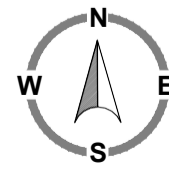
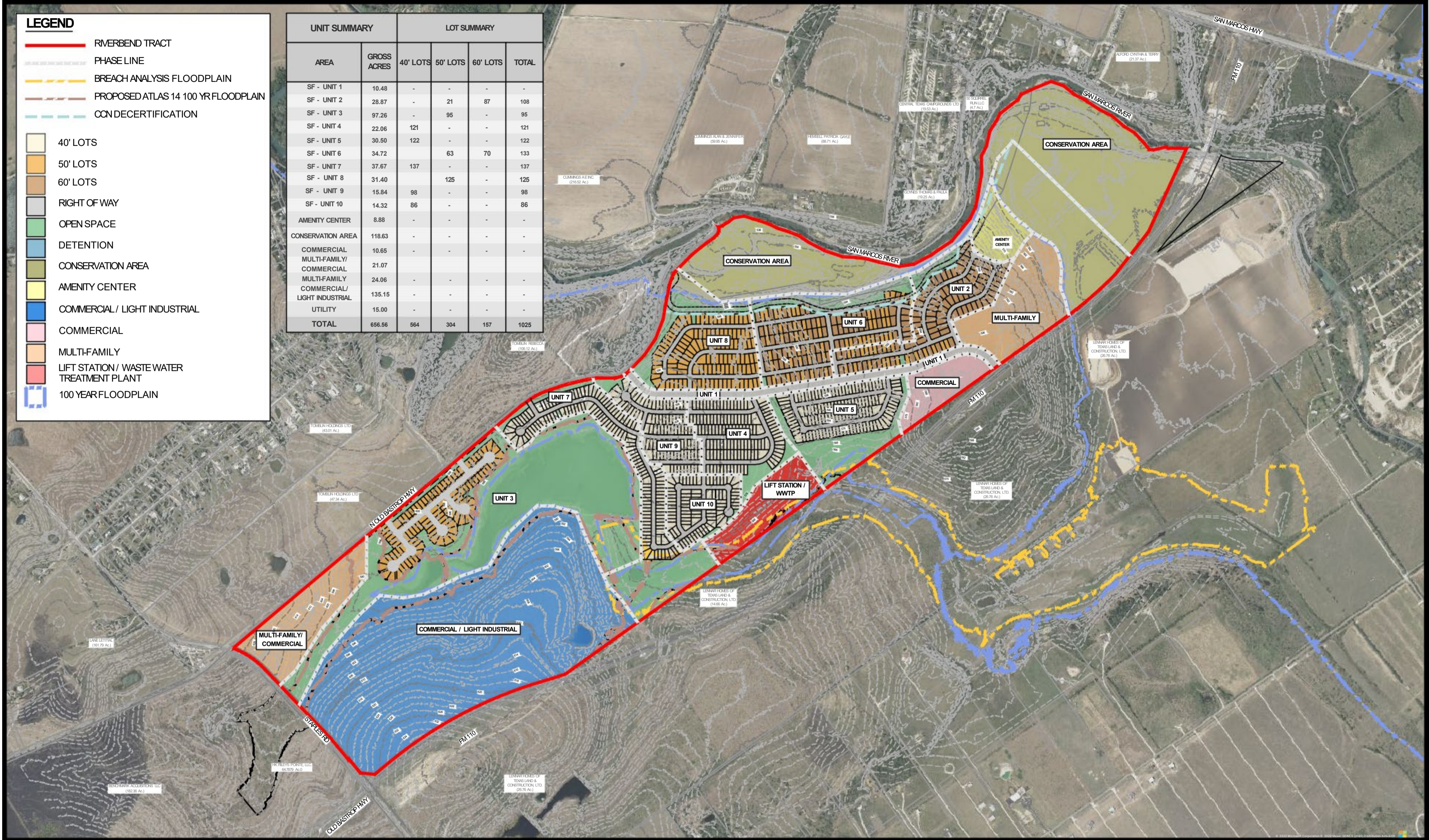


**LEGEND**

- RIVERBEND TRACT
  - PHASE LINE
  - - - BREACH ANALYSIS FLOODPLAIN
  - - - PROPOSED ATLAS 14 100 YR FLOODPLAIN
  - - - COC DECERTIFICATION
- 
- 40' LOTS
  - 50' LOTS
  - 60' LOTS
  - RIGHT OF WAY
  - OPEN SPACE
  - DETENTION
  - CONSERVATION AREA
  - AMENITY CENTER
  - COMMERCIAL / LIGHT INDUSTRIAL
  - COMMERCIAL
  - MULTI-FAMILY
  - LIFT STATION / WASTE WATER TREATMENT PLANT
  - 100 YEAR FLOODPLAIN

UNIT SUMMARY		LOT SUMMARY			
AREA	GROSS ACRES	40' LOTS	50' LOTS	60' LOTS	TOTAL
SF - UNIT 1	10.48	-	-	-	-
SF - UNIT 2	28.87	-	21	87	108
SF - UNIT 3	97.26	-	95	-	95
SF - UNIT 4	22.06	121	-	-	121
SF - UNIT 5	30.50	122	-	-	122
SF - UNIT 6	34.72	-	63	70	133
SF - UNIT 7	37.67	137	-	-	137
SF - UNIT 8	31.40	-	125	-	125
SF - UNIT 9	15.84	98	-	-	98
SF - UNIT 10	14.32	86	-	-	86
AMENITY CENTER	8.88	-	-	-	-
CONSERVATION AREA	118.63	-	-	-	-
COMMERCIAL	10.65	-	-	-	-
MULTI-FAMILY	21.07	-	-	-	-
COMMERCIAL	24.06	-	-	-	-
MULTI-FAMILY	135.15	-	-	-	-
COMMERCIAL / LIGHT INDUSTRIAL	15.00	-	-	-	-
UTILITY	15.00	-	-	-	-
<b>TOTAL</b>	<b>656.56</b>	<b>564</b>	<b>304</b>	<b>157</b>	<b>1025</b>



**MASTER LAND PLAN**

SAN MARCOS, TX

MAY 2023

