



INSPIRED MOMENTS, INSPIRED LIFE.

www.TesseraOnLakeTravis.com

9316 Tessera Parkway, Lago Vista, TX 78645





Introducing *Tessera on Lake Travis*

*O*n the north shore of Lake Travis, at the doorway of the majestic Texas Hill Country, rests *Tessera on Lake Travis*, a new 875-acre master-planned community offering an urban oasis of outdoor recreation and resort-caliber amenities with all of the conveniences of city living.

Tessera on Lake Travis is framed by Lake Travis to the south and the vast Balcones Canyonlands Wildlife Refuge to the west and north. This envious positioning, shared by no other community, helps explain the active, vibrant outdoor-centric vibe that can be felt from the moment you enter *Tessera on Lake Travis*.

Here, morning hikes and evening strolls through our vast trail network offer the opportunity to greet neighbors, make new acquaintances and reconnect with the breathtaking natural surroundings that we so often take for granted.



Tessera on Lake Travis' name was inspired by tesserae, the small pieces of tile that come together to create a harmonious mosaic masterpiece. In this case, Tessera on Lake Travis brings together all the pieces that form a nurturing, friendly and vibrant community.

Beautiful Designs to Match Your Lifestyle

Tessera on Lake Travis is being developed by Hines, an award-winning real estate development, management and investment company founded in Houston in 1957 by Gerald Hines. The company is dedicated to the highest standards in its products, services and people, and its reputation in the industry has become known as the Hines standard.

Hines' careful attention to stewardship and sustainable design and construction techniques is visible in every aspect of *Tessera on Lake Travis*, from setting aside huge swaths of land as wild greenbelts, to quality-focused design standards and the planting of native Texas landscaping.

Hines has worked hard to create *Tessera on Lake Travis'* canvas, and invited only the best Texas homebuilders to help you realize your dream. The hand-selected line up of builders share a common commitment to enduring designs, quality construction and outstanding service.



At *Tessera on Lake Travis*, we believe exceptional home design is the foundation for the community's long-term growth and success.





BALCONES CANYONLANDS
NATIONAL WILDLIFE REFUGE



A Birdseye View of Tessler on Lake Travis – Phase 1



* The hike and bike trails are shown for conceptual purposes only and are not to scale. The conceptual images reflect both improved and unimproved hike and bike trails. Note that certain portions of the hike and bike trails (improved and unimproved) are currently in place and certain portions of the hike and bike trails are planned for future portions of Phase 1. The timing and scope of the future hike and bike trails are based solely on the Developer's discretion.



A Wealth of Amenities for All Ages



The amenities at *Tessera on Lake Travis* have been tailored to take advantage of the community's scenic surroundings. As a result, there's always something fun to do just outside your front door!

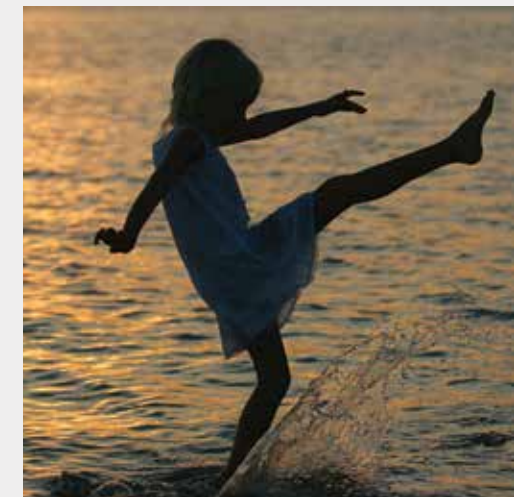
Tessera on Lake Travis' first community pool and pavilion overlook Lake Travis and features a negative edge pool and patio where you can relax and socialize with friends while the kiddos cavort in the splash pool. The outdoor pavilion offers a place for community events and impromptu gatherings with neighbors. Grills and picnic tables make an afternoon at the lake as simple as a stroll from your new home.

Whether you are wearing running shoes or hiking boots, *Tessera on Lake Travis'* hilly greenbelt trails promise a good workout with views for miles. In the first development phase alone, residents will enjoy over four miles of dedicated trails with many more to come. Don't be caught off guard by wildlife you may encounter as you crunch along Overlook Trail, Pace Bend Trail or Turnback Trail, just to name a few.

Just beyond the borders of *Tessera on Lake Travis* sits the Balcones Canyonlands National Wildlife Refuge and its miles and miles of beautiful trails. Each spring the refuge's roadsides and prairies transform into a brilliant wildflower showcase, which attracts a myriad of butterflies. The refuge is a true asset for our residents, not to mention a valuable preservation of untouched and undeveloped land that we can all appreciate.



Tessera on Lake Travis' Turnback Trail ends at Turnback Cove, a legendary route dating back over a hundred years to the time when ranchers would reach Lake Travis with their herd in tow, only to have to turn back around and head elsewhere to find a crossing point or relief.



Hike and Bike Trail Map

Phase 1 will have over 4 miles of trails with more than 10 miles of trails planned in future phases. *



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Hike and Bike Trail Map Legend

- START OF TRAIL
- END OF TRAIL

Schools of the Highest Caliber



Tessera on Lake Travis is proud to be served by the highly regarded Lago Vista Independent School District, where outstanding performance in the classroom is balanced by exceptional achievement on the playing field and in extracurricular endeavors.

Lago Vista ISD features a total enrollment of 1,275 students at Lago Vista High School, Lago Vista Middle School and Lago Vista Elementary.

In the latest accountability ratings provided by the Texas Education Agency (TEA), the school district and its three campuses met standards and performed above targeted scores in four key areas including student achievement, student progress, closing performance gaps and postsecondary readiness.

Lago Vista High School received additional distinction from the TEA in reading, math, science, social studies and postsecondary readiness. Lago Vista Middle School received distinction from the TEA in science, top-25 percent student progress and postsecondary readiness, while Lago Vista Elementary School received distinction from the TEA in reading/ELA.



Spotlight: Lago Vista H.S.

Most recently, Lago Vista ISD introduced a new high school campus that doubled in size from the previous facility, boasting a 600-seat auditorium, 2,500-seat football stadium, five science labs, an Ag shop, band hall and art room. The high school also launched an iPad 1:1 initiative, providing an iPad to each student in grades 9-12 for use throughout the year.

Lago Vista High School is the only school in Texas to offer all OnRamps courses from The University of Texas, and has implemented a learning management system—*Canvas*—that is also used by the university.

Graduates of Lago Vista High School are now pursuing degrees at exceptional academic institutions across the state and the U.S., such as Emory University, The University of Texas, Texas A&M University and Vanderbilt University, to name a few.

It's hard to top the passion, innovation and tradition of excellence in student achievement found at the campuses of Lago Vista ISD.



Lago Vista High School recently launched a technology initiative to put an iPad in the hands of every student, allowing them access to over 300,000 books and resources.



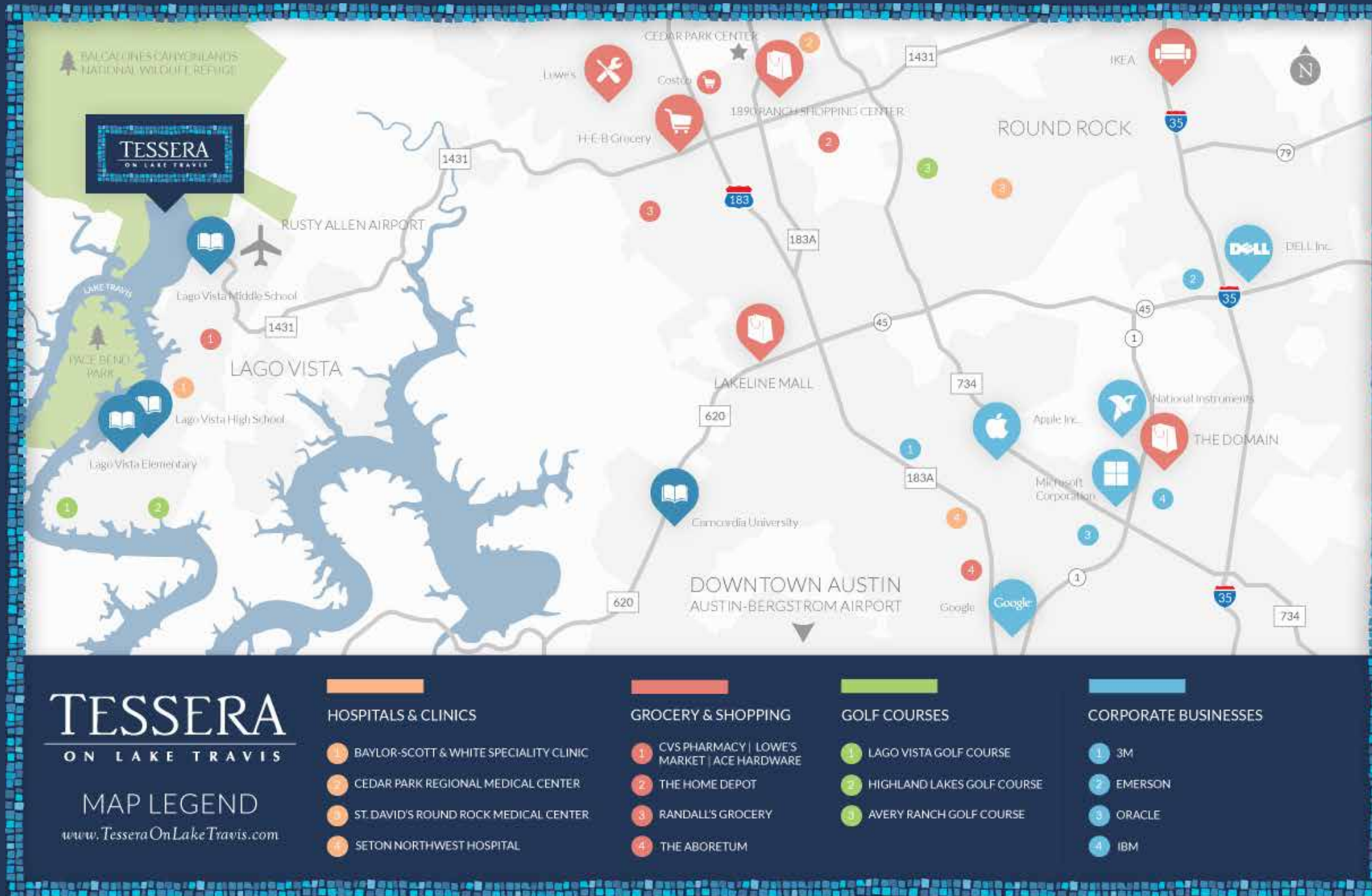
The Perfect Location



The longtime lure of major employers like Dell, IBM and National Instruments has clearly moved Austin's business hub away from downtown. Today, hundreds of small and medium-sized companies have joined Apple, Google, Microsoft and other Fortune 1000 companies in capitalizing on the vast infrastructure improvements and thriving commercial nodes of Northwest Austin.

Aside from the easy commute to the epicenter of Austin's high tech corridor, Tessera on Lake Travis is also well positioned for convenient access to shopping and entertainment. Starting at 1890 Ranch, then moving on to Lakeline Mall, The Arboretum and The Domain, you've only just begun to scratch the surface of fun. From grocery stores and pharmacies to restaurants, movie theaters and spas, the everyday conveniences you've come to expect are minutes from the community.

In *Tessera on Lake Travis*, work, play and everyday entertainment is just a brief drive from your new home.



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MAP LEGEND

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