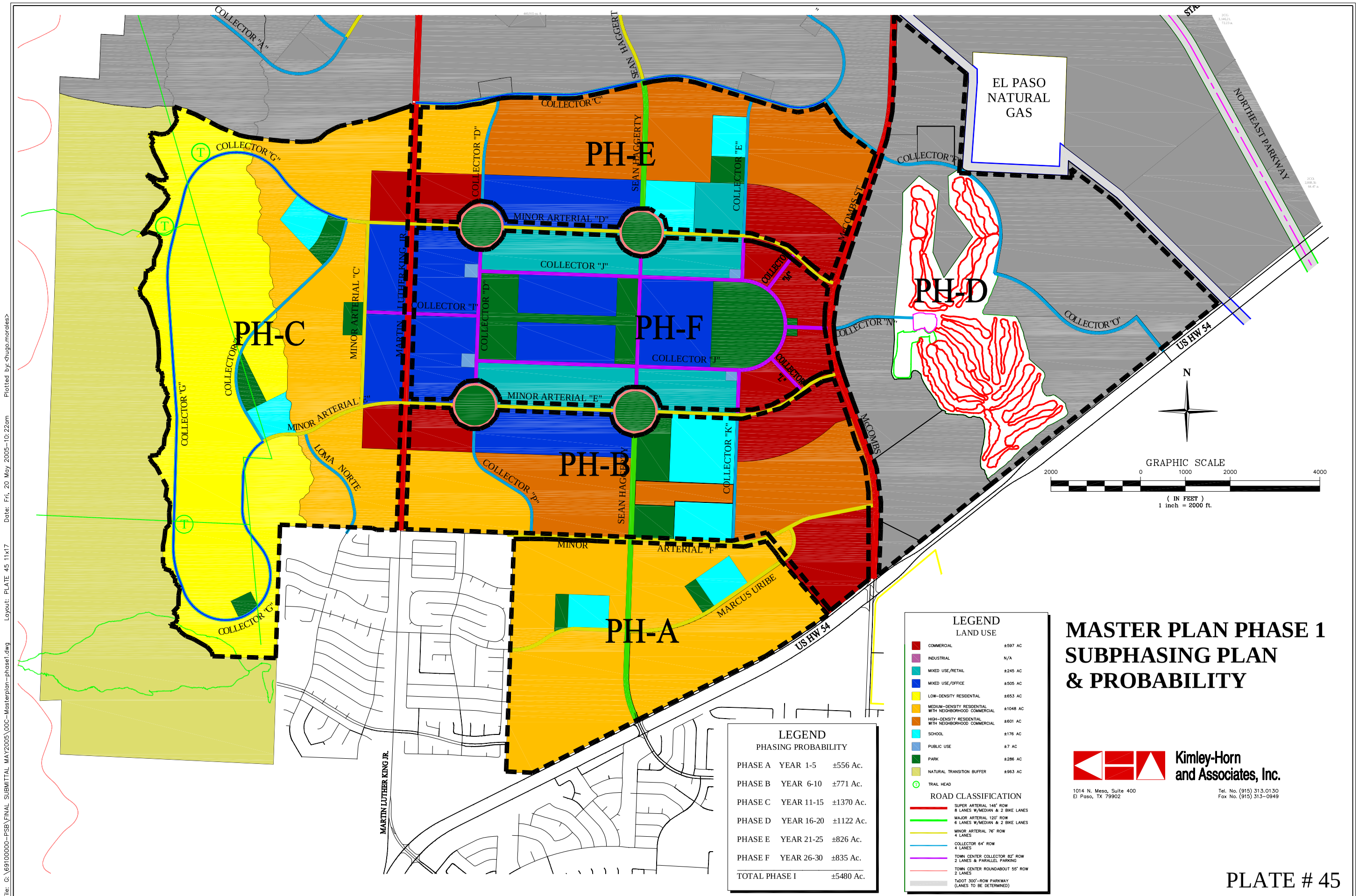

LEGEND
PHASING PROBABILITY

PHASE A	YEAR 1-5	±556 Ac.
PHASE B	YEAR 6-10	±771 Ac.
PHASE C	YEAR 11-15	±1370 Ac.
PHASE D	YEAR 16-20	±1122 Ac.
PHASE E	YEAR 21-25	±826 Ac.
PHASE F	YEAR 26-30	±835 Ac.
TOTAL PHASE I		±5480 Ac.

LEGEND
LAND USE

COMMERCIAL	±597 AC
INDUSTRIAL	N/A
MIXED USE/RETAIL	±245 AC
MIXED USE/OFFICE	±505 AC
LOW-DENSITY RESIDENTIAL	±653 AC
MEDIUM-DENSITY RESIDENTIAL WITH NEIGHBORHOOD COMMERCIAL	±1048 AC
HIGH-DENSITY RESIDENTIAL WITH NEIGHBORHOOD COMMERCIAL	±601 AC
SCHOOL	±176 AC
PUBLIC USE	±7 AC
PARK	±286 AC
NATURAL TRANSITION BUFFER	±963 AC
TRAIL HEAD	

ROAD CLASSIFICATION

- SUPER ARTERIAL 146' ROW 8 LANES W/MEDIAN & 2 BIKE LANES
- MAJOR ARTERIAL 120' ROW 6 LANES W/MEDIAN & 2 BIKE LANES
- MINOR ARTERIAL 76' ROW 4 LANES
- COLLECTOR 64' ROW 4 LANES
- TOWN CENTER COLLECTOR 82' ROW 2 LANES & PARALLEL PARKING
- TOWN CENTER ROUNDABOUT 55' ROW 2 LANES
- TxDOT 300'-ROW PARKWAY (LANES TO BE DETERMINED)

MASTER PLAN PHASE 1 SUBPHASING PLAN & PROBABILITY

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PLATE # 45

File: G:\69100000-PSB\FINAL SUBMITTAL MAY2005\00C-Masterplan-phase1.dwg Layout: PLATE 45 11x17 Date: Fri, 20 May 2005-10:22am Plotted by:<hugo.morales>