



SUMMARY OF QUALIFICATIONS:

Mr. Massock has over 25 years of experience in land planning and landscape architecture with a core focus on the integration of built and natural environments. He has worked on a wide-variety of public, private, local, regional, and international projects involving master-planned communities, mixed-use communities, retail/commercial sites, resorts and recreational facilities, military bases, and hospitals.

PROJECT EXPERIENCE:

RESORT PLANNING:

Deer Crest Resort – Deer Crest Assoc. 1 – Park City, Utah: Deer Crest is the newest mountain resort community developed within the Deer Valley Complex and includes approximately 625 acres of mountain terrain, offering breath-taking views from all single-family, estate, and town home lots. The Master planning of Deer Crest included the lay-out of eight (8) ski runs, two (2) lifts (including the areas first gondola), hiking and biking trails, and ski-to/ski-away capability from most of the residential units. The topography of Deer Crest’s site led to a complicated, challenging and yet innovative road design. Deer Crest overlooks and accesses Utah’s Jordanelle Reservoir, a summer playground. Mr. Massock served as the Landscape Architect responsible for planning, site design, road design, and ski run elements of the overall project.

MASTER PLANNING:

Jonestown 300 Tracts – Jonestown 300, LLC – Jonestown, Texas: This project included multiple tracts totaling 369.1 acres located on the north side of Lake Travis along Highway 1431. The project intent is to provide a MPC with highly accessible quality open space amenities leading users to destination amenities such as an amenity center, community park system with pocket parks, natural opens space corridors with trails, and a public/private marina. Mr. Massock served as the Project Planner responsible for analysis, planning, and entitlements.

River Oaks – WWR Interests – Williamson County, Texas: River Oaks is a 944.6-acre master-planned community located in Williamson County just north of Liberty Hill, Texas. The project intent is to provide a mixed-use MPC with a variety of housing products to cater to all walks of life. In addition, giving a high-quality, open space system, connecting residents to destination amenities such as amenity centers, a community park system with pocket parks, community parks, and natural opens space corridors with trails. The project is adjacent to the North Fork San Gabriel River, a large park will provide river views and access for the community. Mr. Massock served as the Project Planner responsible for analysis and planning.

Turner’s Crossing (Heep Tracts) – The True Life Companies – Travis County, Texas (ETJ Austin, Texas): The Heep Tracts are multiple tracts totaling 468.8 acres located on the north and south sides of Toll Road 45 in southern Austin, TX. The project intent is to provide a mixed-use MPC with affordable work force housing and amenities such as amenity centers, community park system with pocket parks, and natural opens space corridors with trails. Mr. Massock served as the Project Planner responsible for analysis and planning.

Education:

Bachelor of Landscape Architecture, Kansas State University, 1991

Registration/Certifications:

Texas – No. 1839
 Arizona – No. 35448
 Utah – No. 369763-5301
 CLARB - No. 1629- No. 1629

Affiliations:

Professional Society of Landscape Architecture (ASLA)
 Urban Land Institute (ULI)
 Real Estate Council of Austin (RECA)

Awards:

UASLA Honor Award – Deer Crest

Glass Mountain – Capital Land Resources – San Marcos, Texas: Glass Mountain is a 554.7-acre master-planned community located along Highway 12 in San Marco, Texas. The project intent is to provide a conservation master-planned community with highly accessible quality open space amenities leading users to destination amenities such as an amenity center, community park system with neighborhood parks, pocket parks and natural opens space corridors with trails. Mr. Massock served as the Project Planner and Manager responsible for analysis and planning.

Jason Tract – Hanover Property Company – Fort Worth, Texas: The Jason Tract is a 760-acre tract located along Highway 287 in Fort Worth, Texas. Adjacent to a newly built High School and Elementary School and close access to Highway 287 provides for a great master-planned community opportunity. The project intent is to provide a master-planned community with highly accessible quality open space amenities leading users to destination amenities such as two amenity centers, two neighborhood parks, pocket parks, natural opens space corridors and the adjacent high school campus. The marketing trail leads potential owners from the primary entry along phase 1 to the initial amenity center, situated along the entry boulevard and a landmark round-about. Mr. Massock served as the Project Planner responsible for analysis, planning, lotting, and entitlements.

La Cima (formally Lazy Oaks) – Lazy Oaks, LP – San Marco, Texas: Lazy Oaks is a 1396.8-acre tract located in San Marcos ETJ along Highway 12, adjacent to the San Marcos Baptist Academy. The project intent is to provide a master-planned community with highly accessible quality open space amenities leading users to destination amenities such as amenity centers, neighborhood parks, pocket parks, natural opens space corridors which includes Purgatory Creek. Mr. Massock served as the Project Planner/Landscape Architect/Manager responsible for analysis, planning, lotting, entitlements and entry feature design and construction documents.

The Kissing Tree (formally Paso Robles) – Brookfield Residential – San Marcos, Texas: Paso Robles is 1,338 acres of Texas “Hill Country” located in the San Marcos, Texas area. This is Brookfield Residential’s (formally CARMA) second community in San Marcos. Paso Robles is intended to be an active adult community with an 18-hole golf course that will be open to the public. The

topography along with the program elements of an active adult community not only drove the land plan, but also site specific design and entitlement needs. Mr. Massock served as the Project Planner and Landscape Architect responsible for analysis, planning, lotting, and entitlements.

Addison – Brookfield Residential – Austin, Texas: Addison is 195 acres located southeast of the Austin Airport. This is Brookfield’s first community in Austin. Addison is intended to be an entry-level home community with two water ways running through (Cottonmouth and Onion Creeks), along with a community center and other amenities. The topography along with the program elements of the community not only drove the land plan but also site specific design and entitlement needs. Mr. Massock served as the Project Planner and Landscape Architect responsible for analysis, planning, lotting, community character, entitlements along with Phase 1 amenity center, entry features and roadway designs, landscape design and construction documents.

Bolivar Yacht Basin - Bolivar Yacht Basin, LLC – Bolivar Peninsula, Texas: Bolivar Yacht Basin is 208 acres of Texas Coastal land located on the Bolivar Peninsula north of Galveston, Texas area. The project intent was to maximize the residential use and yield providing as many lots/units as possible with frontage on water. The anticipated target market for homebuyers is Bay Fisherman’s second home. Unit sizes ranged from 2,000 to 2,500 square feet. The clients initial goal was 300 units. The final plan provided over 321 units. Mr. Massock served as the Project Planner and Manager responsible for analysis, planning, lotting, and marina/amenity center site planning.

Mission Peaks Park – RISE Development (formally American Nevada Company) – Sahuarita, AZ: Mission Peaks is a community for all ages located in Sahuarita, Arizona and is comprised of almost 4,342 acres of land of the Sonoran Desert. American Nevada Companies vision is to create a community like no other in the greater Tucson area. Mission Peaks is designed and will develop in a manner that unifies the community through a comprehensive open space system, providing outdoor experiences that place residents on a trail to great living. Distinctive identities for each of the villages will be woven into a cohesive a vibrant, healthy, sustainable lifestyle for its residents.

Mr. Massock served as the Project Director responsible for analysis, planning, lotting, entitlements, community character, and parks and recreation planning.

Heritage Lakes – Garrett Rajkovich – Elgin, Texas: Heritage Lakes is a 600-acre community designed and will be developed in a manner that unifies the community through open space connectivity and experiences that put the resident on the trail to great living. A distinctive identity for each neighborhood will create a cohesive whole for the overall community promoting a vibrant, healthy, sustainable lifestyle for its residents. Success will be measured by continuous value enhancement w/in the community due to its distinctive attributes. Mr. Massock served as the Project Director responsible for analysis, planning, lotting, entitlements, community character, and parks and recreation planning.

HearthStone – Newland Communities – Rockwall, Texas: HearthStone is an 800-acre property located in Rockwall, Texas. Newland Communities requested due diligence studies, master planning, lotting concepts and entitlement work. Newland was under contract for the HearthStone property with the Caruth Trust and had a goal of creating a mixed-use residential master-planned community. Unfortunately, the contract negotiations and pro forma calculations required Newland to receive a minimum entitlement that was higher than the City Council was willing to approve for the project. Mr. Massock served as the Project Director responsible for analysis, planning, lotting, and entitlements.

The Heights at Stone Oak – Bojer Development – San Antonio, Texas: The Heights at Stone Oak is a 645-acre community located within San Antonio's overall master planned area known as Stone Oak. This gated community of approximately 1,200 homes sites is only 20 minutes from the International Airport and near schools and an array of entertainment opportunities. The community itself has a recreation center featuring a pavilion, 25-meter swimming pool, tennis, basketball, and sand volleyball courts, as well as a playground, nature trails, and a 22-acre park. Seven well known regional and national builders purchased home sites initially and offered more than 300 homes, with prices ranging from \$180,000 to over \$600,000. Mr. Massock served as the Project Manager and Landscape Architect responsible for analysis, planning, lotting, community character and landscape architecture.

PARKS AND RECREATION:

Lady Bird Lake Boardwalk – City of Austin – Austin, Texas: The Lady Bird Lake Boardwalk project is the remaining segment within the City of Austin's Lady Bird Lake hike and bike trail system to close the gap in the trails loop. The boardwalk trail extends the Lady Bird Lake hike and bike trail over one and one-quarter mile from the east side of the Austin American-Statesman building to Lakeshore Park. In fall of 2010, the City's taxpayers voted for a \$15 million bond to construct the boardwalk trail. The trail is approximately 50 percent on land and 50 percent over water and wetlands with several opportunities for viewing and resting areas. Mr. Massock served as the Project Managing Landscape Architect responsible for design and construction documents.

Pedernales River Nature Park – LCRA – Johnson City, Texas: Pedernales River Nature Park is located on 222 acres of land in Blanco County, Texas. The Park is representative of the natural characteristics of the area. The most significant natural resource in the Park is the Pedernales River. Approximately 2,600 feet of the northeast portion of the park borders the river. The Client envisions a park that will meet the areas recreational needs while being a showcase for land, water, and energy conservation practices. Mr. Massock served as the Project Managing Landscape Architect responsible for park master planning along with Phase 1 design and construction documents.

Mission Peaks Park – RISE Development (formally American Nevada Company) – Sahuarita, AZ: Mission Peaks park and open space and trail system are the backbone of the Mission Peaks community. The trails link residents from their front door to schools, shopping, parks and neighbors. The series of parks are being developed as an entire master park system versus stand-alone parks. Though some parks may have some of the same elements, the intent is for each park to have its own separate identity. The master park system provides something for each resident, not just of Mission Peaks but the town of Sahuarita. Mr. Massock served as the Project Director responsible for analysis, planning, lotting, entitlements, community character, and parks and recreation planning.

SITE DESIGN:

Air Force Village 1 – Air Force Village – San Antonio, Texas: Air Force Village 1 is a Continuing Care Retirement Community (CCRC) located west of Lackland Air Force Base on approximately 38 acres. Though not a military based organization, they restrict their residence to retired military officers. Air Force Village 1 is an existing campus which is being redesigned and upgraded in multiple phases. New 12 and 14 unit condominiums are replacing existing attached single-family units. Community also included a new nursing home with separate physical therapy units as well as new roads and main community entry. Long term plans include outdoor gathering places, courtyards and plaza areas. Mr. Massock served as the Project Managing Landscape Architect responsible for community character, landscape architecture, and construction documents and observation.

Air Force Site Design Projects – US DOJ Air Force – Multiple Locations: These site design projects involved performing week long on-base design charrettes for various base needs on numerous bases across the United States. Projects have ranged from existing building expansions and new building to prototype designs for all Air Force Bases for entry control facilities. Mr. Massock served as Project Planner and Landscape Architect responsible for analysis, site planning, and facility reports.

RETAIL / COMMERCIAL:

Walton Red Oak Development – Walton Development – Red Oak, Texas: Walton Red Oak Development is located on the south side of Dallas, Texas. The project consisted of a 32.6-acre mixed-use parcel, 13.5-acre retail corner parcel and 169.7-acre industrial/warehouse, hotel, and retail parcel. The mixed-use retail center was anchored by a 40,000-square foot grocery store and the industrial/warehouse parcel provided over 2.2 million square feet of industrial/warehouse space along with a hotel pad, convenience store pad and 4 additional pad sites. Mr. Massock served as Project Planner responsible for analysis and planning.

Potranco Road Mixed-Use – Blackhawk Development – San Antonio, Texas: Potranco Road is located on the west side of San Antonio, Texas. The client was looking

to provide approximately 10-20 acres of single-family product, 20-30 acres of multi-family, 20-30 acres of office and a minimum of 100 acres of retail. Two main concepts were provided, one was a power center, the other is a lifestyle center layout. Mr. Massock served as Project Director responsible for analysis and planning.

HEALTHCARE:

Scott & White Hospital – Scott & White Hospital – College Station, Texas: This Scott & White Hospital project is a new, 330,000 SF, five-story, freestanding, 143-bed acute care hospital in College Station. A 10,000 (SF) Central Utility Plant (CUP) is planned at the southeast intersection of Rock Prairie and Highway 6. The proposed hospital tract (Tract 1) will encompass approximately 38.9-acres of the 97.9-acre site. A separate 150,000-square-foot (SF), five-story clinic building is planned to be constructed adjacent to the hospital. The future clinic will connect to the hospital northwest corner of the first level only. Mr. Massock served as Project Managing Landscape Architect and Planner responsible for land planning, entitlements, landscape architecture, and site design elements including a healing garden.

The Lake of the Hills Regional Medical Center - Scott & White Hospital – Marble Falls, Texas: The Lake of the Hills Regional Medical Center will be built on 116 acres and will include a 40,000 SF specialty clinic for physicians and a 175,000 SF hospital with 60 beds. The medical center also will include a 24-hour emergency department, cardiac services, operating rooms, maternity services and cancer services, as well as other specialty services. The medical center is the first regional hospital in the area. The specialty clinic will be built first and will feature many of the services that the hospital will eventually provide, such as 24-hour urgent care. Mr. Massock served as Project Managing Landscape Architect and Planner responsible for land planning and entitlements, landscape architecture, and site design elements.