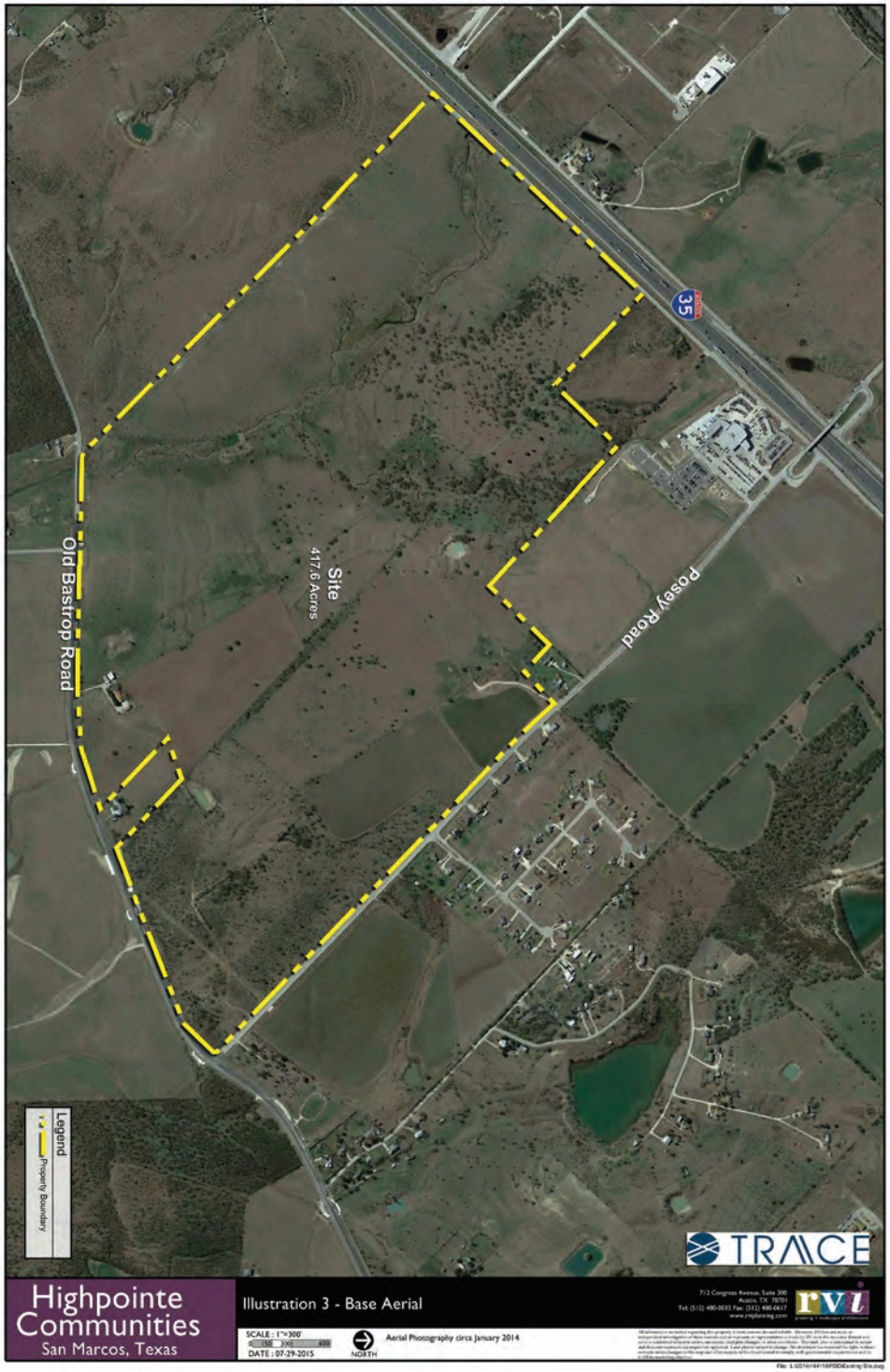

Highpointe Communities
San Marcos, Texas

Illustration 3 - Base Aerial

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

NORTH

Aerial Photography circa January 2014

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File: L:\2014\14R169\PDD\Existing Site.dwg

Highpointe Communities
San Marcos, Texas

Illustration 2 - Portion of the Project within City Limits

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

NORTH

Aerial Photography circa January 2014

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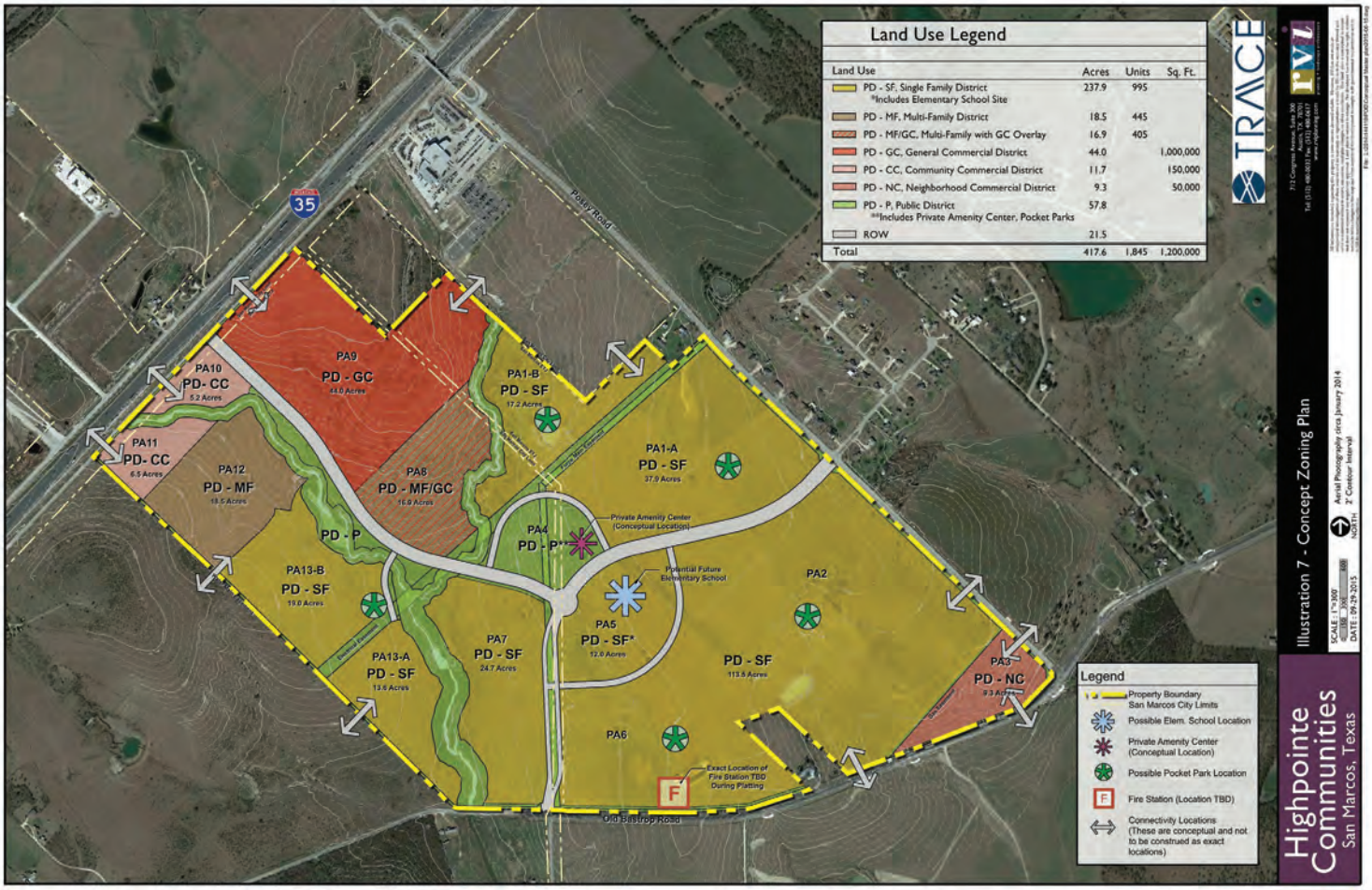
File: L:\2014\14R169\PDD\Existing Site.dwg

Zoning AR
Zoning GC
Zoning HI
Posey Road
6" Force Main
10" WW Gravity Main
Portion of Project within City Limits
Pond
York Creek
Wetland
Site
417.6 Acres
8" Water Main
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
Illustration 4 - Existing Conditions
Aerial Photography circa January 2014
2' Contour Interval
SCALE: 1"=300'
OUTSIDE JOB
DATE: 03-23-2015
NORTH
TRACE
RVL
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
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)
PA13-B PD - SF 19.0 Acres
Potential Future Elementary School
PA2
PA5 PD - SF* 12.0 Acres
PA7 PD - SF 24.7 Acres
PA13-A PD - SF 13.6 Acres
PD - SF 113.5 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)
Illustration 7 - Concept Zoning Plan
Aerial Photography circa January 2014
2' Contour Interval
SCALE: 1"=300'
OUTSIDE JOB
DATE: 03-23-2015
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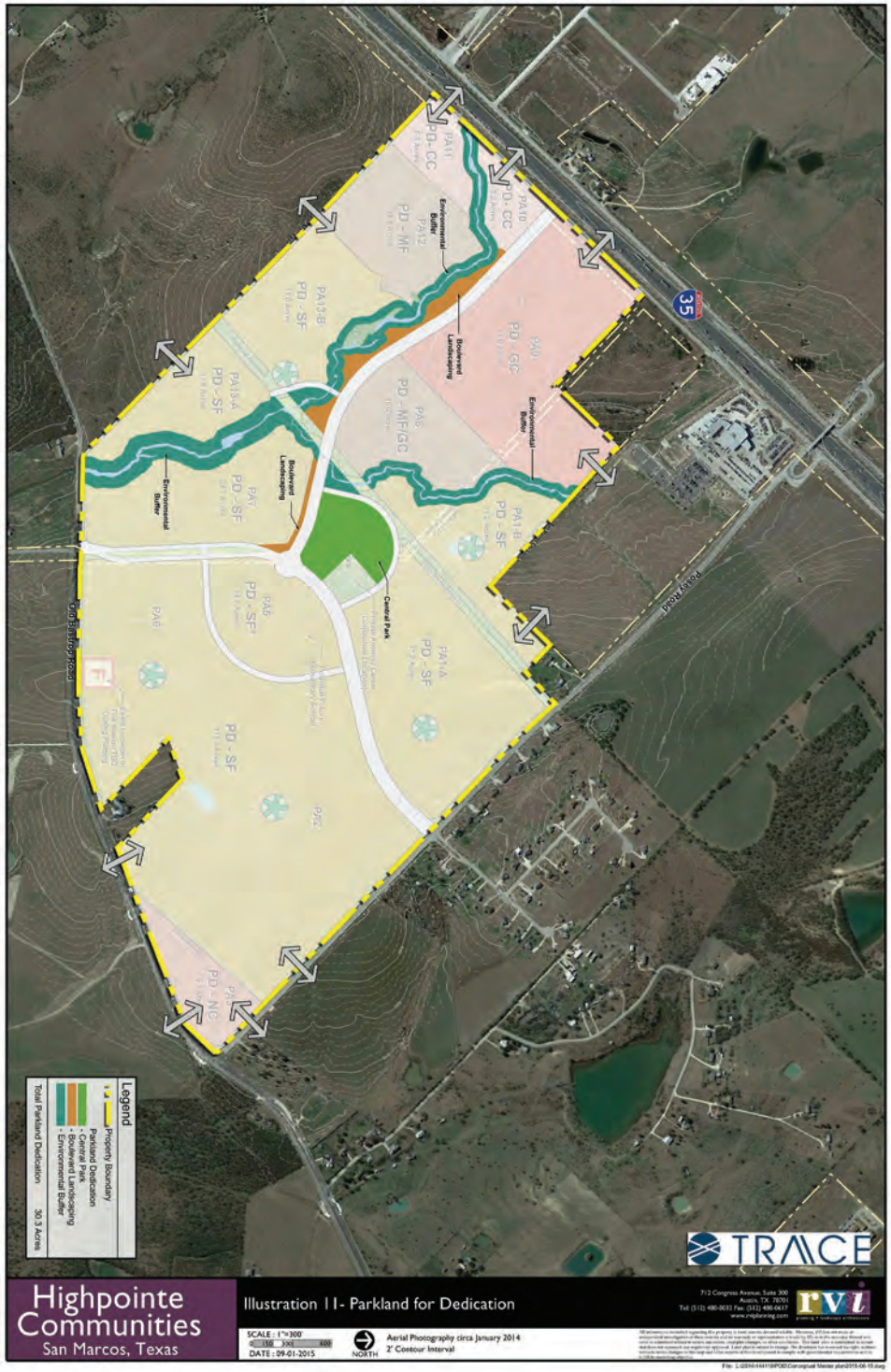
San Marcos, Texas

Planning Area 9
Planning Area 10
Phase 1B
Road Segment B
Planning Area 11
Planning Area 12
Planning Area 8
Planning Area 1-B
Planning Area 1-A
Road Segment A
Planning Area 4
Road Segment D
Phase 1A
Planning Area 13-B
Phase 3
Planning Area 5
Planning Area 2
Phase 2
Planning Area 3
Planning Area 13-A
Planning Area 7
Road Segment C
Planning Area 6
Old Bastrop Road
Legend
Phase 1A
Phase 1B
Phase 2
Phase 3
TRACE
RVL
Illustration 8 - Phasing Plan
Aerial Photography circa January 2014
2' Contour Interval
SCALE: 1"=300'
OUTLINE: 300
DATE: 04-01-2015
Highpointe Communities
San Marcos, Texas

PA10
PD - CC
PA0
PD - GC
PA1-B
PD - SF
Open Space
PA11
PD - CC
PA12
PD - MF
PA8
PD - MF/GC
PA1-A
PD - SF
Private Amenity Center (Alternate Location)
PA13-B
PD - SF
Potential Future Elementary School
PA2
Potential Future Pocket Park (Typ.)
PA7
PD - SF
PA5
PD - SF*
PA13-A
PD - SF
PD - SF
PA3
PD - NC
PA6
Public Elementary School Site (Alternate Location if Not Selected for Zoning Phasing)
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
TRACE
RVL
Illustration 9 - Concept Plan Open Space
Aerial Photography circa January 2014
2' Contour Interval
SCALE: 1"=300'
OUTLINE: 300
DATE: 04-01-2015
Highpointe Communities
San Marcos, Texas



Highpointe Communities
San Marcos, Texas

Illustration 11- Parkland for Dedication

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

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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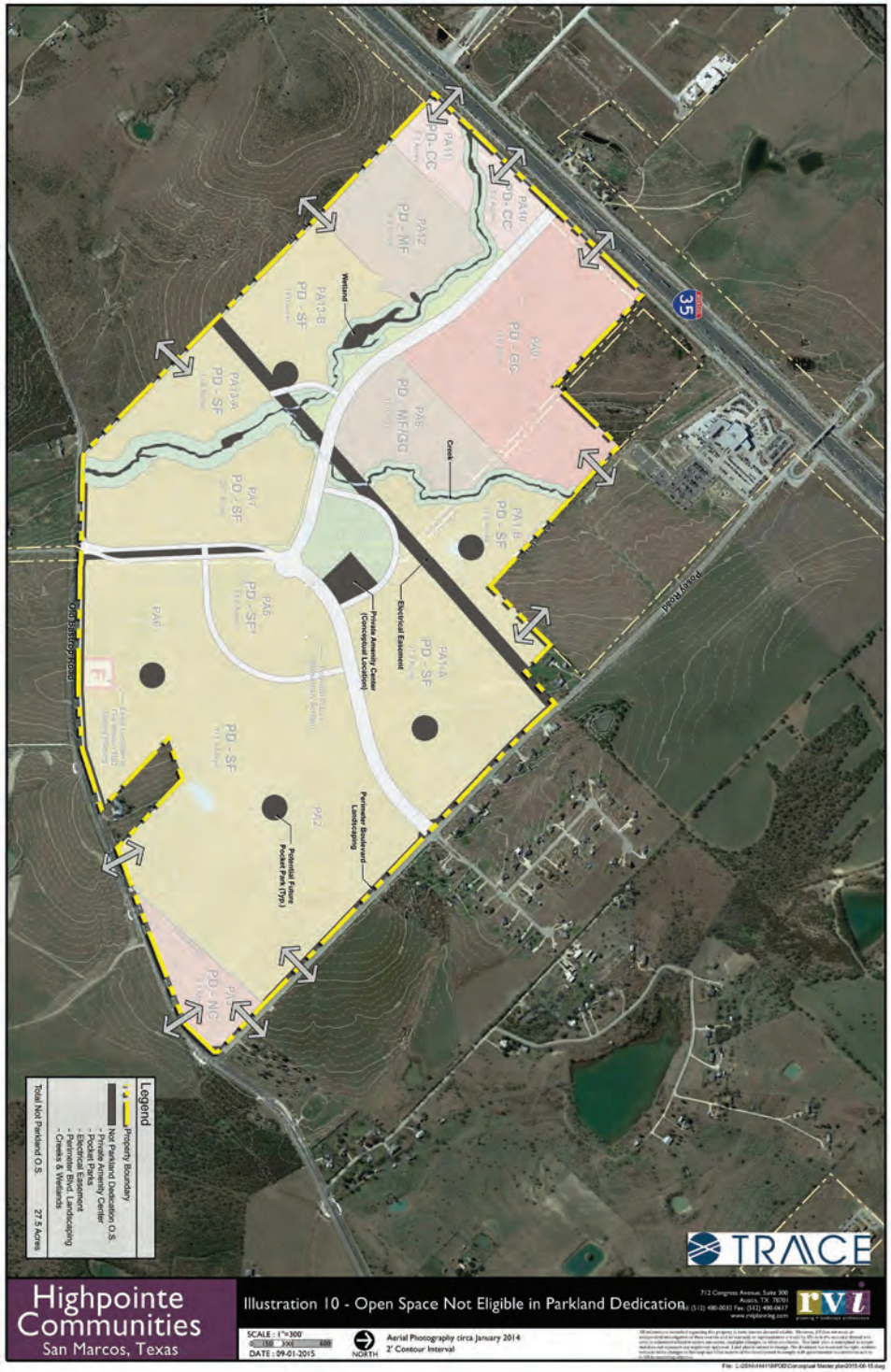
File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg



Highpointe Communities
San Marcos, Texas

Illustration 10 - Open Space Not Eligible in Parkland Dedication

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

NORTH

Aerial Photography circa January 2014
2' Contour Interval

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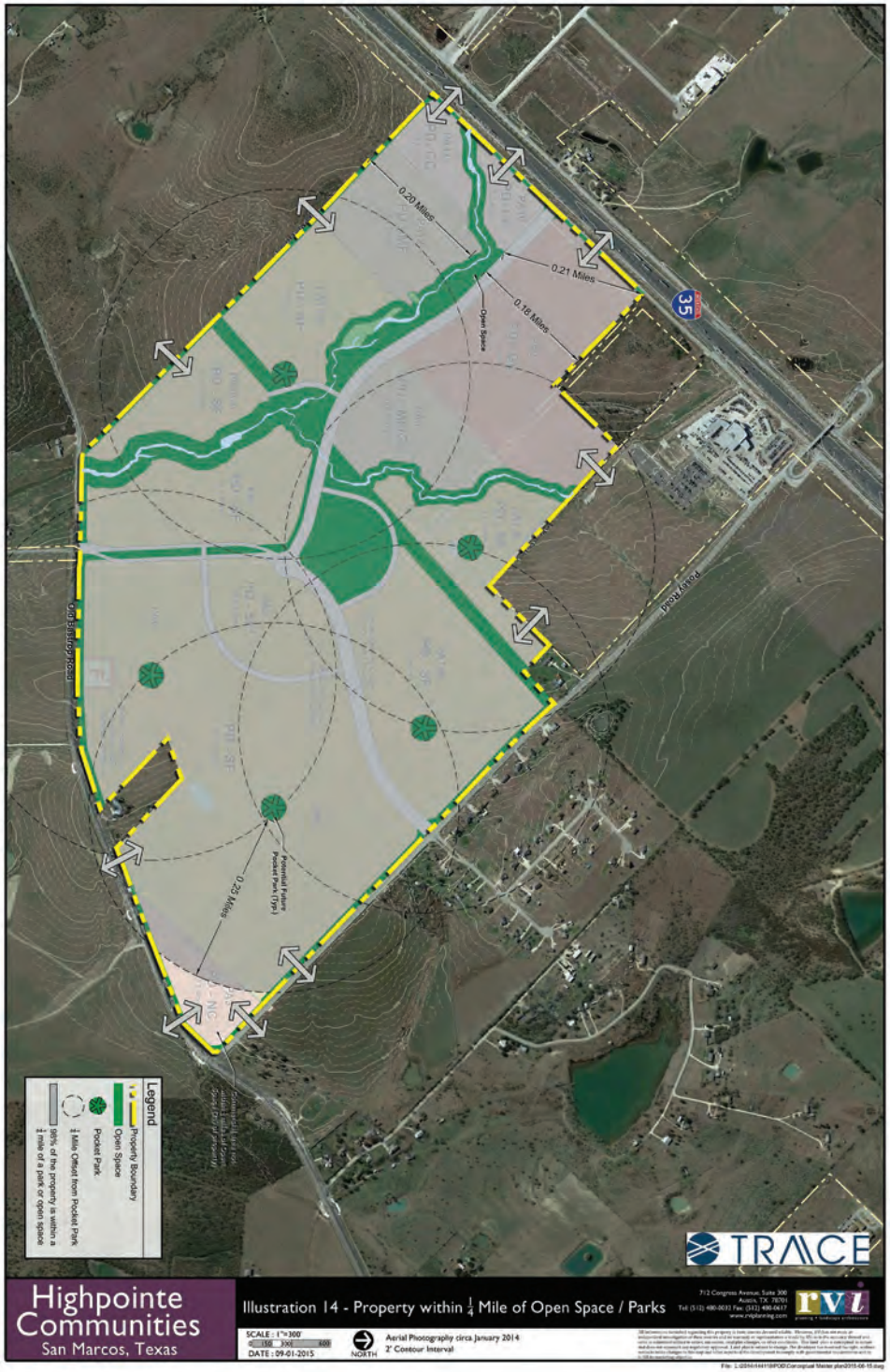
File: L:\2014\144119\PDD\Conceptual Master plan2015-06-15.dwg



TRACE

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San Marcos, Texas

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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File: L:\2014\144119\POD\Conceptual Master plan\2015-08-15.dwg

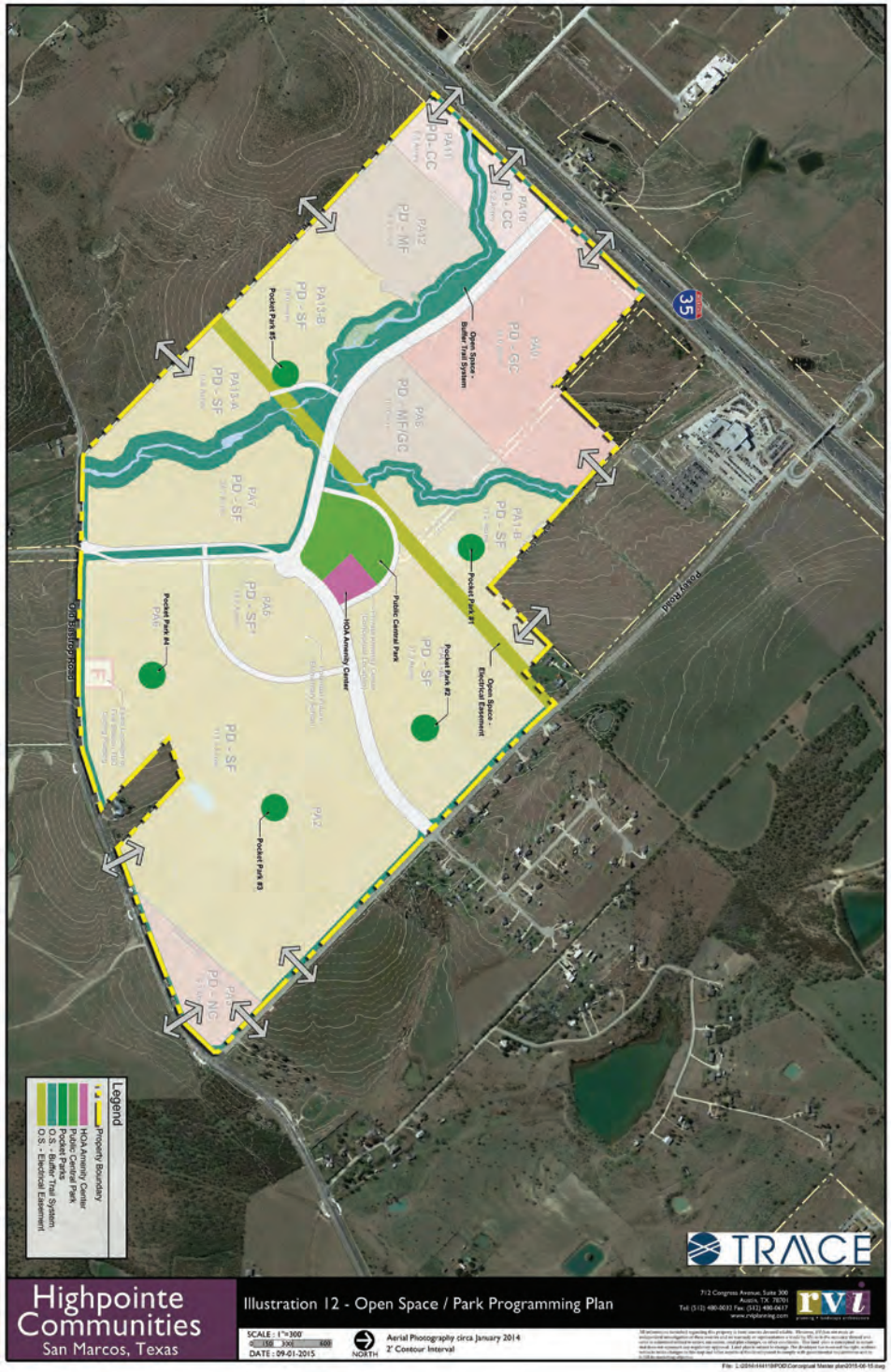

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Illustration 12 - Open Space / Park Programming Plan

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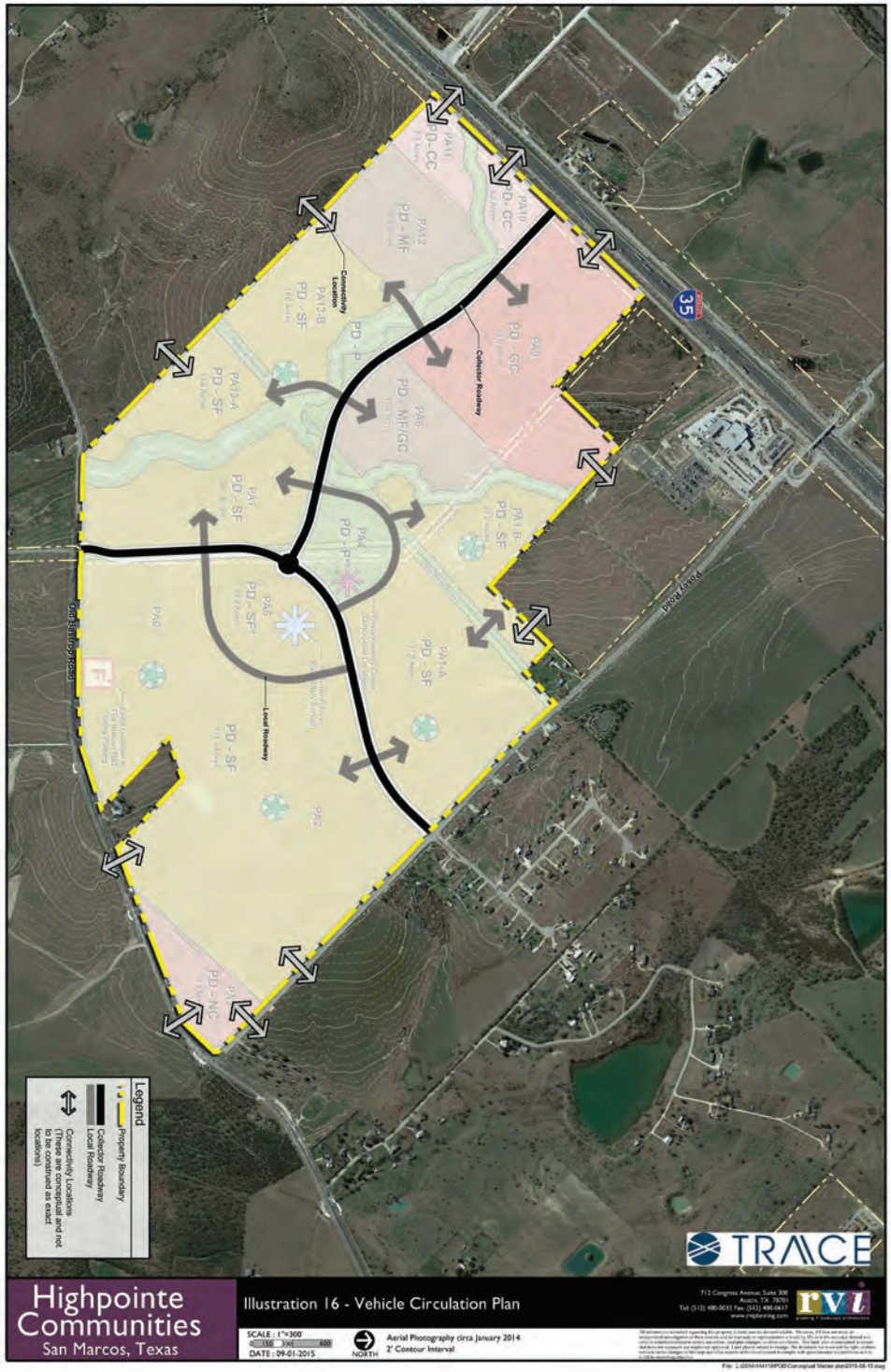
SCALE : 1"=300'
0 150 300 600
DATE : 09-01-2015

NORTH

Aerial Photography circa January 2014
2' Contour Interval

All information included regarding this property is basic interim demand studies. Whereas, RVI does not accept or recommend investigation of these materials and the municipality or regional bodies is invited by RVI to do this necessary demand and is solely an independent study for owners, operators, investigative changes, or others use thereto. This study plan is conceptual in nature and is subject to change based on market conditions, site specific engineering, and other factors. RVI does not guarantee and is not responsible for any changes in the design that it has made in the plan that is not approved by RVI, or for any unauthorized use of the plan.

File: L:\2014\144119\POD\Conceptual Master plan\2015-08-15.dwg


Legend
Property Boundary
Collector Roadway
Local Roadway
Connectivity / Locations (These are conceptual and not to be construed as exact locations)
Connectivity
Location
Collector Roadway
Local Roadway
35
Old Bastrop Road
Posey Road
TRACE
Highpointe Communities
San Marcos, Texas
Illustration 16 - Vehicle Circulation Plan
SCALE : 1"=300'
DATE : 09-01-2015
NORTH
Aerial Photography circa January 2014
2' Contour Interval
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Austin, TX 78701
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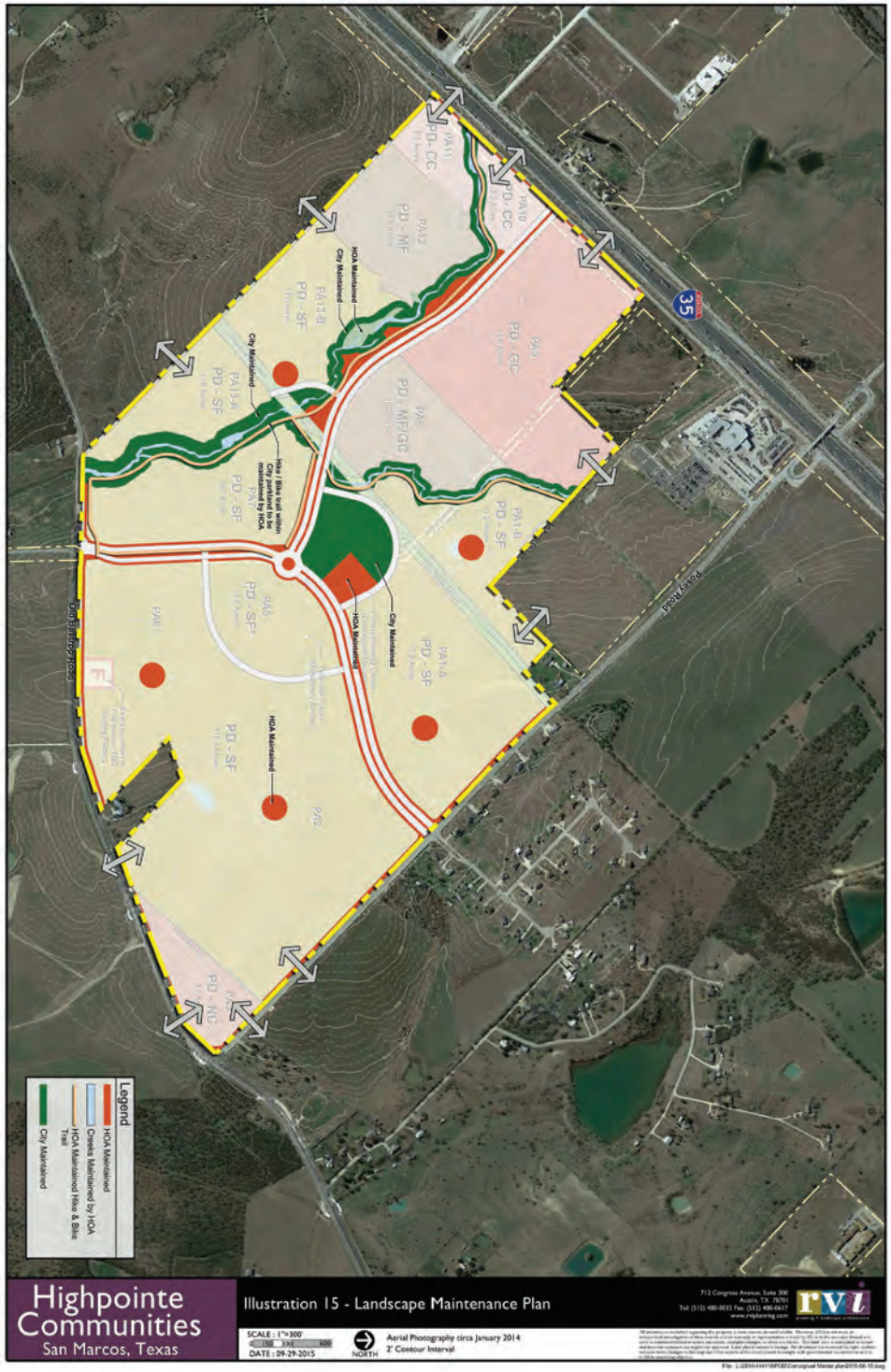
Legend
HOA Maintained
Creeks Maintained by HOA
HOA Maintained Hike & Bike Trail
City Maintained
HOA Maintained
City Maintained
City Maintained
HOa / Bike trail within City parkland to be maintained by HOA
HOA Maintained
HOA Maintained
35
Old Bastrop Road
Posey Road
Highpointe Communities
San Marcos, Texas
Illustration 15 - Landscape Maintenance Plan
SCALE : 1"=300'
DATE : 09-29-2015
NORTH
Aerial Photography circa January 2014
2' Contour Interval
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Austin, TX 78701
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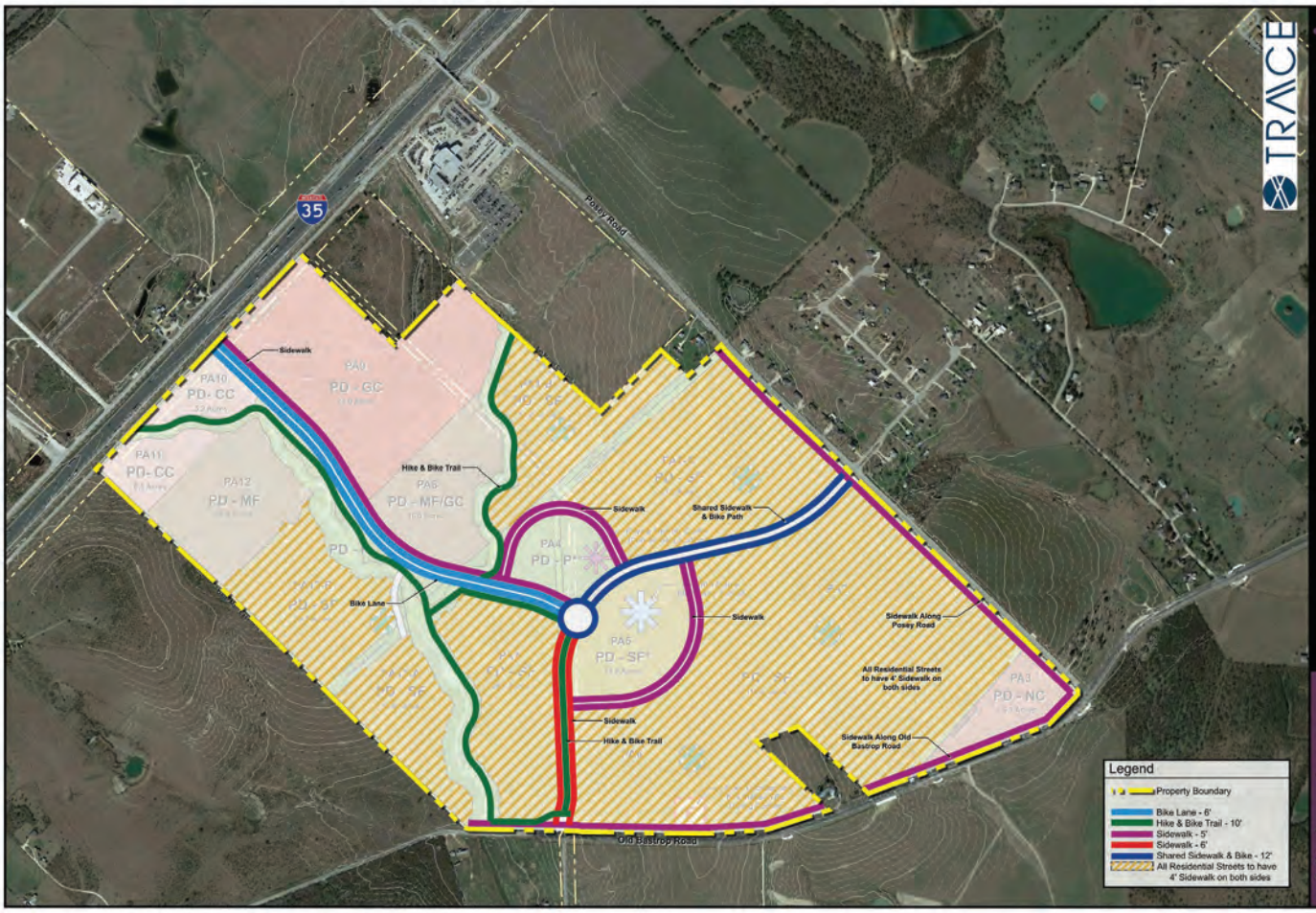
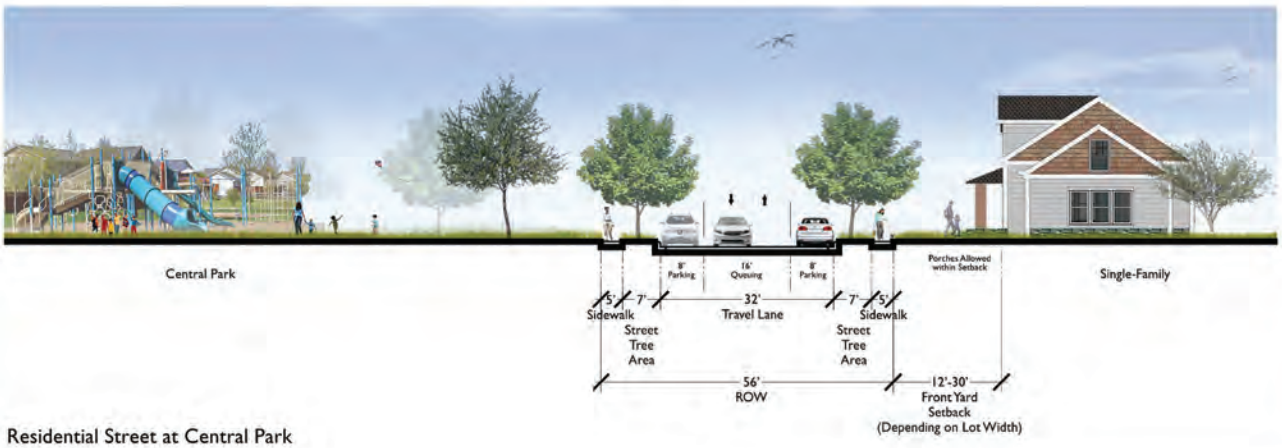


Key Map

Residential Street ROW

TRACE
PVL
Illustration 19 - Enhanced Res. Street ROW
SCALE: N.T.S.
DATE: 10-19-2015
Highpointe Communities
San Marcos, Texas

Key Map



Residential Street at Central Park

TRACE

PVL

Illustration 20 - Enhanced Res. Street ROW at Central Park

SCALE : N.T.S.

DATE : 09-01-2015

Highpointe Communities

San Marcos, Texas

35
Res. Street
PA1
PD - OC
PA2
PD - MF/GC
PA3
PD - SF1
PA4
PD - SF
PA5
PD - NC
PA6
PD - SF
PA7
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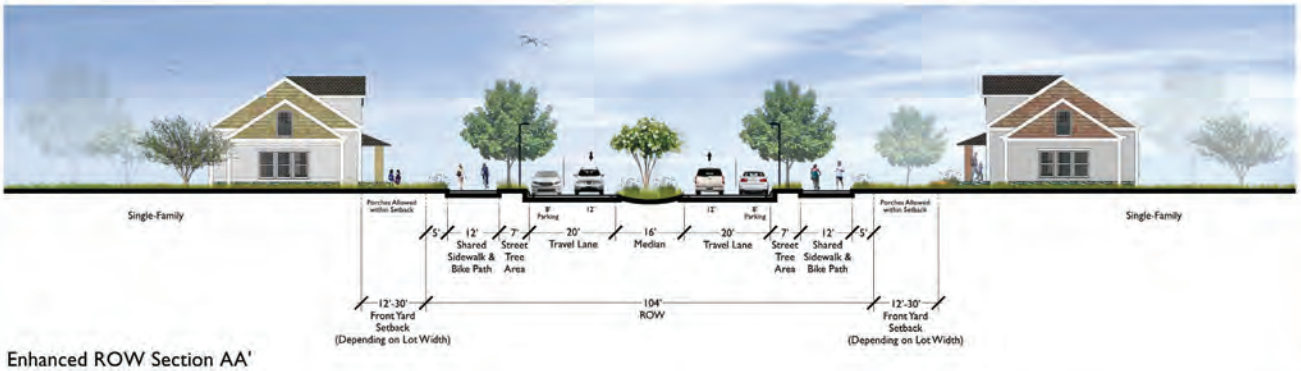
Key Map



Enhanced ROW Section AA'

TRACE

RVL

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

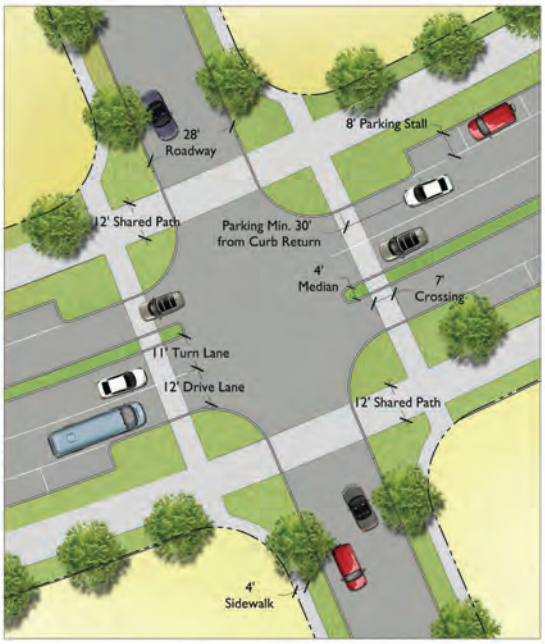
RVL

Illustration 23 - Plan View ROW Section AA'

SCALE: 1"=30'

DATE: 09-04-2015

Highpointe Communities
San Marcos, Texas



Typical Intersection Road AA

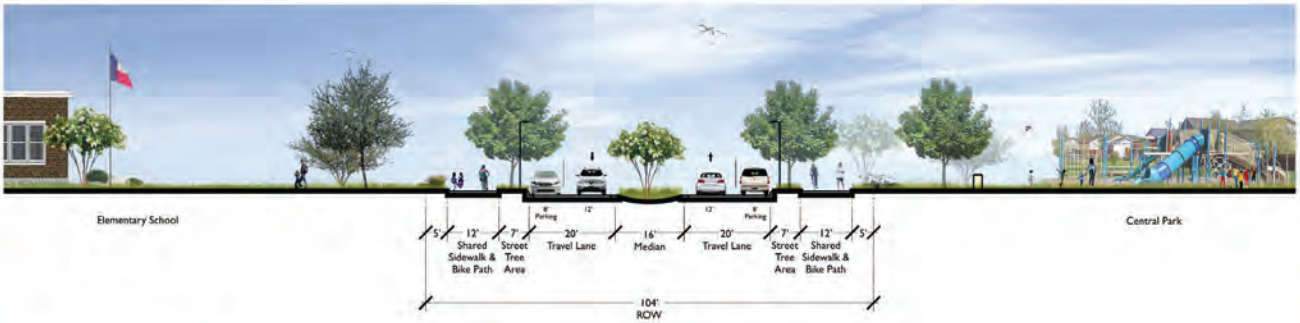
TRACE

Highpointe Communities
San Marcos, Texas

Illustration 24 - Typical Intersection at ROW Section AA

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

Key Map



Enhanced ROW Section BB'

TRACE

Illustration 25 - Enhanced ROW Section BB'

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

Highpointe Communities
San Marcos, Texas

Roundabout Plan

TRACE

RVL

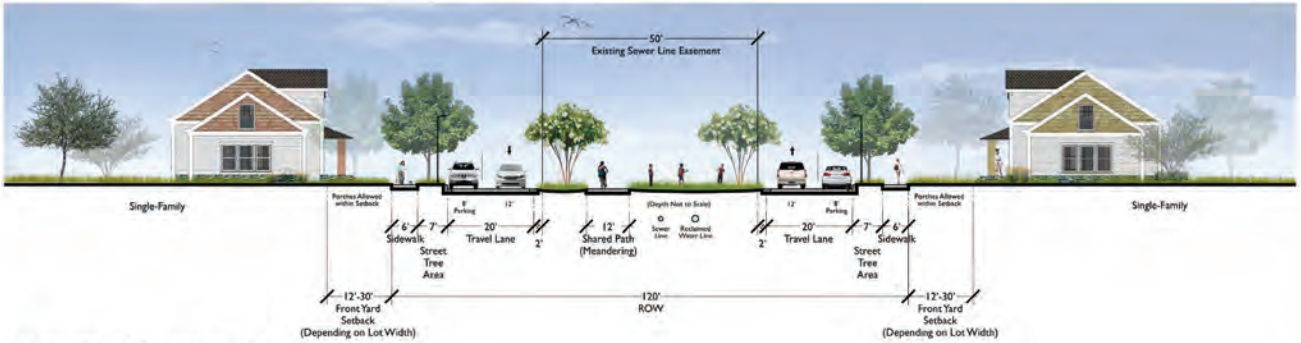
Illustration 26 - Roundabout Plan & Typ. Future Bus Stop

SCALE: N.T.S.

DATE: 09-01-2015

Highpointe Communities
San Marcos, Texas

Key Map



Enhanced ROW Section CC'

TRACE

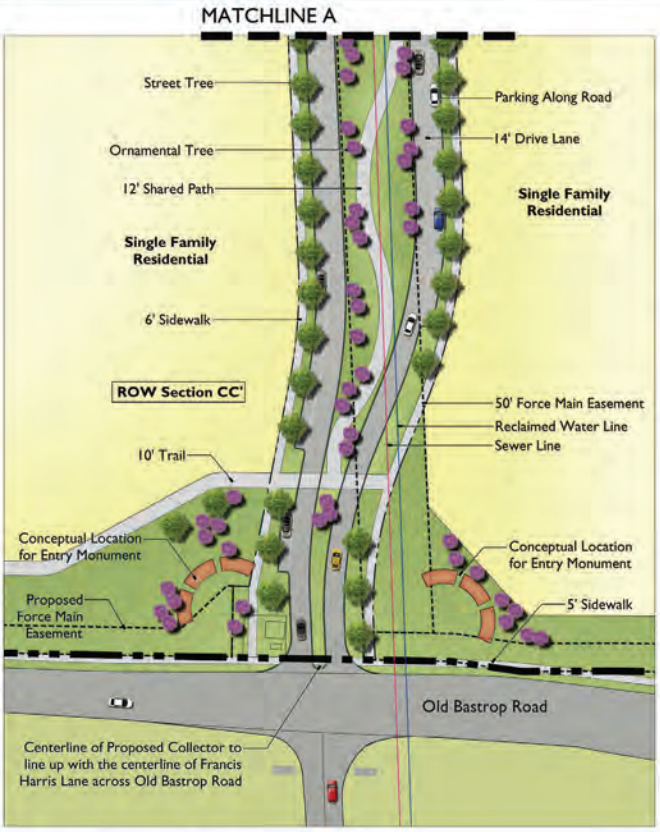
RVL

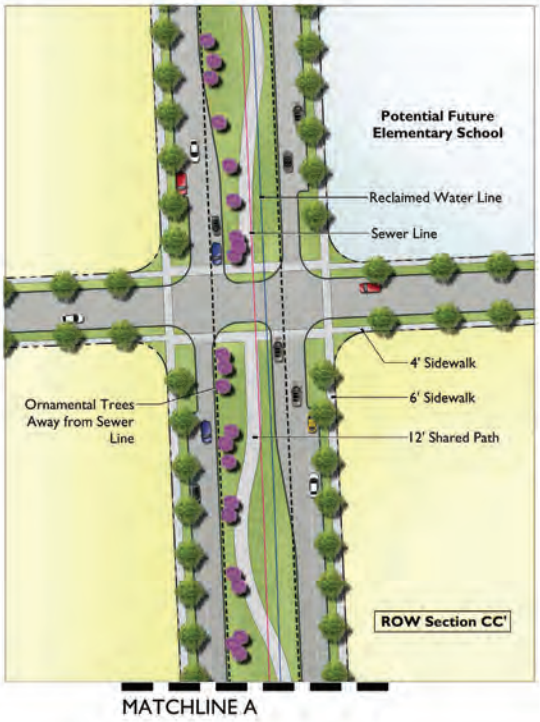
Illustration 27 - Enhanced ROW Section CC'

SCALE: N.T.S.

DATE: 07-29-2015

Highpointe Communities
San Marcos, Texas





Entry at Old Bastrop Road

TRACE

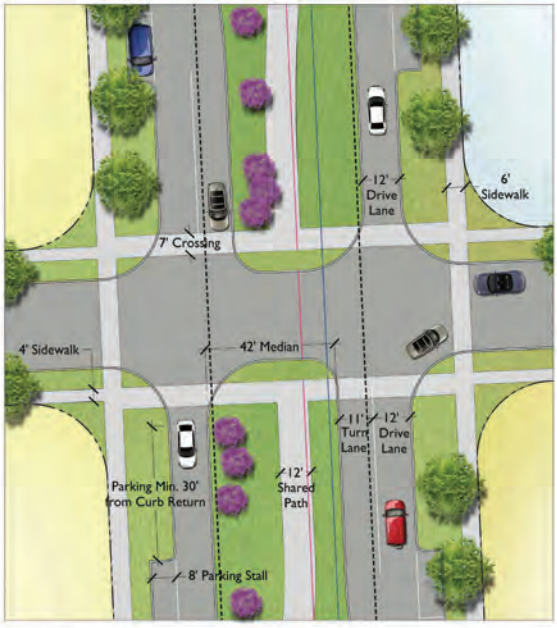
rvi

Illustration 28 - Plan View ROW Section CC'

SCALE: N.T.S.

DATE: 09-04-2015

Highpointe Communities
San Marcos, Texas



Typical Intersection Road CC

TRACE

Highpointe Communities
San Marcos, Texas

Illustration 29 - Typical Intersection at ROW Section CC

rvi

Enhanced ROW Section EE'

TRACE

PVL

Illustration 31 - Enhanced ROW Section EE'

SCALE : N.T.S.

DATE : 07-29-2015

Highpointe Communities
San Marcos, Texas

TRACE

PVL

Illustration 40 - Entry Monument & Signage Plan

Aerial Photography circa January 2014
2' Contour Interval

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

Highpointe Communities
San Marcos, Texas