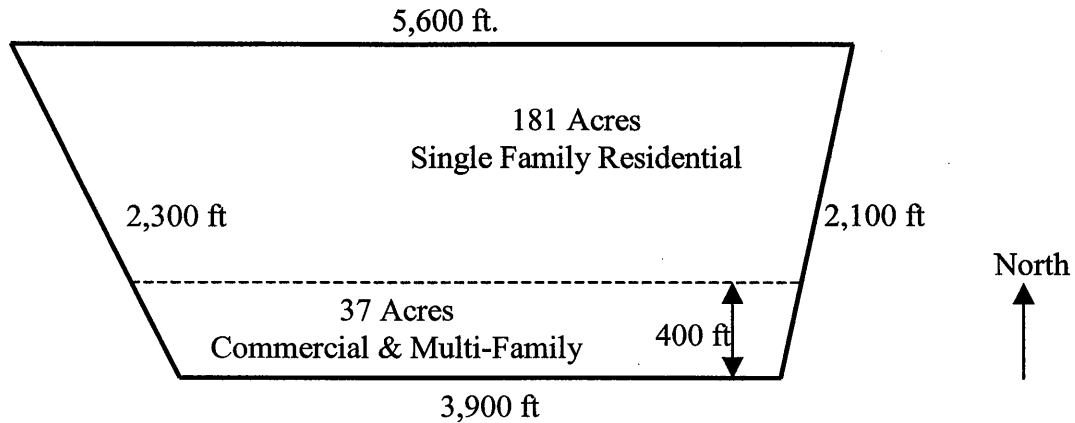


Land Development Example

SCENIC TEXAS, a Hill Country location west of Austin.

SITE DESCRIPTION:

- SITE AREA: 218 Acres of prime, undeveloped Texas Hill Country ranch land

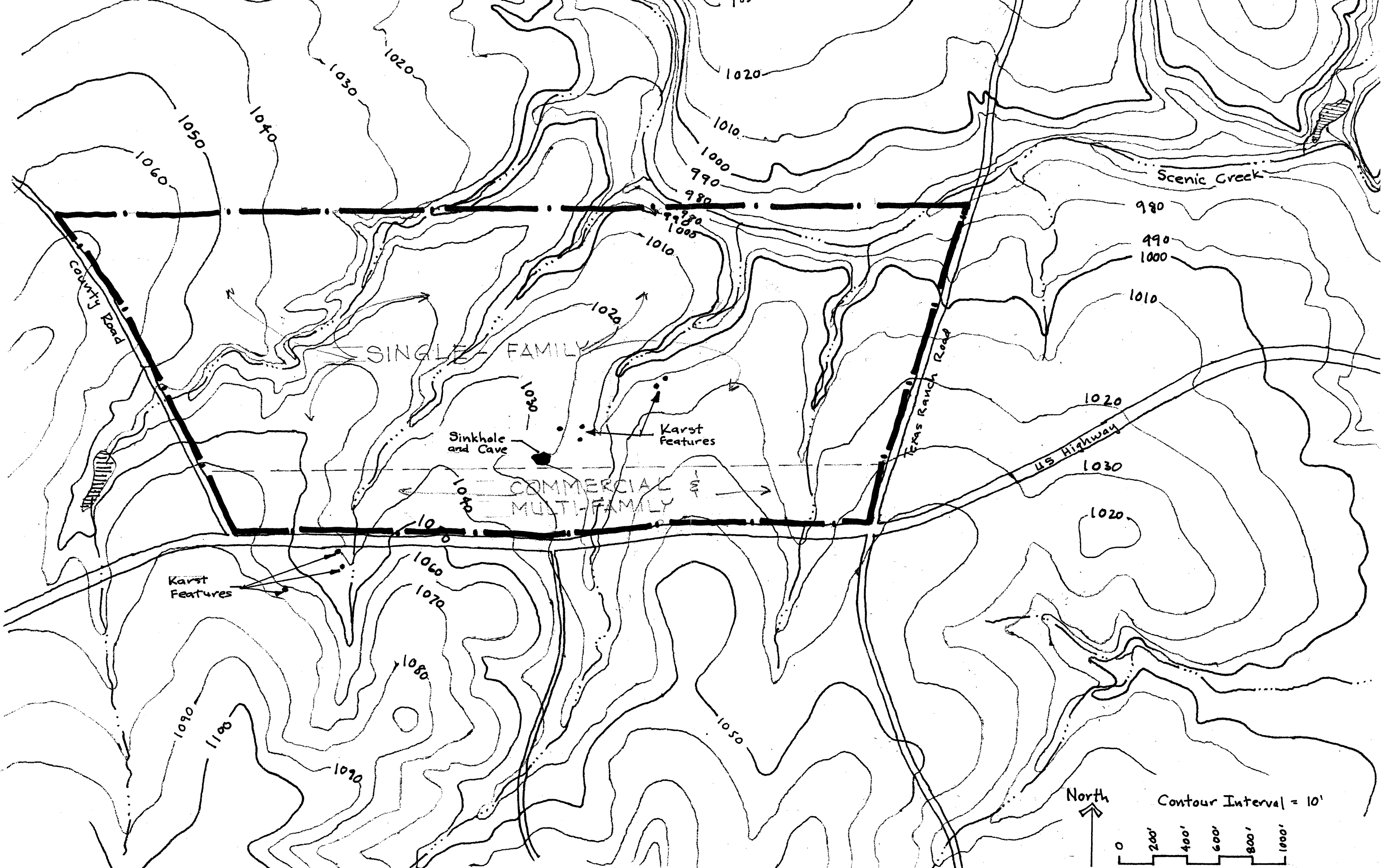


- BOUNDARY DETAILS:
 - SOUTH: 4-lane US Highway
 - EAST: 2-lane Texas Ranch Road with paved shoulders
 - WEST: 2-lane County Road
 - NORTH: Undeveloped ranch land and 1500' of Scenic Creek
- SITE FEATURES:
 - Scenic Creek is a principal recharge stream for the Barton Springs segment of the Edwards Aquifer
 - A sinkhole and minor cave are known to exist on the property
 - Several karst features are known to exist on the property, and on other nearby properties
 - Site vegetation: Typical hill country mixture of open grassland, ashe juniper and live oak

DEVELOPMENT PLANS

- PROPOSED USES:

○ Commercial and High-density Residential	37 Acres
○ Single Family Residential	<u>181 Acres</u>
○ Total Site	218 Acres



SINGLE-FAMILY

COMMERCIAL MULTI-FAMILY

Sinkhole and Cave

Karst Features

Karst Features

County Road

Texas Ranch Road

US Highway

Scenic Creek

North

Contour Interval = 10'

