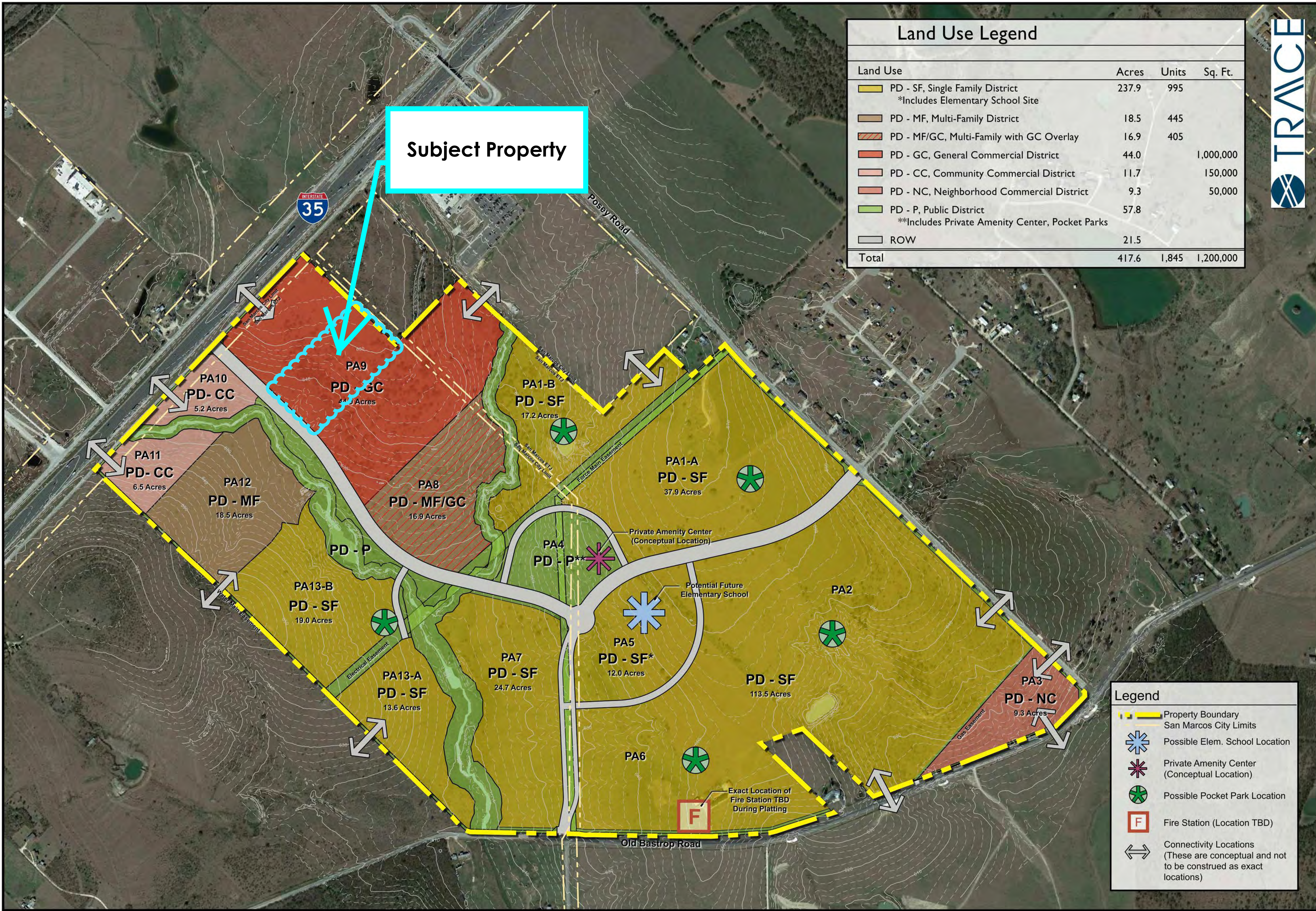




Subject Property

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)



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

Illustration 7 - Concept Zoning Plan
Aerial Photography circa January 2014
2' Contour Interval
SCALE: 1"=300'
0' 150' 300' 600'
DATE: 09-29-2015

Highpointe
Communities
San Marcos, Texas

All information furnished regarding this property is from sources deemed reliable. However, RVP has not made an independent investigation of the property and does not warrant the accuracy of the information. The land is shown as is and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to amend this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.
File: L:201414118PDD Conceptual Master Plan 2015-06-15.dwg