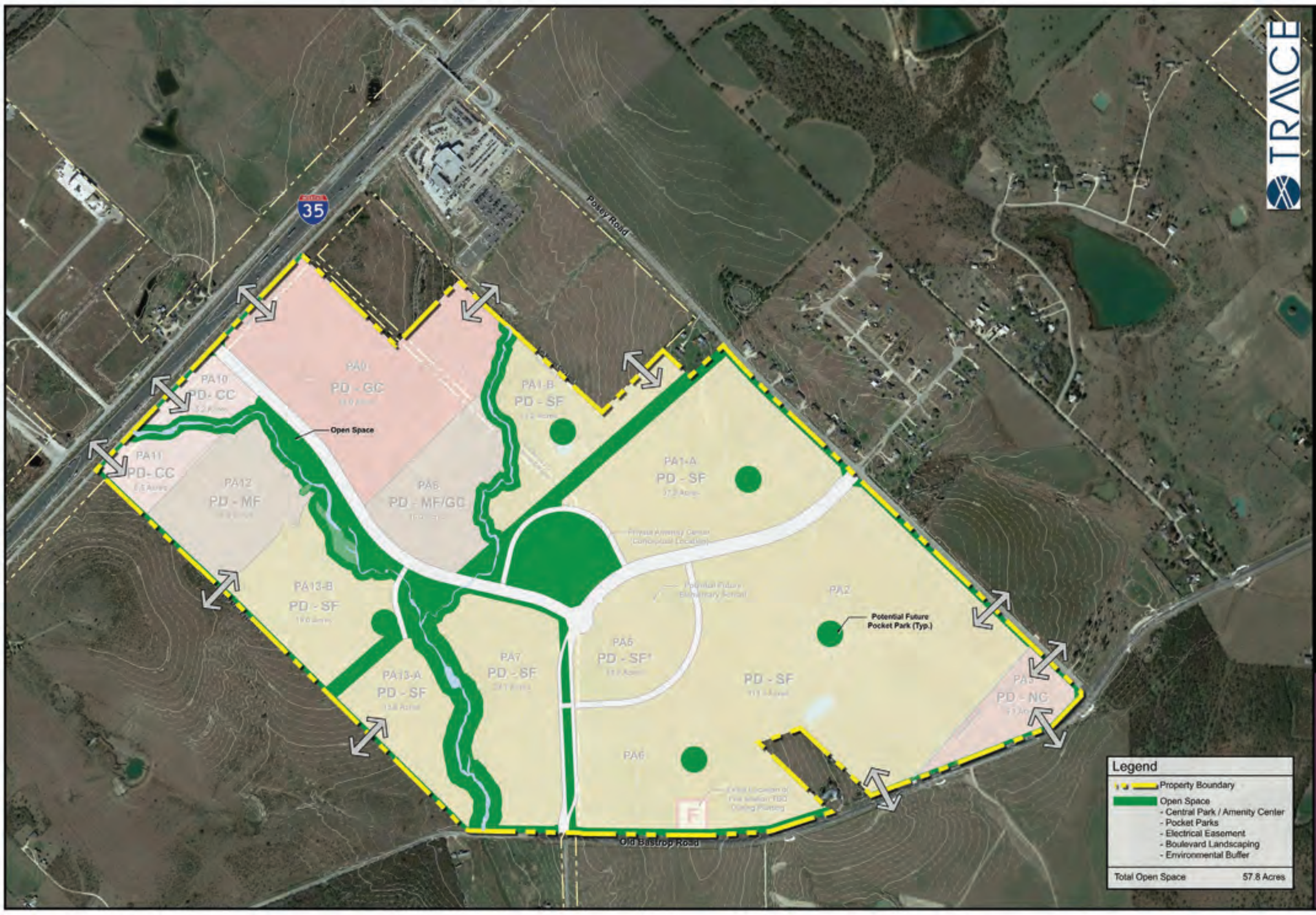
35
Posey Road
PA9
PD - GC
PA10
PD- CC
PA11
PD- CC
PA12
PD - MF
PA8
PD - MF/GC
Open Space
PA1-B
PD - SF
PA1-A
PD - SF
Private Amenity Center (Conceptual Location)
Potential Future Elementary School
PA2
Potential Future Pocket Park (Typ.)
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PD - SF
PA3
PD - NC
PA6
F
Old Bastrop Road
Legend
Property Boundary
Open Space
- Central Park / Amenity Center
- Pocket Parks
- Electrical Easement
- Boulevard Landscaping
- Environmental Buffer
Total Open Space 57.8 Acres

Highpointe Communities
San Marcos, Texas

Illustration 9 - Concept Plan Open Space

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

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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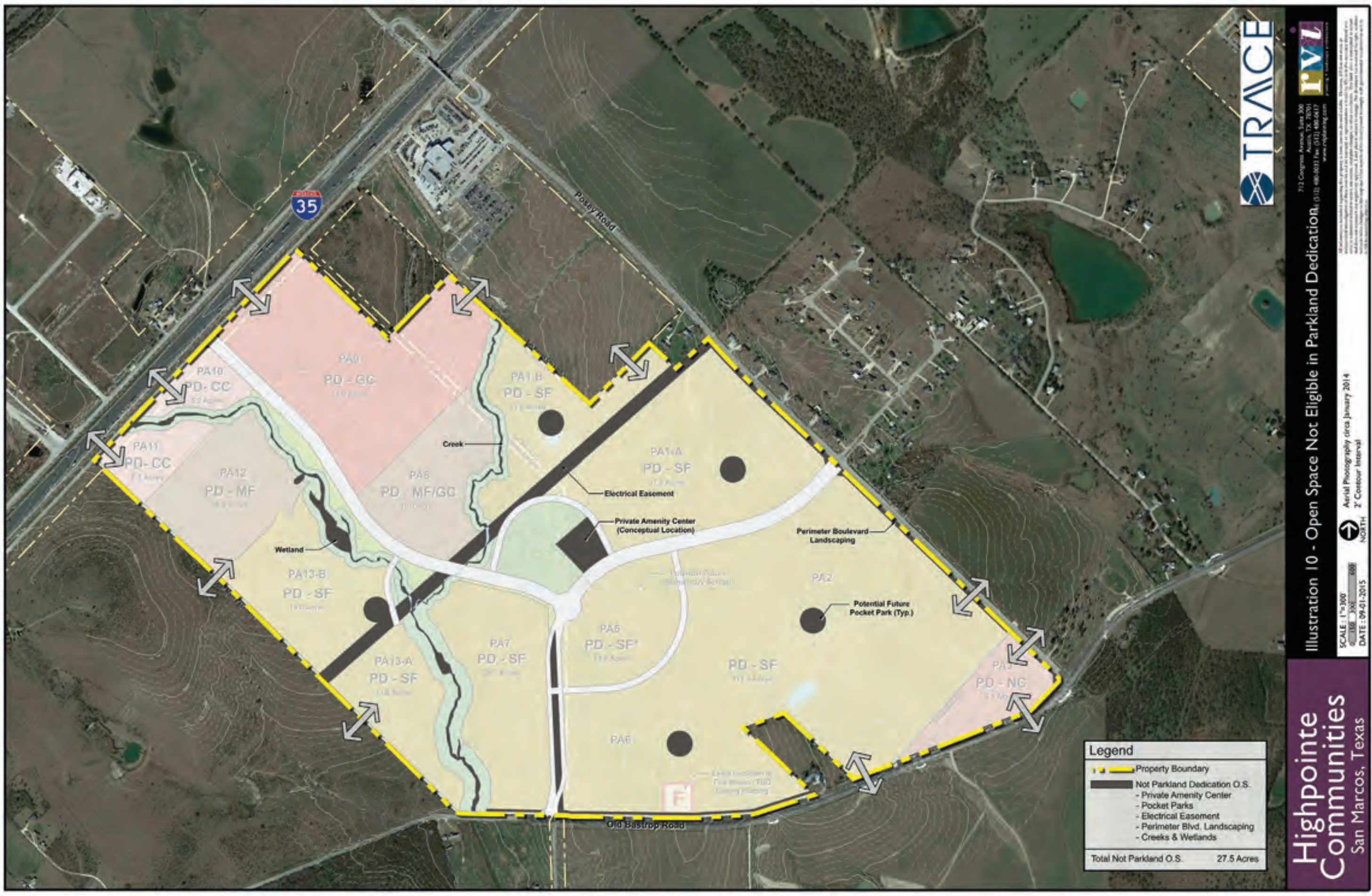
35
Pokey Road
Old Bastrop Road
PA9
PD - GC
PA10
PD - CC
PA11
PD- CC
PA12
PD - MF
PA6
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PA2
PD - SF
PA6
PA3
PD - NC
Creek
Electrical Easement
Private Amenity Center
(Conceptual Location)
Perimeter Boulevard
Landscaping
Wetland
Potential Future
Pocket Park (Typ.)
Potential Future
Elementary School
F
Legend
Property Boundary
Not Parkland Dedication O.S.
- Private Amenity Center
- Pocket Parks
- Electrical Easement
- Perimeter Blvd. Landscaping
- Creeks & Wetlands
Total Not Parkland O.S. 27.5 Acres
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SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015
NORTH
Aerial Photography circa January 2014
2' Contour Interval

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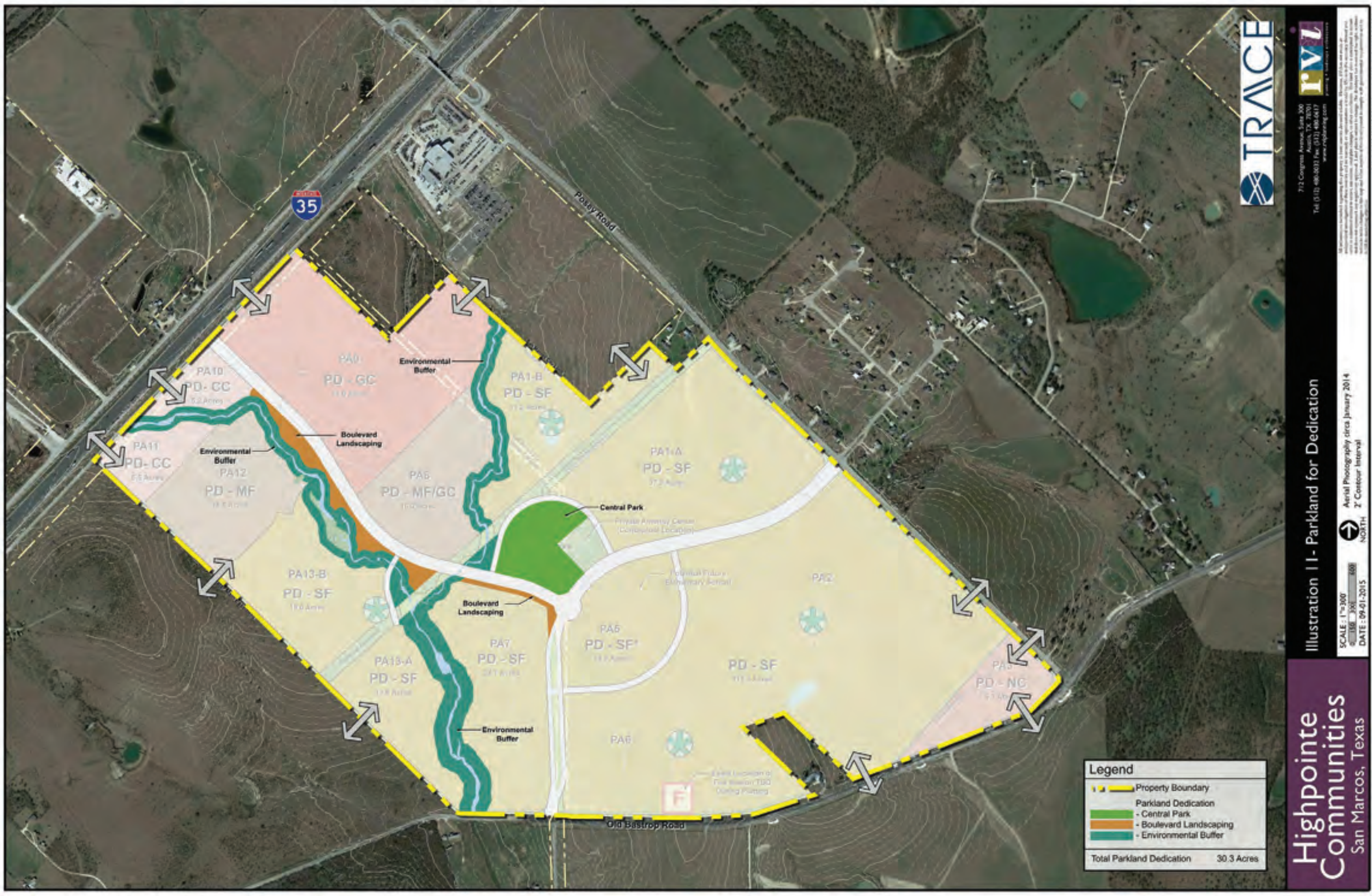
San Marcos, Texas

Illustration 10 - Open Space Not Eligible in Parkland Dedication


35
Pokey Road
Old Bastrop Road
PA9
PD - GC
PA10
PD - CC
PA11
PD- CC
PA12
PD - MF
PA6
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PA2
PD - SF
PA6
PA3
PD - NC
Environmental
Buffer
Boulevard
Landscaping
Environmental
Buffer
Central Park
Private Amenity Center
Conceptual Location
Potential Future
Elementary School
Boulevard
Landscaping
Environmental
Buffer
F
Legend
Property Boundary
Parkland Dedication
- Central Park
- Boulevard Landscaping
- Environmental Buffer
Total Parkland Dedication 30.3 Acres
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SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015
NORTH
Aerial Photography circa January 2014
2' Contour Interval

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San Marcos, Texas

Illustration 11- Parkland for Dedication

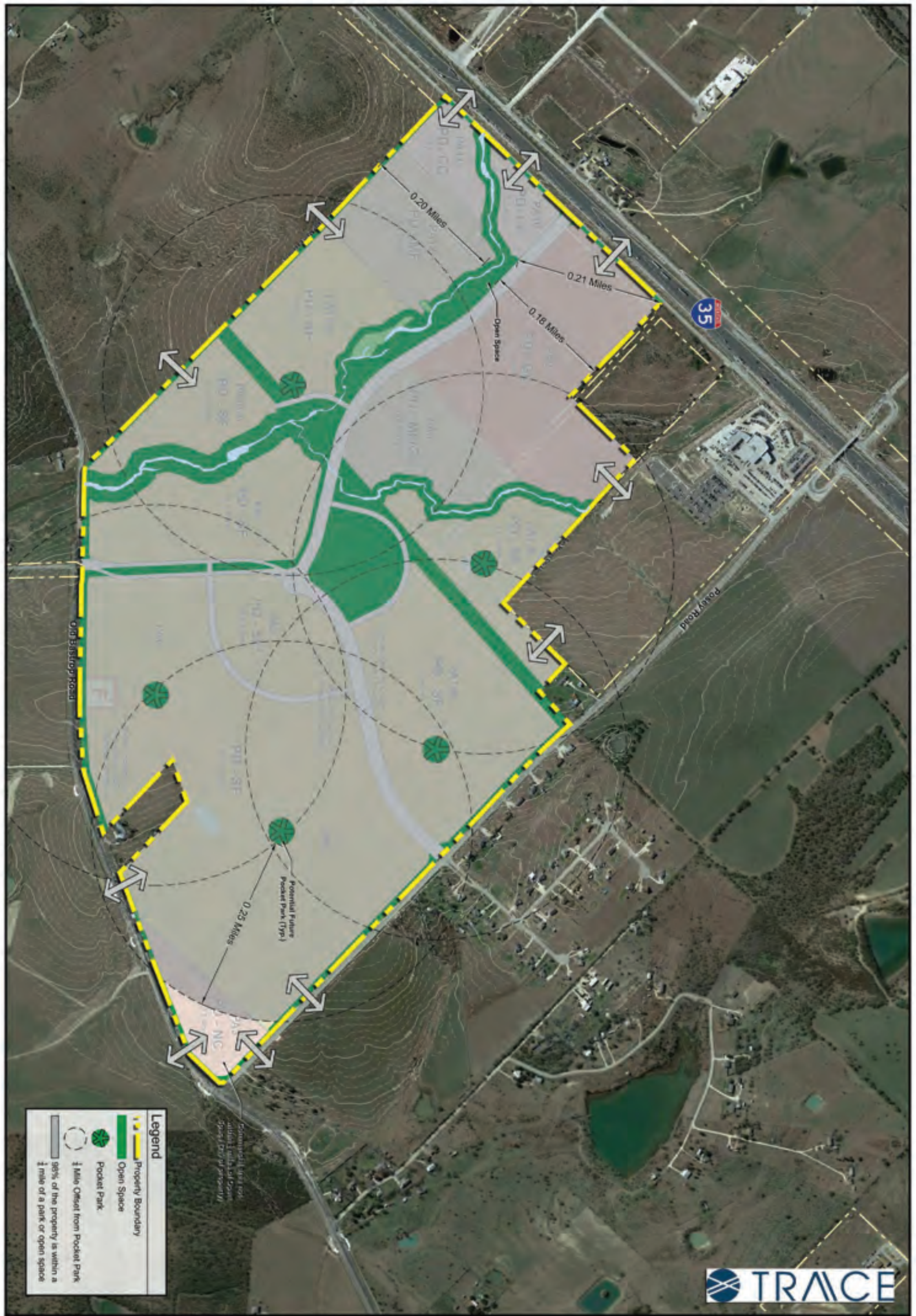
35
Posey Road
Old Bastrop Road
0.20 Miles
0.21 Miles
0.18 Miles
Open Space
Potential Future Pocket Park (Typ.)
0.25 Miles
Commercial land not within ¼ mile of Open Space (3% of property)
Legend
Property Boundary
Open Space
Pocket Park
¼ Mile Offset from Pocket Park
98% of the property is within a ¼ mile of a park or open space

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

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

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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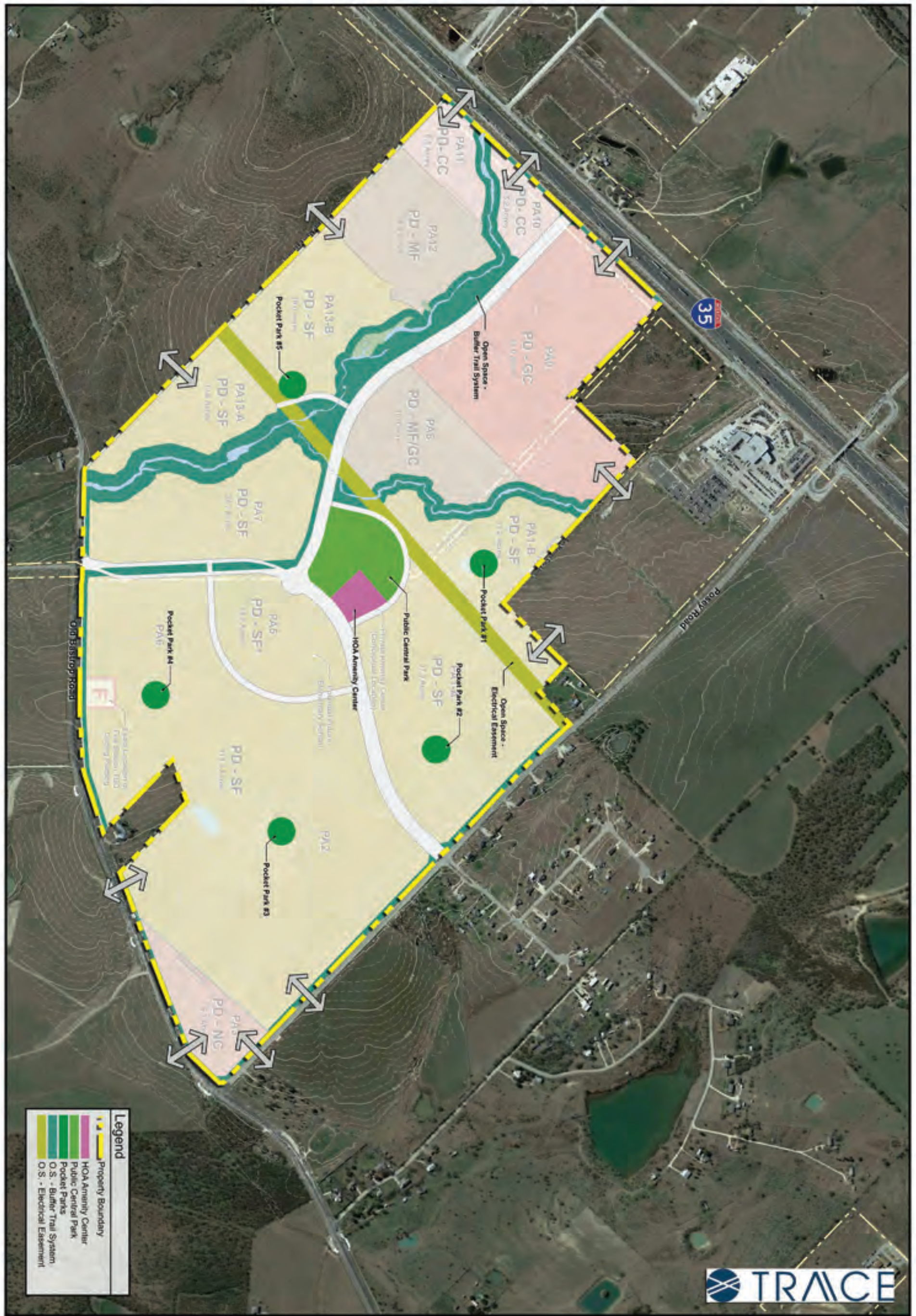
35
Posey Road
Old Bastrop Road
PA10
PD - CC
PA9
PD - GC
PA1-B
PD - SF
PA11
PD- CC
PA12
PD - MF
PA8
PD - MF/GC
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PD - SF
PA2
PD - SF
PA4
PD - NC
PA6
Open Space - Buffer Trail System
Open Space - Electrical Easement
Pocket Park #1
Pocket Park #2
Pocket Park #3
Pocket Park #4
Pocket Park #5
Public Central Park
HOA Amenity Center
Private Amenity Center (Conceptual Location)
Potential Future Elementary School
Legend
Property Boundary
HOA Amenity Center
Public Central Park
Pocket Parks
O.S. - Buffer Trail System
O.S. - Electrical Easement

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Illustration 12 - Open Space / Park Programming Plan

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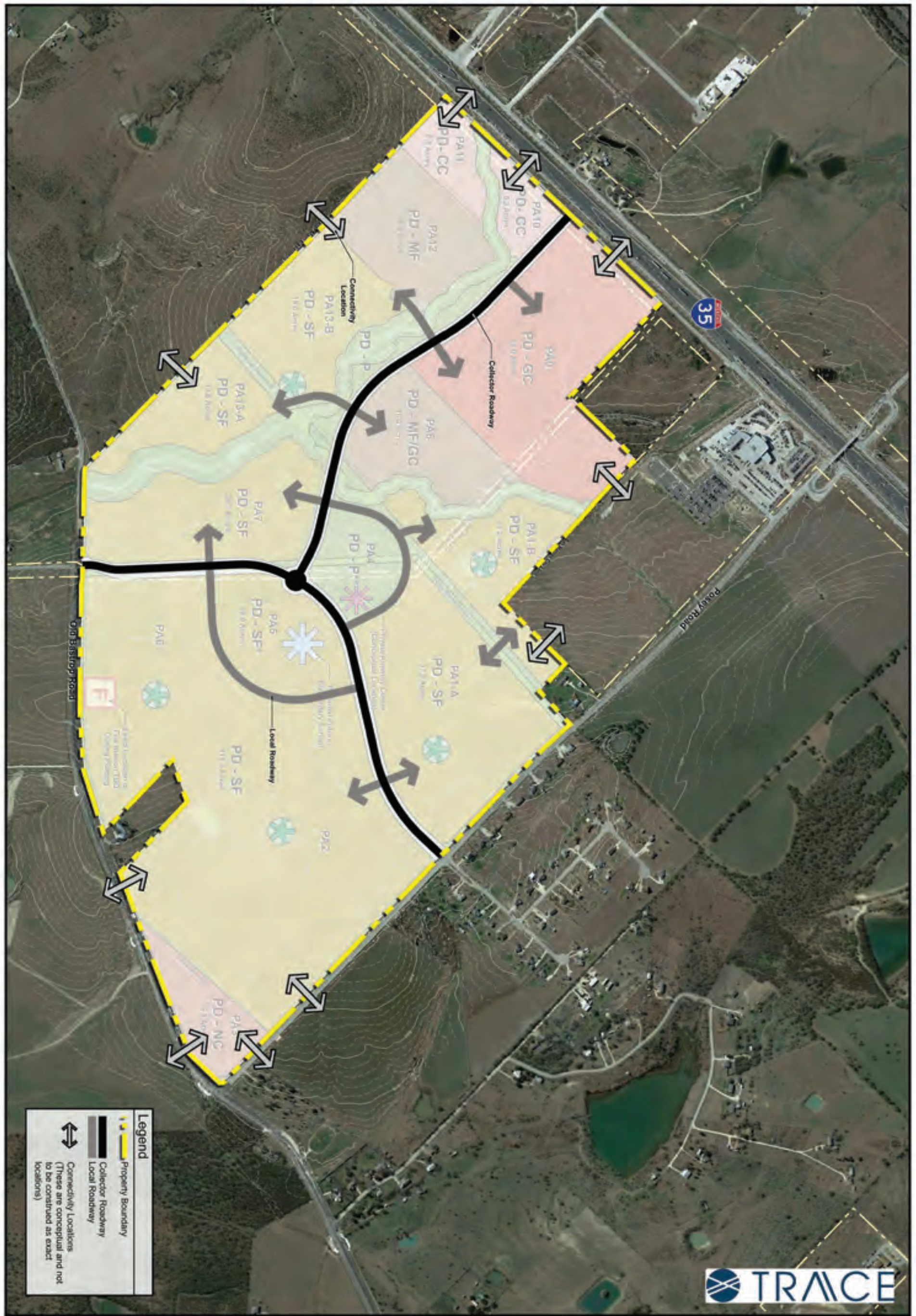
SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

File: L:\2014\144118\POD\Conceptual Master plan2015-06-15.dwg


35
Pokey Road
Old Bastrop Road
PA0
PD - GC
PA10
PD - CC
PA11
PD - CC
PA12
PD - MF
PA6
PD - MF/GC
PD - P
PA1-B
PD - SF
PA1-A
PD - SF
PA4
PD - P
PA2
PD - SF
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PA8
PA3
PD - NC
F
Collector Roadway
Local Roadway
Connectivity Location
Legend
Property Boundary
Collector Roadway
Local Roadway
Connectivity Locations (These are conceptual and not to be construed as exact locations)

Highpointe Communities
San Marcos, Texas

Illustration 16 - Vehicle Circulation Plan

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

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Aerial Photography circa January 2014
2' Contour Interval

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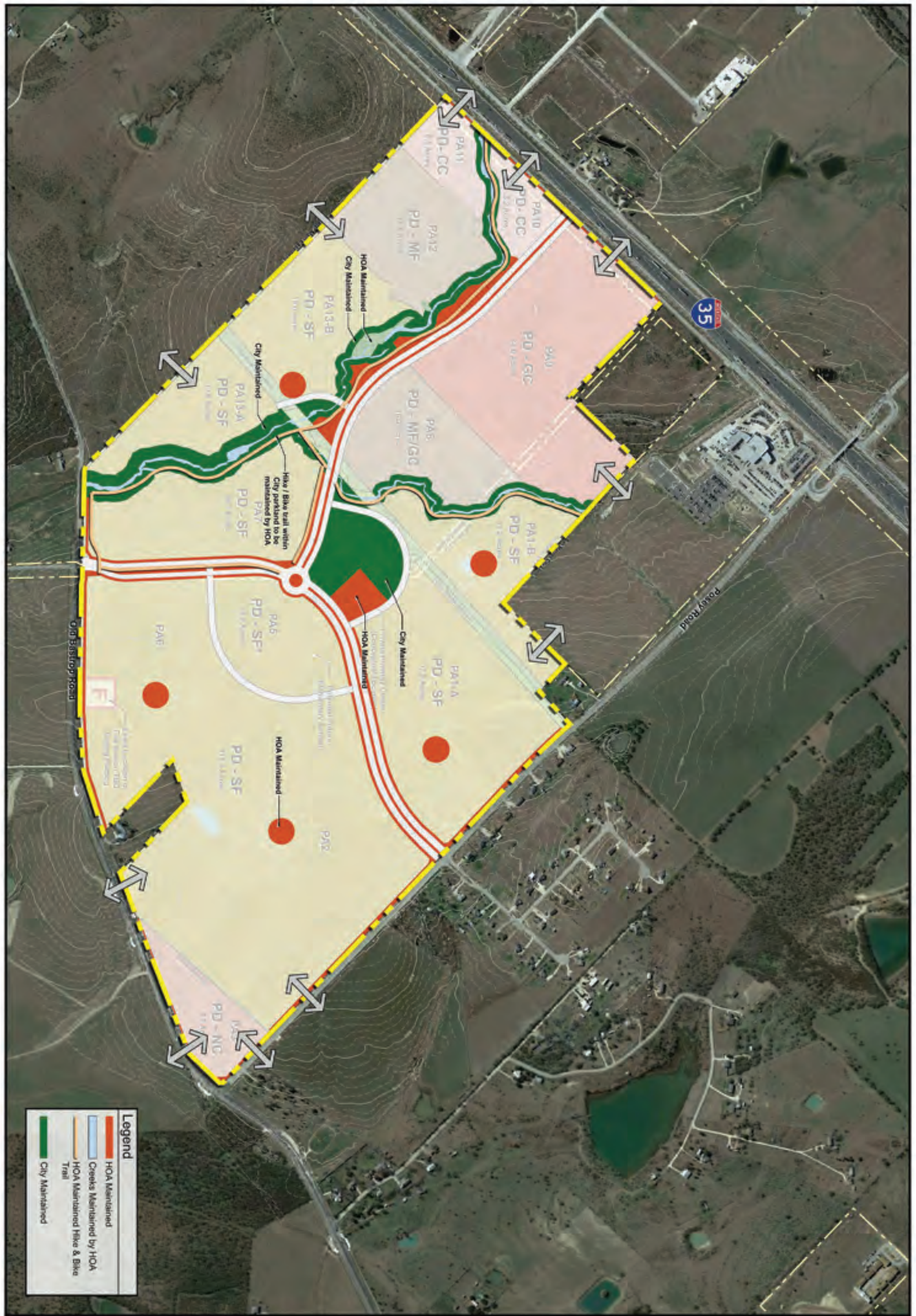
File: L:\2014\14411\PDD\Conceptual Master plan2015-08-15.dwg


35
Pokey Road
Old Bastrop Road
PA0
PD - GC
PA10
PD - CC
PA11
PD - CC
PA12
PD - MF
PA6
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
PA2
PD - SF
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF*
PA8
PA3
PD - NC
F
HOA Maintained
City Maintained
City Maintained
HOA Maintained
Hike / Bike trail within City parkland to be maintained by HOA
City Maintained
HOA Maintained
Legend
HOA Maintained
Creeks Maintained by HOA
HOA Maintained Hike & Bike Trail
City Maintained

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San Marcos, Texas

Illustration 15 - Landscape Maintenance Plan

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

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Aerial Photography circa January 2014
2' Contour Interval

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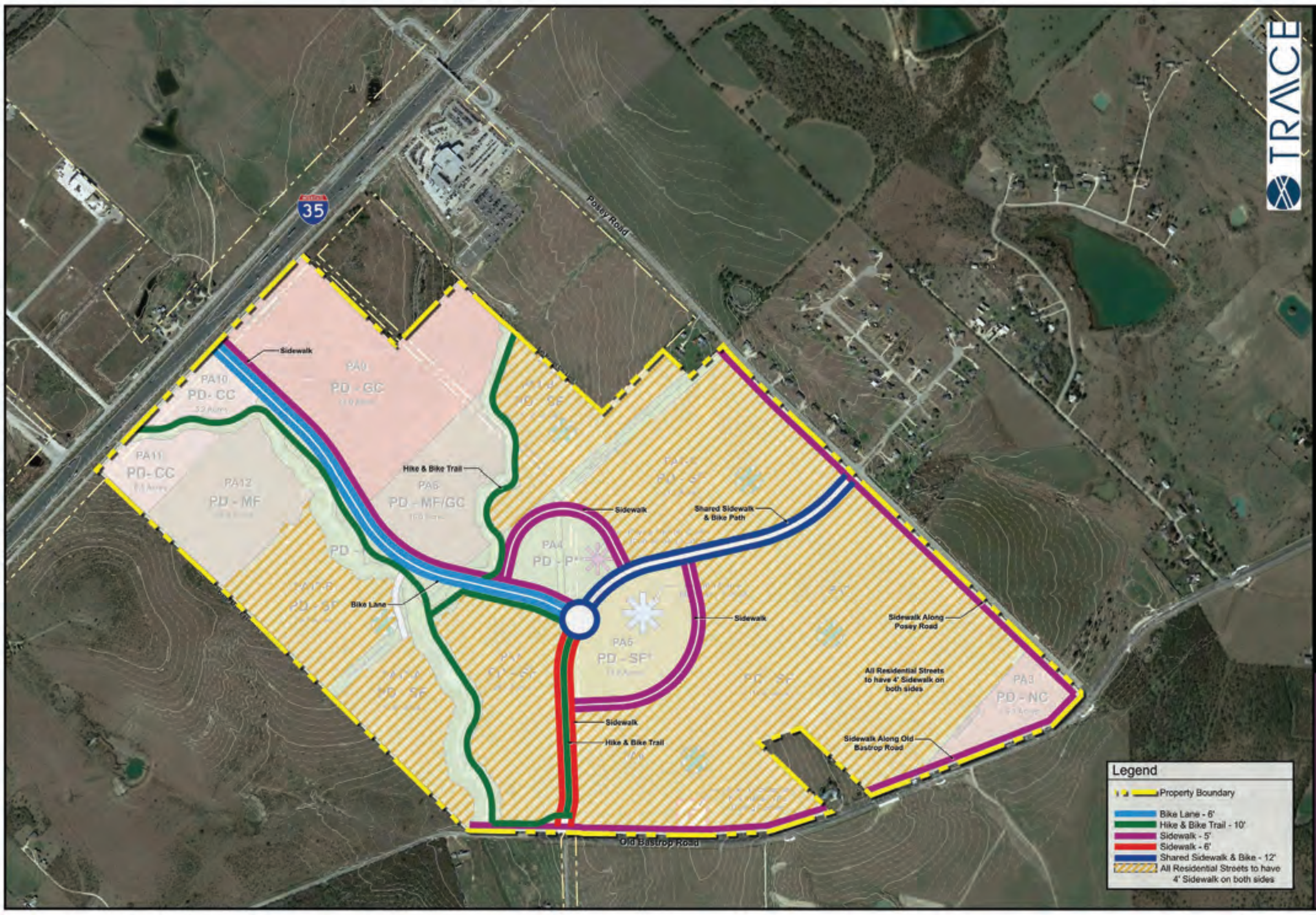
File: L:\2014\14411\PDD\Conceptual Master plan2015-08-15.dwg


35
Posey Road
Sidewalk
PA10
PD- CC
PA9
PD - GC
PA11
PD- CC
PA12
PD - MF
PA6
PD - MF/GC
Hike & Bike Trail
Sidewalk
Shared Sidewalk & Bike Path
PA4
PD - P
PA5
PD - SF
Bike Lane
Sidewalk
Sidewalk Along Posey Road
All Residential Streets to have 4' Sidewalk on both sides
PA3
PD - NC
Sidewalk
Hike & Bike Trail
Sidewalk Along Old Bastrop Road
Old Bastrop Road
Legend
Property Boundary
Bike Lane - 6'
Hike & Bike Trail - 10'
Sidewalk - 5'
Sidewalk - 6'
Shared Sidewalk & Bike - 12'
All Residential Streets to have 4' Sidewalk on both sides

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Highpointe Communities
San Marcos, Texas

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

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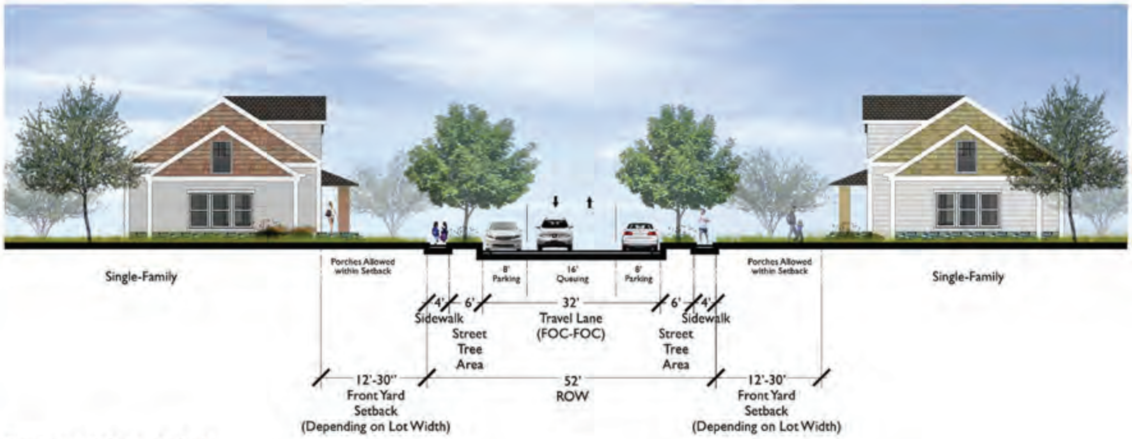
35
PA10
PD- CC
PA11
PD- CC
PA9
PD - GC
PA12
PD - MF
PA6
PD - MF/GC
PA4
PD - P
PA5
PD - SF
PA2
PD - NC
Res. Street
(Typ.)

Key Map


Single-Family
Porches Allowed within Setback
8' Parking
16' Queuing
8' Parking
Porches Allowed within Setback
Single-Family
4' Sidewalk
6' Street Tree Area
32' Travel Lane (FOC-FOC)
6' Street Tree Area
4' Sidewalk
12'-30" Front Yard Setback (Depending on Lot Width)
52' ROW
12'-30' Front Yard Setback (Depending on Lot Width)

Residential Street ROW

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Illustration 19 - Enhanced Res. Street ROW

SCALE : N.T.S.
DATE : 10-19-2015

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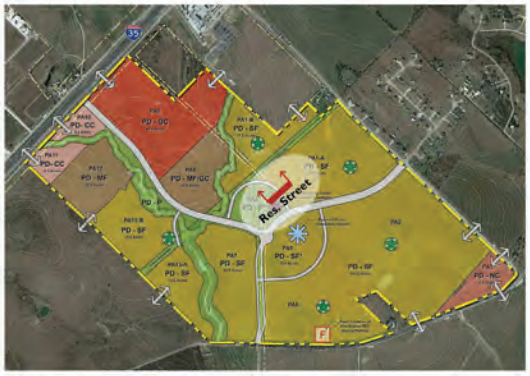
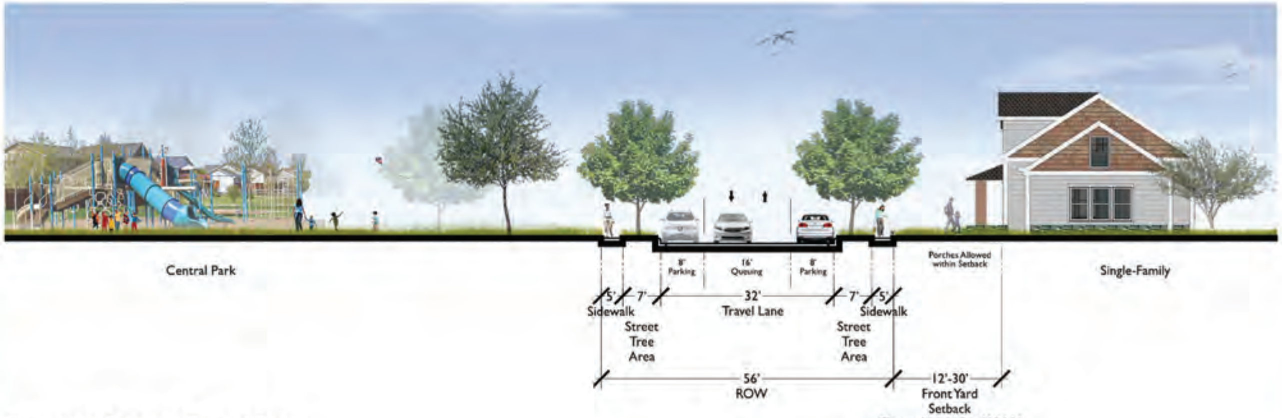

35
PA9
PD - GC
PA10
PD- CC
PA11
PD- CC
PA12
PD - MF
PA8
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
Res. Street
PD - P
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF
PA3
PD - SF
PA2
PA4
PD - NC
F

Key Map


Central Park
8'
Parking
16'
Queuing
8'
Parking
Porches Allowed within Setback
Single-Family
5'
Sidewalk
7'
Street Tree Area
32'
Travel Lane
7'
Street Tree Area
5'
Sidewalk
56'
ROW
12'-30'
Front Yard Setback
(Depending on Lot Width)

Residential Street at Central Park

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Illustration 20 - Enhanced Res. Street ROW at Central Park

SCALE : N.T.S.
DATE : 09-01-2015

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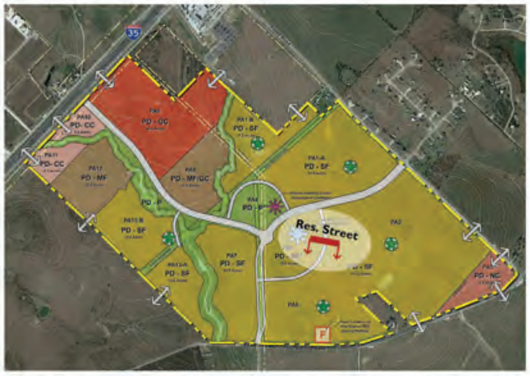
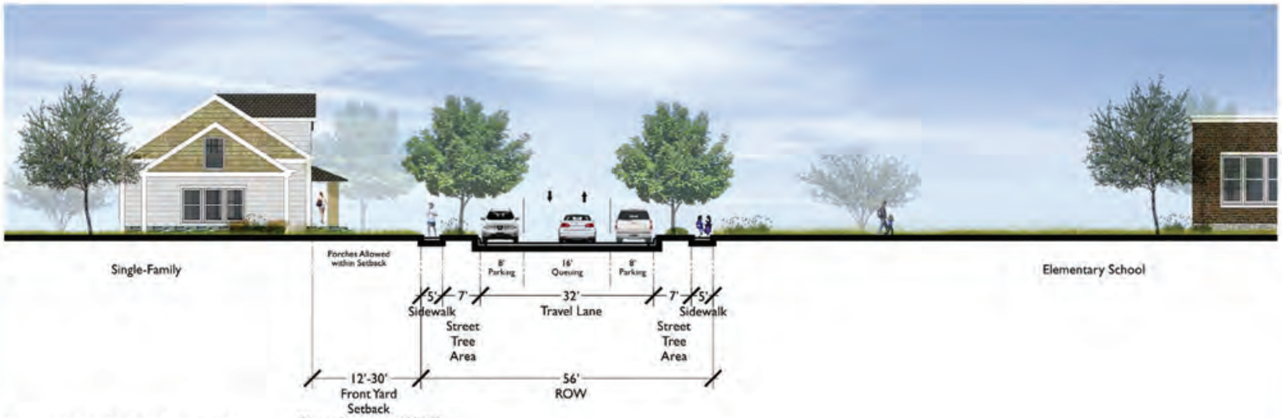

35
PA9
PD - GC
PA10
PD- CC
PA11
PD- CC
PA12
PD - MF
PA8
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
PA6
PD - P
Res. Street
PD - P
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PD - SF
PA2
PA4
PD - NC
F

Key Map


Single-Family
Porches Allowed within Setback
8'
Parking
16'
Queuing
8'
Parking
Elementary School
5'
Sidewalk
7'
Street Tree Area
32'
Travel Lane
7'
Street Tree Area
5'
Sidewalk
12'-30'
Front Yard Setback
(Depending on Lot Width)
56'
ROW

Residential Street at School

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San Marcos, Texas

Illustration 21 - Enhanced Res. Street ROW at School

SCALE : N.T.S.
DATE : 09-01-2015

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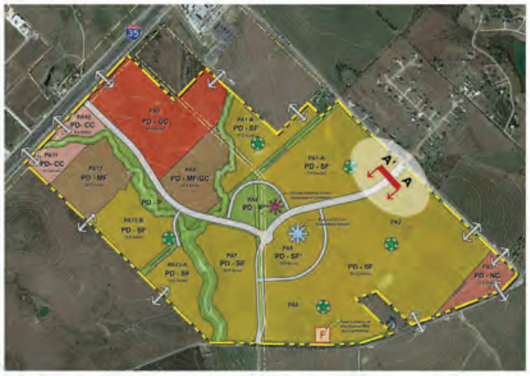
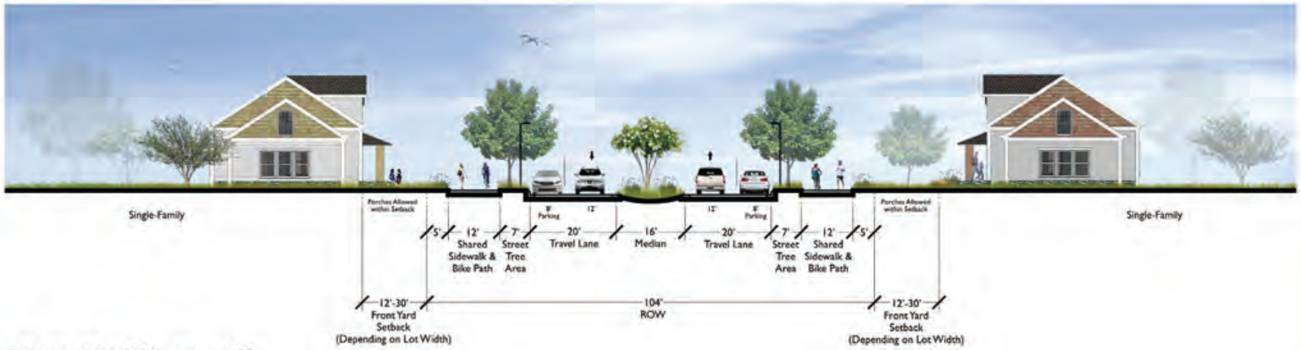

35
PA10
PD- CC
PA11
PD- CC
PA9
PD - GC
PA17
PD - MF
PA8
PD - MF/GC
PA1-B
PD - SF
PA1-A
PD - SF
A'
A
PD - P
PA4
PD - P
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF'
PA2
PD - SF
PA3
PD - NC
PA6
F

Key Map


Single-Family
Porches Allowed within Setback
5'
12' Shared Sidewalk & Bike Path
7' Street Tree Area
8' Parking
12'
20' Travel Lane
16' Median
12'
20' Travel Lane
8' Parking
7' Street Tree Area
12' Shared Sidewalk & Bike Path
5'
Porches Allowed within Setback
Single-Family
12'-30' Front Yard Setback (Depending on Lot Width)
104' ROW
12'-30' Front Yard Setback (Depending on Lot Width)

Enhanced ROW Section AA'

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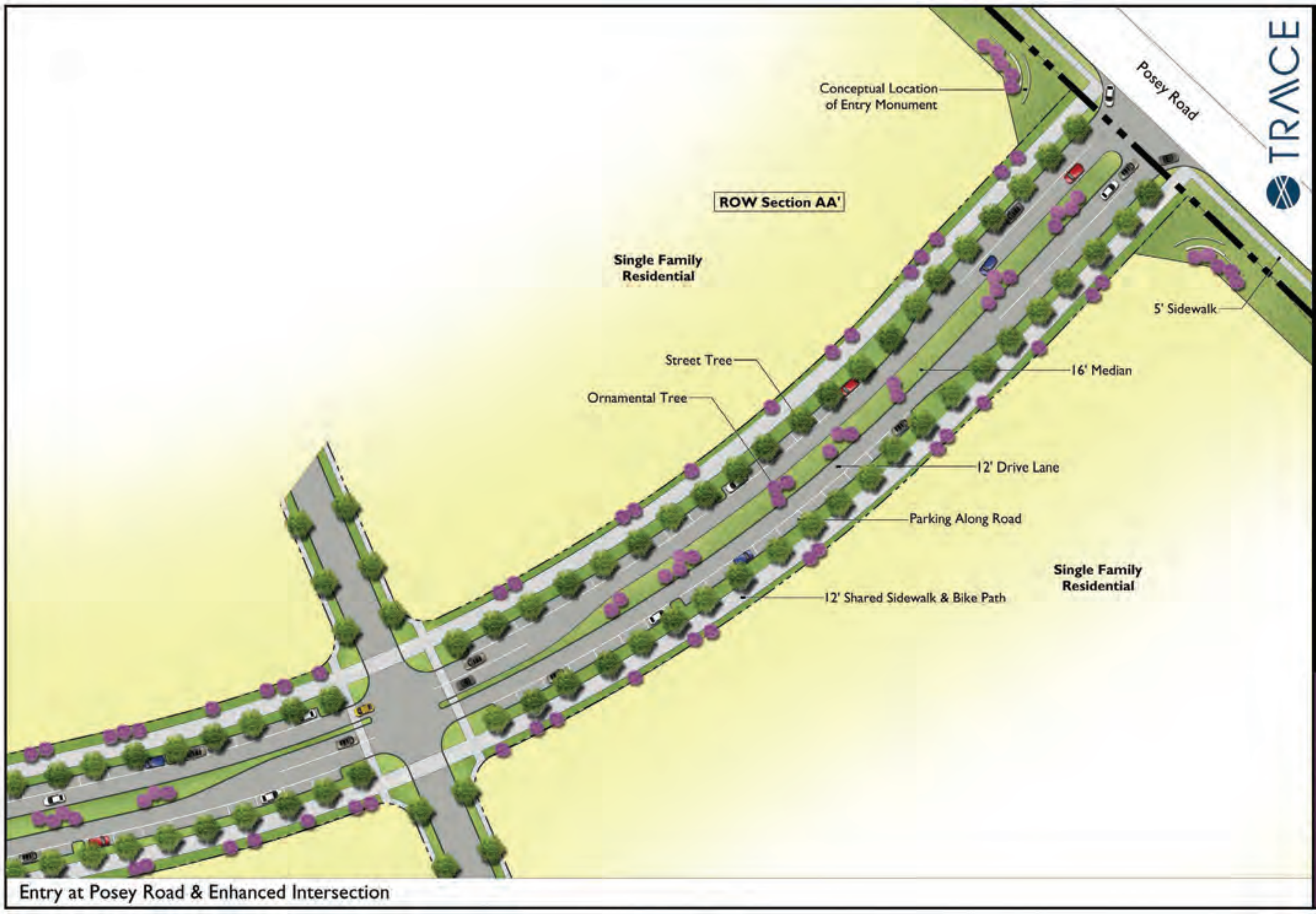
Illustration 22 - Enhanced ROW Section AA'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas


Conceptual Location of Entry Monument
Posey Road
ROW Section AA'
Single Family Residential
5' Sidewalk
Street Tree
16' Median
Ornamental Tree
12' Drive Lane
Parking Along Road
12' Shared Sidewalk & Bike Path
Single Family Residential

Entry at Posey Road & Enhanced Intersection

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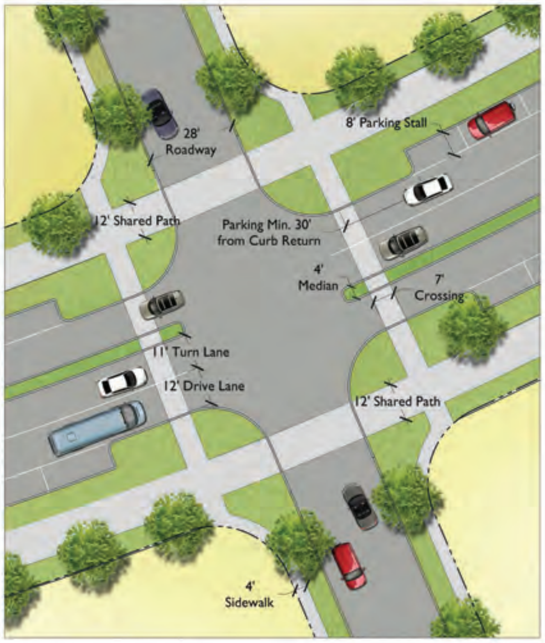
Illustration 23 - Plan View ROW Section AA'

SCALE : 1"=30'

DATE : 09-04-2015

Highpointe Communities
San Marcos, Texas


28' Roadway
8' Parking Stall
12' Shared Path
Parking Min. 30' from Curb Return
4' Median
7' Crossing
11' Turn Lane
12' Drive Lane
12' Shared Path
4' Sidewalk

Typical Intersection Road AA

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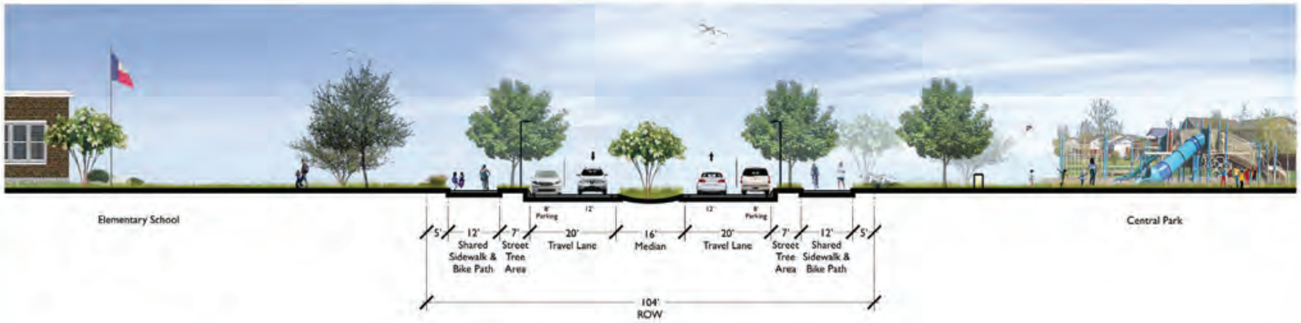
San Marcos, Texas

Illustration 24 - Typical Intersection at ROW Section AA

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

Key Map


Elementary School
Central Park
8' Parking
12'
12'
8' Parking
5'
12' Shared Sidewalk & Bike Path
7' Street Tree Area
20' Travel Lane
16' Median
20' Travel Lane
7' Street Tree Area
12' Shared Sidewalk & Bike Path
5'
104' ROW

Enhanced ROW Section BB'

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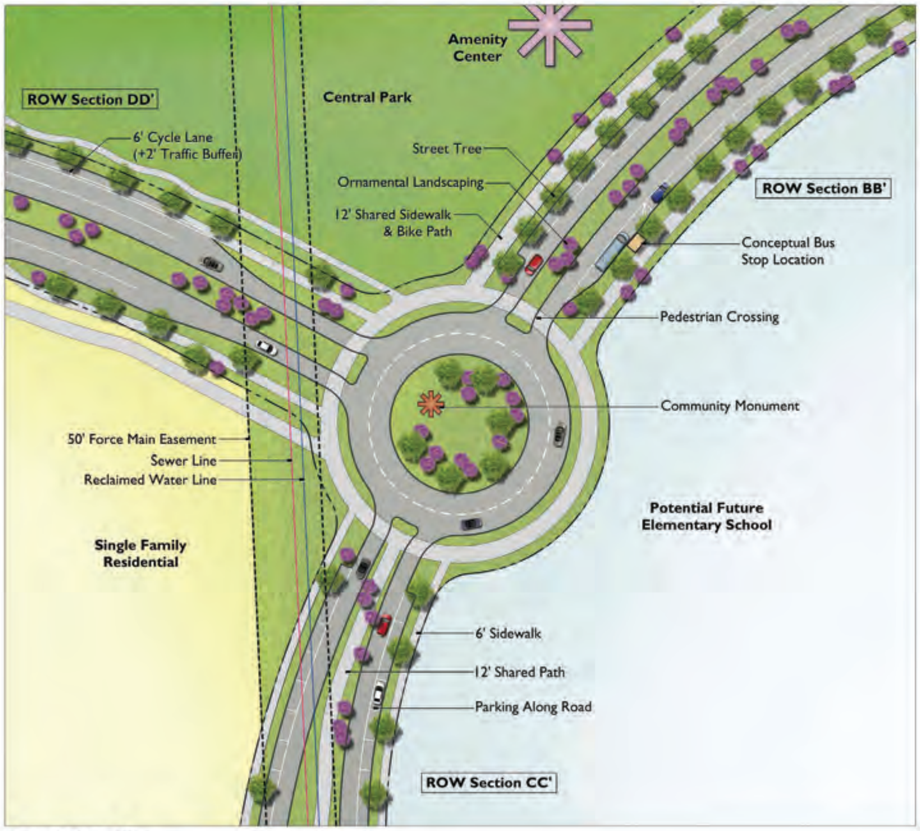
Illustration 25 - Enhanced ROW Section BB'

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

Highpointe Communities
San Marcos, Texas


Amenity Center
ROW Section DD'
Central Park
6' Cycle Lane (+2' Traffic Buffer)
Street Tree
Ornamental Landscaping
12' Shared Sidewalk & Bike Path
ROW Section BB'
Conceptual Bus Stop Location
Pedestrian Crossing
Community Monument
50' Force Main Easement
Sewer Line
Reclaimed Water Line
Single Family Residential
Potential Future Elementary School
6' Sidewalk
12' Shared Path
Parking Along Road
ROW Section CC'

Roundabout Plan

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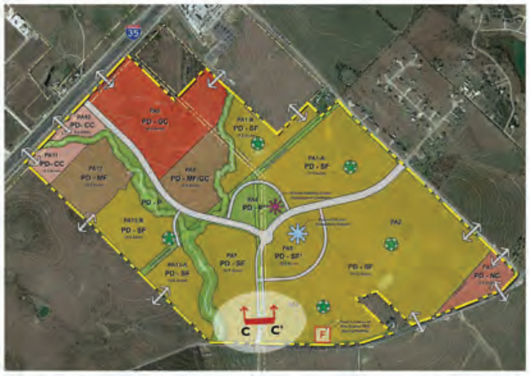
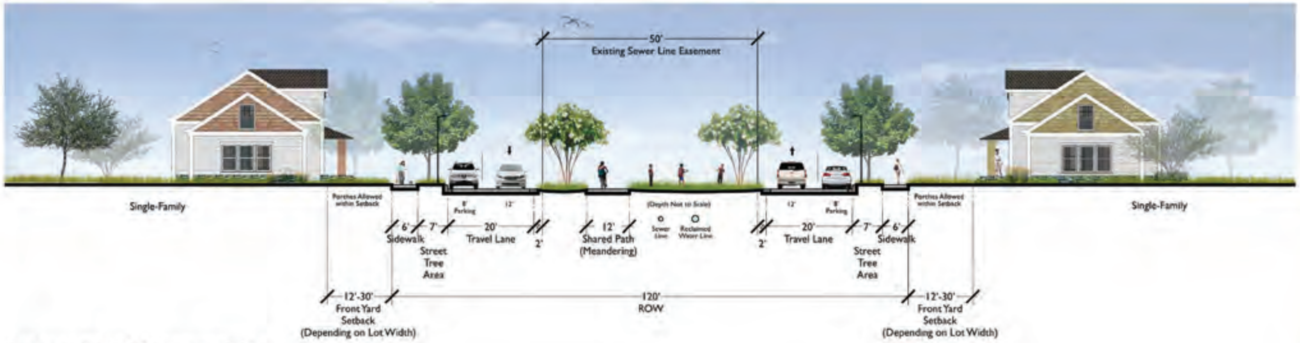
Illustration 26 - Roundabout Plan & Typ. Future Bus Stop

SCALE: N.T.S.
DATE: 09-01-2015

Highpointe Communities
San Marcos, Texas


35
PA9 PD - GC
PA10 PD- CC
PA11 PD- CC
PA12 PD - MF
PA8 PD - MF/GC
PA1-B PD - SF
PA1-A PD - SF
PD - P
PA4 PD - P
PA13-B PD - SF
PA13-A PD - SF
PA7 PD - SF
PA5 PD - SF'
PA2
PD - SF
PD - NC
C
C'
F

Key Map


50'
Existing Sewer Line Easement
Single-Family
Porches Allowed within Setback
8' Parking
12'
6' Sidewalk
7' Street Tree Area
20' Travel Lane
2'
12' Shared Path (Meandering)
(Depth Not to Scale)
Sewer Line
Reclaimed Water Line
2'
12'
8' Parking
20' Travel Lane
7' Street Tree Area
6' Sidewalk
Porches Allowed within Setback
Single-Family
12'-30' Front Yard Setback (Depending on Lot Width)
120' ROW
12'-30' Front Yard Setback (Depending on Lot Width)

Enhanced ROW Section CC'

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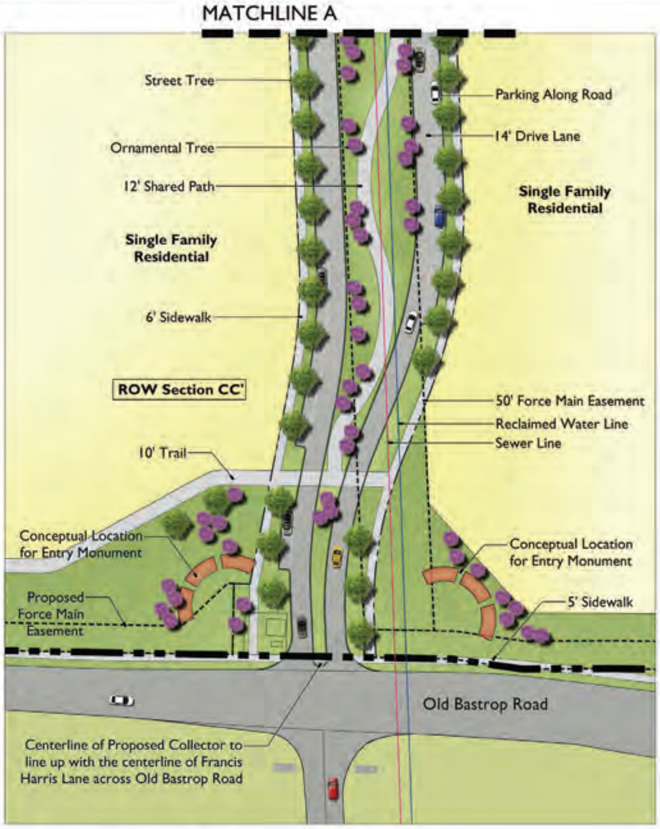
Illustration 27 - Enhanced ROW Section CC'

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

Highpointe Communities
San Marcos, Texas


MATCHLINE A
Street Tree
Ornamental Tree
12' Shared Path
Single Family Residential
6' Sidewalk
ROW Section CC'
10' Trail
Conceptual Location for Entry Monument
Proposed Force Main Easement
Parking Along Road
14' Drive Lane
Single Family Residential
50' Force Main Easement
Reclaimed Water Line
Sewer Line
Conceptual Location for Entry Monument
5' Sidewalk
Old Bastrop Road
Centerline of Proposed Collector to line up with the centerline of Francis Harris Lane across Old Bastrop Road

Entry at Old Bastrop Road

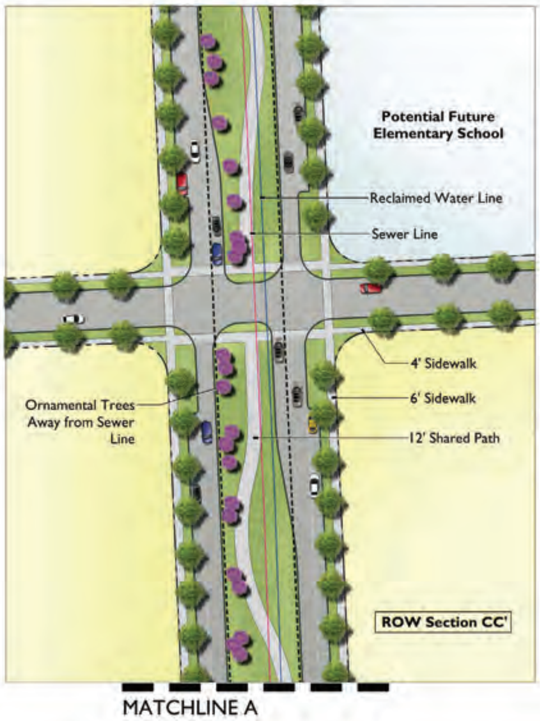

Potential Future Elementary School
Reclaimed Water Line
Sewer Line
4' Sidewalk
6' Sidewalk
Ornamental Trees Away from Sewer Line
12' Shared Path
ROW Section CC'
MATCHLINE A

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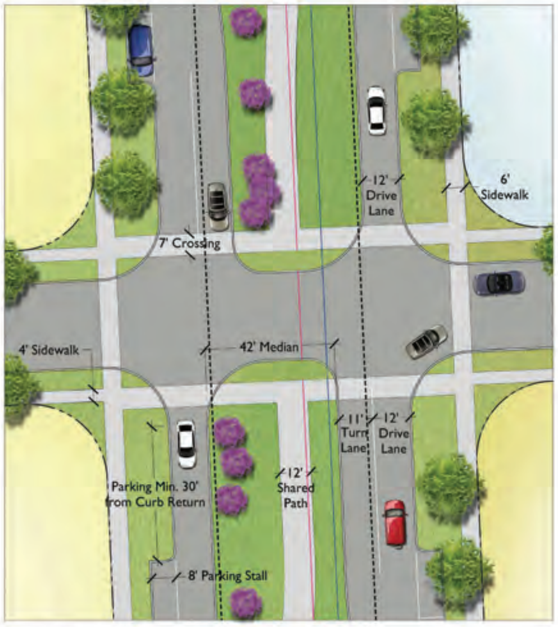
Illustration 28 - Plan View ROW Section CC'

SCALE : N.T.S.
DATE : 09-04-2015

Highpointe Communities
San Marcos, Texas


12' Drive Lane
6' Sidewalk
7' Crossing
4' Sidewalk
42' Median
11' Turn Lane
12' Drive Lane
Parking Min. 30' from Curb Return
12' Shared Path
8' Parking Stall

Typical Intersection Road CC

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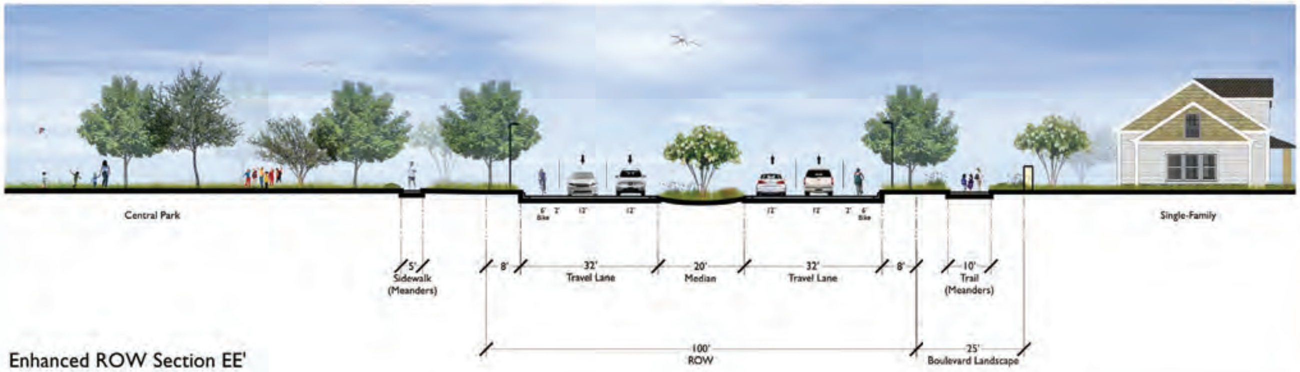
Highpointe Communities
San Marcos, Texas

Illustration 29 - Typical Intersection at ROW Section CC

SCALE : N.T.S.
DATE : 09-14-2015

35
PA9
PD - GC
PA1-B
PD - SF
PA1-A
PD - SF
PA10
PD - CC
PA11
PD - CC
PA12
PD - MF
PA8
PD - MF/GC
PD - P
PA13-B
PD - SF
PA13-A
PD - SF
PA5
PD - SF'
PA2
PD - SF
PA3
PD - NC
PA6
E
E'

Key Map


Central Park
Single-Family
6' Bike
2'
12'
12'
12'
12'
2'
6' Bike
5' Sidewalk (Meanders)
8'
32' Travel Lane
20' Median
32' Travel Lane
8'
10' Trail (Meanders)
100' ROW
25' Boulevard Landscape

Enhanced ROW Section EE'

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San Marcos, Texas

Illustration 31 - Enhanced ROW Section EE'

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

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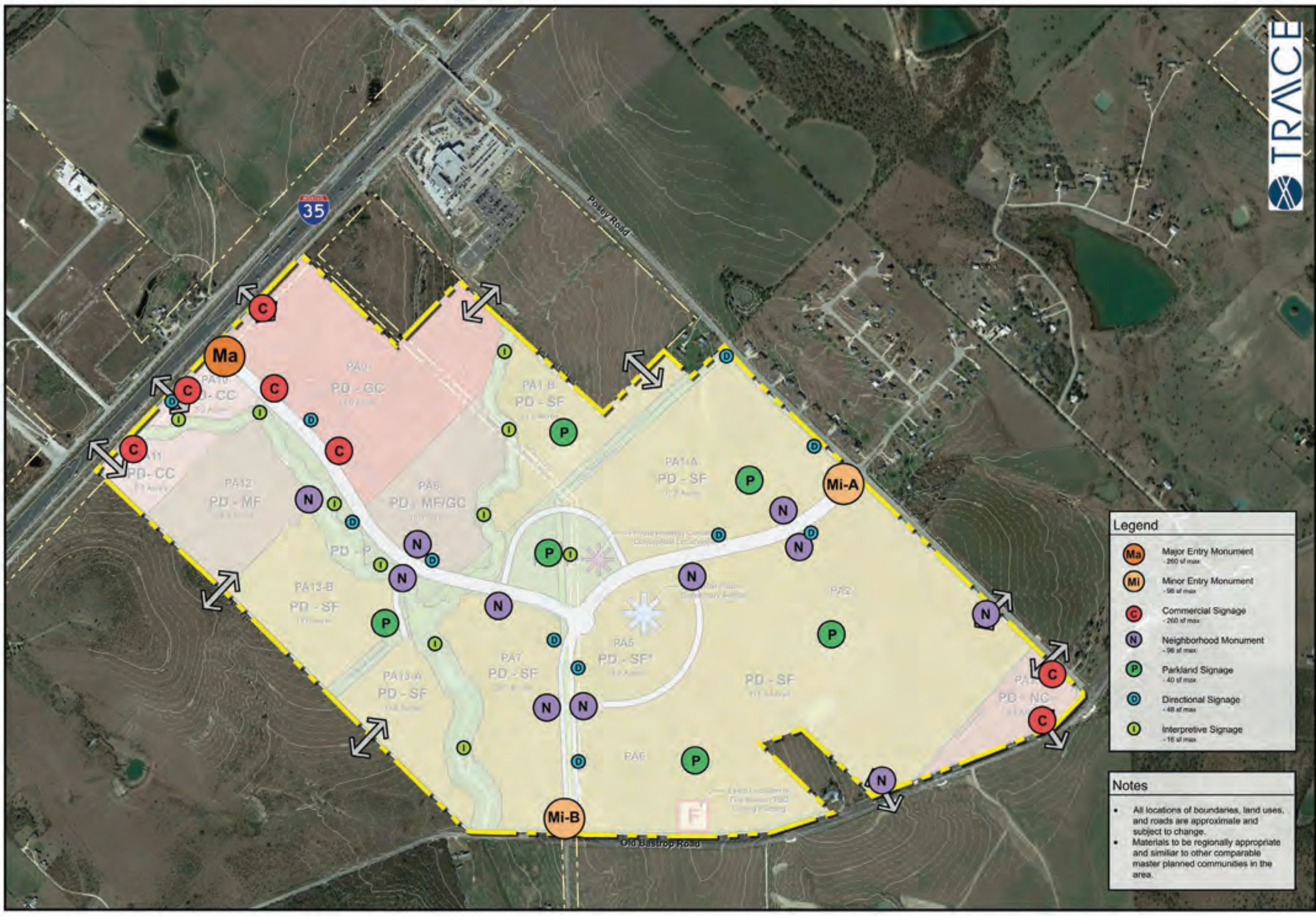
35
Pokey Road
Old Bastrop Road
Ma
Mi-A
Mi-B
C
N
P
D
I
PA9
PD - GC
PA1-B
PD - SF
PA1-A
PD - SF
PA10
PD - CC
PA11
PD - CC
PA12
PD - MF
PA8
PD - MF/GC
PD - P
PA13-B
PD - SF
PA13-A
PD - SF
PA7
PD - SF
PA5
PD - SF'
PA6
PA2
PD - SF
PA3
PD - NC

Legend

- Ma Major Entry Monument - 260 sf max
- Mi Minor Entry Monument - 96 sf max
- C Commercial Signage - 260 sf max
- N Neighborhood Monument - 96 sf max
- P Parkland Signage - 40 sf max
- D Directional Signage - 48 sf max
- I 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.

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Highpointe Communities
San Marcos, Texas

Illustration 40 - Entry Monument & Signage Plan

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

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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