

LAND USE SCHEDULE

Single Family Residential

Use	Lots	Lot Mix	Acreage
40'x120'	±882	54.7%	±107.5 Ac.
45'x120'	±401	24.9%	±53.9 Ac.
50'x120'	±328	20.4%	±51.6 Ac.
Subtotal	±1611	100%	±213 Ac.

Non-Residential

Use	Acreage
Parks	±4.3 Ac.
R.O.W.	±79.1 Ac.
Open Space	±39.4 Ac.
Neighborhood Services	±2.1 Ac.
Elementary School	±12.0 Ac.
Detention / Drainage	±12.7 Ac.
Subtotal	±149.6 Ac.
Total	±362.6 Ac.

LEGEND

- Easement
- Buffer
- Park
- Commercial
- Parcels
- Major Contour
- Phase Line
- Elementary School
- Detention Pond

WATERSTONE LOTS & LOT SIZES				
PHASE	LOT SIZES (FEET)			TOTAL
	40'	45'	50'	
E	147	6	37	190
F	76	0	30	106
G	82	51	41	174
H	93	49	31	173
I	78	53	24	155
J	102	65	43	210
K	80	59	26	165
L	128	65	45	238
M	96	53	51	200
TOTAL	882	401	328	1611

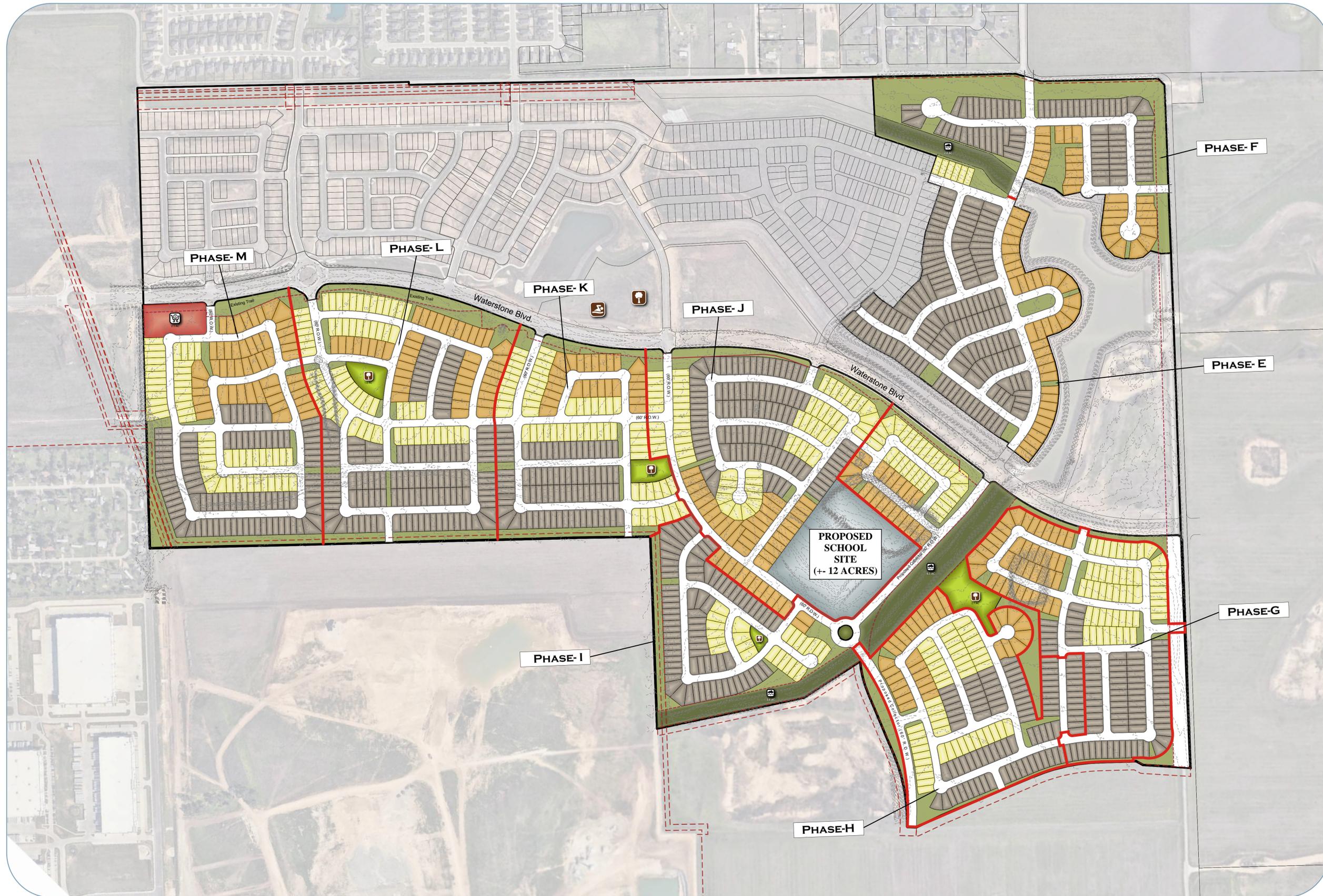
WATERSTONE LOT MIX				
PHASE	LOT MIX BY SIZE (FEET)			TOTAL
	40'	45'	50'	
E	77.4%	3.2%	19.5%	
F	71.7%	0.0%	28.3%	
G	47.1%	29.3%	23.6%	
H	53.8%	28.3%	17.9%	
I	50.3%	34.2%	15.5%	
J	48.6%	31.0%	20.5%	
K	48.5%	35.8%	15.8%	
L	53.8%	27.3%	18.9%	
M	48.0%	26.5%	25.5%	
TOTAL	54.7%	24.9%	20.4%	

SCALE - 1:300
 0 150 300 600
 10/10/2024 NORTH Original Size 24"x36" - Arch D

Note: The 100-year floodplain depicted on this plan is per the effective national flood insurance program's flood insurance rate map; the local regulatory agency that holds jurisdiction over development requirements in the floodplain may have identified different local floodplains which encumber more of the subject tract than what is currently depicted on this plan.

All information furnished regarding this property is from sources deemed reliable. However, Page-Dawson Engineers has not made an independent investigation of these sources and no warranty or representation is made by Page-Dawson Engineers as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature 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 fulfill its marketing objective.

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Plot Date/Time: Oct. 10, 24 - 16:56:55



Waterstone
 ±362.6 Acres - Hays County Texas
 Exhibit B - Concept Plan



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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801