

ORDINANCE NO. 20150910-015

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1901 TURNERSVILLE ROAD, AND THE SOUTHWEST CORNER OF TURNERSVILLE ROAD AND SOUTH TURNERSVILLE ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Sunfield Planned Unit Development (Sunfield PUD) is comprised of approximately 482.5 acres of land located generally at 1901 Turnersville Road, and the southwest corner of Turnersville Road and South Turnersville Road, and more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2014-0083, on file at the Planning and Zoning Department and locally known as 1901 Turnersville Road, and the southwest corner of Turnersville Road and South Turnersville Road, in the City of Austin, Travis County and Hays County, Texas, and generally identified in the map attached as Exhibit B.

PART 3. This ordinance and the attached Exhibits A through J are the land use plan (Land Use Plan) for the Sunfield PUD created by this ordinance. Development of and uses within the Sunfield PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan including, but not limited to, the base zoning districts shown on Exhibit D. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Sunfield PUD.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal description of the Sunfield PUD

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D: Zoning Exhibit

Exhibit E. Parkland and Open Space Exhibit

Exhibit F. Environmental Exhibit

Exhibit G. Slope Map

Exhibit H. Slope Map and Land Use Plan

Exhibit I. Compatibility Exhibit

Exhibit J. Typical Street Sections

PART 5. Open Space and Parkland.

The provision of open space and parkland within the Sunfield PUD, as generally shown on the Land Use Plan (Exhibit C) attached hereto, is detailed in the *First Amendment to Agreement Concerning Creation and Operation of Winfield Municipal Utility District Nos, 1, 2, 3 and 4, Article IX F. Parkland Dedication*. Prior to the approval of the first final plat in the subdivision, the Parks and Recreation Department, the Planning and Zoning Department and Sunfield Municipal Utility District No. 2 shall approve a Park Master Plan developed by A&M Option, LLC (the "Landowner") that includes a trail and bike network, park amenities and a phasing plan for construction of park and recreational Facilities.

PART 6. Environmental.

A. Green Building Rating

1. A building in the Sunfield PUD that is served by Austin Energy must achieve a two-star rating under the City's Austin Energy Green Building program using the applicable rating version in effect at the time a rating application is submitted for the building.
2. A single family residential building in the Sunfield PUD that is not served by Austin Energy must achieve a two-star rating under the Austin Energy Green Building extended area rating network using the applicable rating version in effect at the time a rating application is submitted for the building.
3. A multifamily or commercial building in the Sunfield PUD that is not served by Austin Energy must achieve a rating that is reasonably equivalent to the City's two-star rating under a program approved by the City.

- B. Wet ponds shall be used for water quality controls in lieu of sedimentation filtration ponds. If the use of regional wet ponds is not feasible for water quality controls, green water quality controls may be utilized with approval from the director of the Development Services Department. All proposed wet ponds on the Property will be maintained by the Landowner.
- C. This section applies to an application for a single-family residential subdivision and to a site plan application filed for commercial, industrial, mixed use, multifamily residential or open space development. An integrated pest management plan that complies with Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual (ECM) must be submitted for approval.
- D. A site plan application filed for open space, commercial, or multifamily development shall only utilize plant material recommended in Appendix F (*Descriptive Categories of Tree Species*) and Appendix N (*City of Austin Preferred Plant List*) of the ECM for use in the development.
- E. The tree requirement for a commercial or multifamily residential site shall be based on the entire proposed lot and not the street yard area.
- F. Riparian Restoration. This section applies along all classified waterways.
1. The existing condition of each critical water quality zone (CWQZ) shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the ECM. The assessment of existing conditions shall be submitted for review and approval with each residential subdivision and commercial site plan.
 2. A CWQZ that is in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.
 3. A CWQZ that is in "Good (3)" or "Excellent (4)" condition shall not be disturbed, except as otherwise allowed by City Code.
 4. A Riparian Restoration Plan (the "Plan") shall be submitted to the City for review and approval with each residential subdivision and commercial site plan. The Plan must demonstrate that all parameters of the Appendix X "Scoring: Zone 2 – Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.
- G. A tree planting plan shall be prepared and submitted to the City for review and approval during the final platting of a residential lot, commercial lot, a lot that contains a section of the trail network, or a lot that has dedicated parkland with trails to determine the proposed trees to be placed along the trail network. In

addition, 150 trees will be planted along the trail segments outside of dedicated parkland.

- H. When reclaimed water is available to the Sunfield PUD, reclaimed water shall be used for irrigation in open space areas as determined by the City, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.
- I. All required tree plantings shall use Central Texas native seed stock and provide adequate soil volume, as approved by the City at the time of the development application.
- J. Not more than 25 percent of any one species shall be used to meet any landscaping or revegetation requirement.

PART 7. Public Facilities.

- A. The Landowner shall dedicate a 2.0 net buildable acre site for a future City of Austin Fire/EMS station, approximately in the area shown on Exhibit C. The Austin Fire Department must approve the site. The dedication must occur not later than the earliest occurrence of the following two conditions:
 - 1. the date of the dedication of any roadway adjacent to the site; or
 - 2. March 31, 2025, as further described in "The First Amendment to the Agreement Concerning Creation and Operation of Winfield Municipal Utility District Nos. 1, 2, 3, and 4."
- B. The Landowner shall dedicate a 5.0 acre site for a water reservoir site, approximately in the area shown on Exhibit C. Austin Water Utility must approve the site. The dedication of the site and associated easements must occur not later than the earliest occurrence of the following two conditions:
 - 1. the date immediately prior to exceeding 600 service units on any single fed system off of the existing 42-inch water transmission main; or
 - 2. March 31, 2025, as further described in "The First Amendment to the Agreement Concerning Creation and Operation of Winfield Municipal Utility District Nos. 1, 2, 3, and 4."

PART 8. Affordable Housing Program.

- A. Ten percent of the total number of lots or units sold as owner-occupied residential housing units located within the Sunfield PUD will be set aside for occupancy by households whose income is equal to or less than 80% of the

median family income of the Austin metropolitan statistical area (each an "Affordable Ownership Unit," collectively, the "Affordable Ownership Units") for an ownership affordability period of forty (40) years (collectively, the "Ownership Affordability Requirement").

1. The Ownership Affordability Requirement period shall begin on the date of the recordation of a final plat containing lots designated for Affordable Ownership Units.
 2. The Ownership Affordability Requirement for Affordable Ownership Units (either attached or detached) shall be calculated based on the total number of owner-occupied residential housing units.
 3. To the extent economically feasible, the Affordable Ownership Units shall be spread across the various product types within the Sunfield PUD. Notwithstanding the foregoing, however, Affordable Ownership Units must be constructed in at least three separate areas within the Sunfield PUD with at least 25 lots in each area. The lots containing the Affordable Ownership Units shall be integrated with other residential lots and located within walking distance of amenities. The Affordable Ownership Units shall have substantially similar architectural design and restrictions as other residential units offered for sale to the general public.
 4. Each Affordable Ownership Unit offered for sale and meeting the Ownership Affordability Requirement shall be reserved, sold, and transferred at the time of sale to an income eligible buyer subject to a resale-restricted, shared-equity agreement and restrictive covenant in a form approved by the Director of the City's Neighborhood Housing and Community Development Department (Director) and recorded in the official public records of the county where the Affordable Ownership Unit is located. At the election of the City, the City, or an entity designated by the City that is an instrumentality of the City, may purchase any Affordable Ownership Unit at the affordable price and resell the Affordable Ownership Unit to an income eligible buyer.
- B. Ten percent of the total number of multifamily rental housing development units located within the Sunfield PUD will be set aside for occupancy by households whose income is less than 60% of the median family income (each an "Affordable Rental Unit," collective "Affordable Rental Units") in the Austin metropolitan statistical area for a rental affordability period of forty (40) years (collectively, the "Rental Affordability Requirement").

1. The Rental Affordability Requirement period for each multifamily development with Affordable Rental Units (the "Affordable Development") begins on the date a certificate of occupancy is issued for any phase of the Affordable Development.
 2. The Rental Affordability Requirement for each Affordable Development shall be based on the total number of units in each Affordable Development.
 3. Each lot sold or developed for use as an Affordable Development shall be subject to a restrictive covenant at the time of the sale or development approved by the Director and recorded in the official public records of the county where the Affordable Development is located.
 4. Notwithstanding the foregoing, if more than 10% of the total number of units in the Affordable Development are Affordable Rental Units, then the total number of Affordable Rental Units required to meet the Rental Affordability Requirement within the Sunfield PUD shall be reduced as follows: (i) up to three percent of the total number of Affordable Rental Units in the Affordable Development (rounded down to the nearest whole number) exceeding the 10% Rental Affordability Requirement on a ratio of 1.5:1.0 within the Sunfield PUD; and (ii) up to an additional 2% of the total number of Affordable Rental Units in the Affordable Development (rounded down to the nearest whole number) exceeding the 10% Rental Affordability Requirement on a ratio of 4.0:1.0 within the Sunfield PUD; provided, however, in no event shall the total number of units required to meet the Rental Affordability Requirement within the Sunfield PUD be reduced below five percent of the total number of multifamily rental housing development units within the Sunfield PUD.
 5. The ratio of the number of single-bedroom Affordable Rental Units to the number of multi-bedroom Affordable Rental Units in each Affordable Development shall be not less than the ratio of the total number of single-bedroom multifamily rental housing development units located within the Sunfield PUD to the total number of multi-bedroom multifamily rental housing development units located within the Sunfield PUD. The Affordable Rental Units within each Affordable Development shall be interspersed with market rate units.
- C. The Ownership Affordability Requirement and the Rental Affordability Requirement (collectively the "Affordable Housing Requirements") cannot be used to meet any other City affordable housing bonus requirement or exception.

Conversely, no other City affordable housing bonus requirement or exception can be used to meet the Affordable Housing Requirements.

- D. Income limits for the Affordable Housing Requirements shall be established annually as determined by the United States Department of Housing and Urban Development.
- E. The Landowner shall file a written report with the Director on the number and location of each Affordable Ownership Unit and Affordable Rental Unit meeting the Affordable Housing Requirements within the Sunfield PUD (the "Affordability Report"). The initial Affordability Report shall be filed within 15 calendar days following the March 31 or September 30 next following the date of recordation of a plat within the Sunfield PUD and be continuously filed on a semi-annual basis until the end of the term of the Affordable Housing Requirements.
- F. Compliance with the Affordable Housing Requirements will be monitored by the City's Neighborhood Housing and Community Development Department through an annual audit of the sale and rental of Affordable Ownership Units and Affordable Rental Units within the Sunfield PUD.

PART 9. Transportation and Bicycle Plan.

- A. Typical street sections shall be provided in accordance with Exhibit J. Modifications of the street sections shall occur through joint approval of the City and Travis County until the property is annexed. After annexation, the City shall assume full responsibility.
- B. Five-foot wide bike lanes shall be provided along entry roads, as generally shown on Exhibit C. The bike lanes shall connect to other bike lanes within the Sunfield PUD and shall connect to bike lanes outside of the Sunfield PUD.
- C. A network of trails shall be provided throughout the Sunfield PUD and shall provide connectivity to the adjacent Sunfield development and transportation infrastructure, as generally shown on Exhibit C.
- D. A pedestrian and bicycle connection that is compliant with Americans with Disability Act standards shall be installed across Main Street, as generally shown on Exhibit C.
- E. Gated roadways are prohibited.

- F. The Landowner shall contact Capital Metro every five years for the first 15 years after the effective date of the ordinance regarding the status of transit services for the area.

PART 10. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations:

A. General.

Section 25-1-21(103) (*Definition of Site*) is modified to provide that a site in the Sunfield PUD may cross a public street or right-of-way.

B. Zoning.

1. City Code Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) is amended to provide that the boundaries of the Sunfield PUD may be noncontiguous.

2. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified as follows:

a. Residential.

i. Except as otherwise provided, the residential uses allowed in the single family residence - small lot (SF-4A) zoning district and multifamily residence-high density (MF-5) zoning district are permitted in the Sunfield PUD.

ii. The following use is prohibited:

bed and breakfast residential (group 1)

b. Commercial.

i. Except as otherwise provided, the uses allowed in the neighborhood office (NO) zoning district, the limited office (LO) zoning district, the general office (GO) zoning district, the community commercial (GR) zoning district, the general commercial services (CS) zoning district, and the commercial-liquor sales (CS-1) zoning district are permitted in the Sunfield PUD.

ii. The following uses are prohibited:

- adult-oriented businesses
- bail bond services
- carriage stable
- equipment sales
- pawn shop services
- recreational equipment maintenance and storage
- scrap and salvage
- stables

c. Civic.

i. The following civic uses are additional permitted uses in the Sunfield PUD:

- club or lodge
- college and university facilities
- community events
- community recreation (private)
- community recreation (public)
- congregate living
- convalescent services
- counseling services
- cultural services
- day care services (general)
- day care services (commercial)
- employee recreation
- group home, class I (general)
- group home, class II

guidance services
hospital services (general)
hospital services (limited)
local utility services
park and recreation services (general)
postal facilities
private primary educational facilities
private secondary educational facilities
safety services
telecommunication tower
transitional housing
transportation terminal

3. Not more than 10 percent of the single family residential lots may be one acre or larger.
4. City Code Section 1063(C) (*Height Limitations and Setbacks for Large Sites*) are waived for the area designated on Exhibit I.
5. Section 25-2-1032 (*Trees Required*) is modified to provide that a minimum of three trees are required to be planted on each single-family residential lot.

C. Subdivision

1. Section 25-4-152(A) (*Dead-end Streets*) is modified to provide that a street may terminate in a cul-de-sac.
2. Section 25-4-152(B) (*Dead-end Streets*) is modified to provide that, except as otherwise provided, Land Use Commission approval is required for a dead-end street more than 2,000 feet long. Land Use Commission approval is not required if the preliminary plan or final plat shows that the street will be extended in the future or that other street connections will be made in the future that will reduce the dead-end street to not more than 2,000 feet.

3. Section 25-4-173 (*Lot Arrangement*) is modified to provide that a key lot or corner lot may be placed at a right angle to another lot.
4. Section 25-4-193 (*Gas Lines*) is modified to provide that a subdivider is not required to prepare plans for installation of natural gas lines or to install natural gas lines when natural gas from a public utility is within 2,000 feet of a subdivision. The subdivider shall provide reasonable space to accommodate the natural gas lines. If natural gas lines are not installed, the subdivider shall include a note on the plat stating that the natural gas lines have not been installed.

D. Environmental

Section 25-8-42(D)(4) (*Administrative Variances*) is modified to provide that the director of the Watershed Protection Department may grant a variance described in City Code Section 25-8-42 (B)(6) if the cut or fill is not located on a slope with a gradient of more than 15 percent, or within 100 feet of a classified waterway, except as required for the construction of a water quality control within 100 feet of a classified waterway.

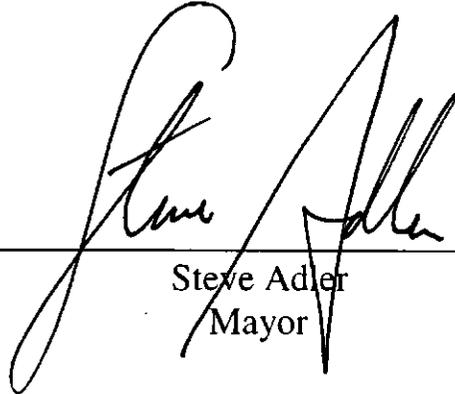
PART 11. Traffic Impact Analysis. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Kimley-Horn Associates, Inc., dated March 30, 2015, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the Development Services Department, Transportation Review Section's staff memorandum ("memorandum") dated May 22, 2015, and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Planning and Zoning Department.

PART 12. This ordinance takes effect on September 21, 2015.

PASSED AND APPROVED

September 10, 2015

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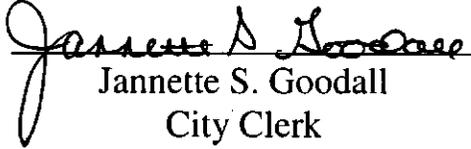
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
Interim City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

ZONING PARCEL
 346.619 Acres Save and Except 25.780 Acres
 320.839 Acres Net
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 May 21, 2014

Henry Dowman Survey No. 536
 William Porter Survey No. 6
 George Herder Survey No. 537
 D.C. Burleson Survey No. 58
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Exhibit A

STATE OF TEXAS §
 §
 COUNTIES OF HAYS AND TRAVIS §

DESCRIPTION, to accompany sketch, based on record information (courses given are based on those of record in Document No. 2003050340 noted below or calculated), of a tract or parcel of land containing 320.839 acres (346.619 Save and Except 25.780 acres), being situated in the Henry Dowman Survey No. 536, William Porter Survey No. 6, D.C. Burleson Survey No. 58, and the George Herder Survey No. 537, in Hays and Travis Counties, Texas, being a portion of Tract 1, of 2392.529 acres, conveyed to 2428 Partners L.P. by the deed recorded in Document No. 2003050340 of the Official Public Records of Travis County, and Document No. 03006801 of the Official Public Records of Hays County, Texas and is also a portion of that 541.999 acre tract conveyed to A & M Option 541 L.P. by the deed recorded in Document No. 2007062511 of the Official Public Records of Travis County, Texas, the said 346.619 acre tract being more particularly as follows:

COMMENCING at a point at the intersection of the centerline of Turnersville Road with the northerly projection of the west line of South Turnersville Road, being the most easterly, northeast corner of the above said 2392.529 acre tract;

THENCE, N61°44'00"W, with the northerly line of the said 2392.529 acre tract, for a distance of 60.28 feet to the northeast corner of Sunfield Municipal Utility District No. 2, as shown on a map approved by its Board of Directors, dated February 26, 2007, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, crossing through the above said 2392.529 acre tract and the said 541.999 acre tract, with the following four (4) courses:

- 1) S02°47'02"E, a distance of 309.46 feet to the calculated point of curvature of a non-tangent curve to the right;
- 2) With the said non-tangent curve to the right, having a central angle of 28°03'03", a radius of 1862.50 feet, a long chord of 902.76 feet (chord bears S17°20'50"W), for an arc distance of 911.84 feet to a calculated point of tangency;
- 3) N57°34'19"W, a distance of 62.51 feet to the calculated point of curvature of a non-tangent curve to the right;

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- 4) With the said non-tangent curve to the right, having a central angle of $30^{\circ}51'35''$, a radius of 1800.00 feet, a long chord of 957.81 feet (chord bears $S46^{\circ}45'57''W$), for an arc distance of 969.48 feet to the calculated point of tangency;
- 5) $S62^{\circ}11'44''W$, 628.11 feet to the calculated point of curvature of a curve to the right;
- 6) With the said curve to the right having a central angle of $10^{\circ}06'58''$, a radius of 3380.58 feet, a chord distance of 596.10 feet (chord bears $S67^{\circ}15'13''W$), for an arc distance of 596.88 feet to a calculated point on the southerly line of the above said Sunfield Municipal Utility District No. 2;

THENCE, along the south line of Sunfield Municipal Utility District No. 2, with the following eleven (11) courses:

- 1) $N02^{\circ}07'22''E$, 44.40 feet to the calculated point of curvature of a non-tangent curve to the right;
- 2) With the said non-tangent curve to the right, having a central angle of $4^{\circ}41'12''$, a radius of 310.50 feet, a long chord of 25.39 feet (chord bears $S78^{\circ}31'58''W$), for an arc distance of 25.40 feet to the point of reverse curvature of a curve to the left;
- 3) With the said curve to the left, having a central angle of $9^{\circ}17'01''$, a radius of 589.50 feet, a long chord of 95.41 feet (chord bears $S76^{\circ}14'04''W$), for an arc distance of 95.52 feet to the point of reverse curvature of a curve to the right;
- 4) With the said curve to the right, having a central angle of $18^{\circ}38'26''$, a radius of 5062.50 feet, a long chord of 1639.77 feet (chord bears $S80^{\circ}54'46''W$), for an arc distance of 1647.02 feet to point of reverse curvature of a curve to the left;
- 5) With the said curve to the left, having a central angle of $89^{\circ}19'27''$, a radius of 25.00 feet, a long chord of 35.15 feet (chord bears $S45^{\circ}34'16''W$), for an arc distance of 38.98 feet to a point;

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- 6) S72°04'34"W, at a distance of 14.00 feet pass a calculated point of reference for the Point of Beginning of the 25.780 acre Save and Except tract, and continuing for a total distance of 73.96 feet to a calculated point;
- 7) With a non-tangent curve to the left, having a central angle of 89°12'55", a radius of 35.00 feet, a long chord of 49.16 feet (chord bears N43°41'56"W), for an arc distance of 54.50 feet to the point of reverse curvature of a curve to the right;
- 8) With the said curve to the right, having a central angle of 5°17'19", a radius of 5076.50 feet, a long chord of 468.42 feet (chord bears N85°39'43"W), for an arc distance of 468.59 feet to point of compound curvature of another curve to the right;
- 9) With the said curve to the right, having a central angle of 11°01'45", a radius of 310.50 feet, a long chord of 59.68 feet (chord bears N77°30'11"W), for an arc distance of 59.77 feet to point of reverse curvature of a curve to the left;
- 10) With a curve to the left, having a central angle of 9°17'01", a radius of 589.50 feet, a long chord of 95.41 feet (chord bears N76°37'49"W), for an arc distance of 95.52 feet to the point of reverse curvature of a curve to the right;
- 11) With the said curve to the right, having a central angle of 04°10'22", a radius of 5062.50 feet, a long chord of 368.61 feet (chord bears N79°11'09"W), for an arc distance of 368.69 feet to point of tangency;

THENCE, leaving the south line of and crossing through said Sunfield Municipal Utility District No. 2, with the following two (2) courses:

- 1) N16°43'22"E, a distance of 343.68 feet to a calculated angle point on the common Hays County and Travis County line;
- 2) N51°54'40"W, with the said county line, a distance of 2090.66 feet to a calculated point on the west line of said Sunfield Municipal Utility District No. 2;

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THENCE, continuing across the said 2392.529 acre tract, long the west line of Sunfield Municipal Utility District No. 2, with the following four (4) courses:

- 1) N02°43'40"W, 323.57 feet to the calculated point of curvature of a curve to the left;
- 2) With a curve to the left, having a central angle of 00°05'48", a radius of 2640.00 feet, a long chord of 4.45 feet (chord bears N02°46'34"W) for an arc distance of 4.45 feet to a calculated point;
- 3) N02°49'28"W, 300.00 feet to the calculated point of curvature of a curve to the left;
- 4) With a curve to the left, having a central angle of 15°31'41", a radius of 2640.00 feet, a long chord of 713.29 feet (chord bears N10°35'19"W) for an arc distance of 715.48 feet to a calculated point in the centerline of Turnersville Road and the northerly line of the 2392.529 acre tract;

THENCE, along the centerline of Turnersville Road, being the northerly line of the 2592.529 acre tract, with the following seven (7) courses;

- 1) N87°56'00"E, 3150.96 feet to the calculated point of curvature of on a non-tangent curve to the right;
- 2) With said curve to the right, having a central angle of 62°40'10", a radius of 270.00 feet, a long chord of 280.82 feet (chord bears S61°42'52"E) for an arc distance of 295.32 feet to a calculated point;
- 3) S28°25'34"E, 451.78 feet to the calculated point of curvature of a curve to the left;
- 4) With the said curve to the left, having a central angle of 64°39'59", a radius of 190.00 feet, a long chord of 203.24 feet (chord bears S60°45'34"E) for an arc distance of 214.44 feet to a calculated point;
- 5) N86°54'26"E, 2475.62 feet to the calculated point of curvature of a curve to the right;

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- 6) With the said curve to the right, having a central angle of $31^{\circ}16'30''$, a radius of 500.00 feet, a long chord of 269.55 feet (chord bears $S77^{\circ}27'19''E$) for an arc distance of 272.93 feet to a calculated point;
- 7) $S61^{\circ}44'00''E$, continuing with the said northerly line of the 2392.529 acre tract and the centerline of Turnersville Road, 157.97 feet to the POINT OF BEGINNING AND CONTAINING 346.619 acres of land area, Save and Accept 25.780 acres described as follows:

BEGINNING at the calculated point of reference mentioned above;

THENCE, continuing across the said 2392.529 acre tract and the 541.999 acre tract, along the south line of the said Sunfield Municipal Utility District No. 2, with the following six (6) courses:

- 1) $S72^{\circ}04'34''W$, a distance of 59.96 feet to the calculated point of curvature of a curve to the left;
- 2) With the said curve to the left, having a central angle of $89^{\circ}12'55''$, a radius of 35.00 feet, a long chord of 49.16 feet (chord bears $N43^{\circ}41'56''W$), for an arc distance of 54.50 feet to the calculated point of reverse curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of $5^{\circ}17'19''$, a radius of 5076.50 feet, a long chord of 468.42 feet (chord bears $N85^{\circ}39'44''W$), for an arc distance of 468.59 feet to the calculated point of compound curvature of a curve to the right;
- 4) With the said curve to the right, having a central angle of $11^{\circ}01'45''$, a radius of 310.50 feet, a long chord of 59.68 feet (chord bears $N77^{\circ}30'11''W$), for an arc distance of 59.77 feet to the calculated point of reverse curvature of a curve to the left;
- 5) With the said curve to the left, having a central angle of $9^{\circ}17'01''$, a radius of 589.50 feet, a long chord of 95.41 feet (chord bears $N76^{\circ}37'49''W$), for an arc distance of 95.52 feet to the calculated point of reverse curvature of a curve to the right;
- 6) With the said curve to the right, having a central angle of $1^{\circ}36'23''$, a radius of 5062.50 feet, a long chord of 141.94 feet (chord bears $S80^{\circ}28'08''W$), for an arc distance of 141.95 feet to a calculated point;

THENCE, leaving the said south line of Sunfield Municipal Utility District No. 2, and continuing across the said 541.999 acre tract and said 2392.529 acre tract, with the following twenty three (23) courses:

- 1) N12°59'33"E, a distance of 141.43 feet to the calculated point of curvature of a non-tangent curve to the left;
- 2) With the said curve to the left, having a central angle of 75°46'35", a radius of 84.42 feet, a long chord of 103.69 feet (chord bears N45°40'55"E), for an arc distance of 111.65 feet to a calculated point of tangency;
- 3) N09°59'37"E, a distance of 174.01 feet to the calculated point of curvature of a non-tangent curve to the left;
- 4) With the said curve to the left, having a central angle of 34°02'59", a radius of 956.08 feet, a long chord of 559.85 feet (chord bears N05°11'26"W), for an arc distance of 568.18 feet to the calculated point of compound curvature of a curve to the left;
- 5) With the said curve to the left, having a central angle of 30°54'31", a radius of 563.84 feet, a long chord of 300.49 feet (chord bears N46°23'06"W), for an arc distance of 304.17 feet to a calculated point;
- 6) N26°02'27"E, with a line non-tangent to the previous course, a distance of 188.95 feet to a calculated point;
- 7) S67°40'30"E, a distance of 552.47 feet to the calculated point of curvature of a curve to the left;
- 8) With the said curve to the left, having a central angle of 116°20'40", a radius of 100.00 feet, a long chord of 169.93 feet (chord bears S82°46'11"E), for an arc distance of 203.06 feet to the calculated point of reverse curvature of a curve to the right;
- 9) With the said curve to the right, having a central angle of 31°18'18", a radius of 132.00 feet, a long chord of 71.23 feet (chord bears N39°42'12"E), for an arc distance of 72.12 feet to the calculated point of reverse curvature of a curve to the left;

- 10) With the said curve to the left, having a central angle of $09^{\circ}09'10''$, a radius of 2521.02 feet, a long chord of 402.30 feet (chord bears $N60^{\circ}43'11''E$), for an arc distance of 402.73 feet to the calculated point of reverse curvature of a curve to the right;
- 11) With the said curve to the right, having a central angle of $37^{\circ}03'56''$, a radius of 560.00 feet, a long chord of 355.99 feet (chord bears $N84^{\circ}49'44''E$), for an arc distance of 362.27 feet to the calculated point of compound curvature of a curve to the right;
- 12) With the said curve to the right, having a central angle of $16^{\circ}15'27''$, a radius of 269.64 feet, a long chord of 76.25 feet (chord bears $S68^{\circ}23'31''E$), for an arc distance of 76.51 feet to a calculated point;
- 13) $S17^{\circ}49'36''W$, with a line non-tangent to the previous course, a distance of 39.31 feet to the calculated point of curvature of a curve to the right;
- 14) With the said curve to the right, having a central angle of $48^{\circ}56'45''$, a radius of 167.96 feet, a long chord of 139.16 feet (chord bears $S42^{\circ}17'58''W$), for an arc distance of 143.48 feet to a calculated point;
- 15) $S58^{\circ}48'16''W$, a distance of 419.12 feet to the calculated point of curvature of a non-tangent curve to the left;
- 16) With the said curve to the left, having a central angle of $93^{\circ}34'56''$, a radius of 168.00 feet, a long chord of 244.90 feet (chord bears $S11^{\circ}58'46''W$), for an arc distance of 274.40 feet to a calculated point;
- 17) $S28^{\circ}44'40''E$, a distance of 64.03 feet to a calculated point;
- 18) $S63^{\circ}47'25''W$, a distance of 102.91 feet to a calculated point;
- 19) $S78^{\circ}38'13''W$, a distance of 75.76 feet to a calculated point;
- 20) $S63^{\circ}57'59''W$, a distance of 73.36 feet to a calculated point;
- 21) $S25^{\circ}02'00''E$, a distance of 187.33 feet to the calculated point of curvature of a non-tangent curve to the right;
- 22) With the said curve to the right, having a central angle of $22^{\circ}43'40''$, a radius of 717.01 feet, a long chord of 282.56 feet (chord bears $S13^{\circ}35'02''E$), for an arc distance of 284.42 feet to a calculated point;

ZONING PARCEL
346.619 Acres Save and Except 25.780 Acres
320.839 Acres Net
Page 8 of 11
May 21, 2014

Henry Lawman Survey No. 536
William Porter Survey No. 6
George Herder Survey No. 537
D.C. Burleson Survey No. 58
Project No: 14509.10

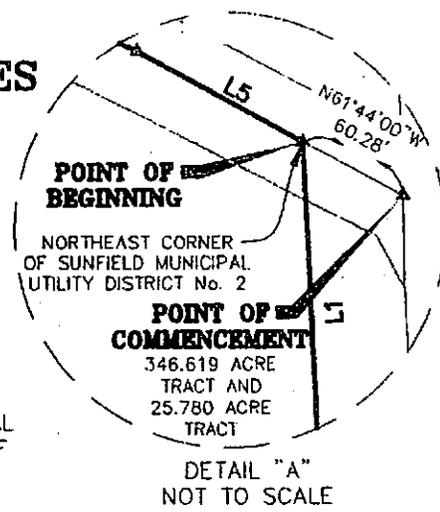
- 23) S07°00'06"W, a distance of 263.39 feet to the POINT OF BEGINNING AND CONTAINING 25.780 acres of land area Saved and Excepted from the 346.619 acres described above, for a Net area of 320.839 acres.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

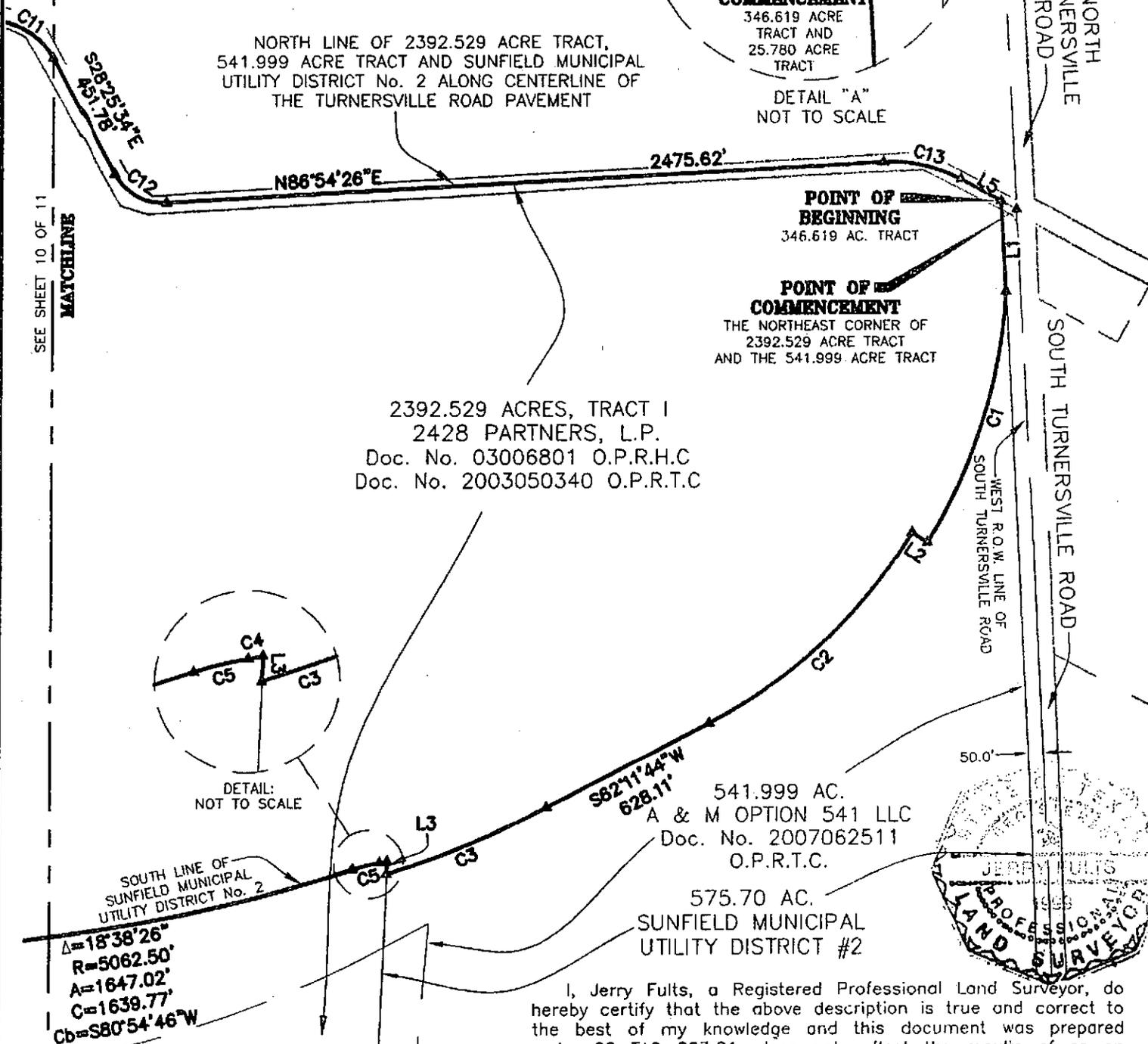
**SKETCH TO ACCOMPANY
DESCRIPTION OF 320.839 ACRES
(346.619 ACRES SAVE AND
EXCEPT 25.780 ACRES)
HAYS AND TRAVIS
COUNTY, TEXAS**

SCALE: 1" = 500'



NORTH LINE OF 2392.529 ACRE TRACT,
541.999 ACRE TRACT AND SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2 ALONG CENTERLINE OF
THE TURNERSVILLE ROAD PAVEMENT

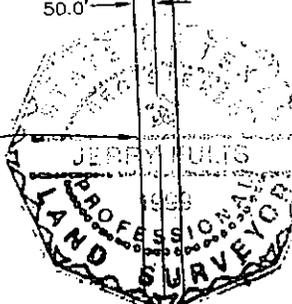
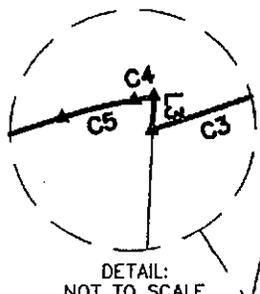
DETAIL "A"
NOT TO SCALE



2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2



I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 10 OF 10

Dwg. # 14509S14 CRD # 02549SRF SHEET 9 OF 11

CSEI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capitol of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

JERRY FULTS
 Registered Professional Surveyor
 No. 1999 - State of Texas

5-21-14
 Date

**SKETCH TO ACCOMPANY DESCRIPTION
OF 320.839 ACRES
(346.619 ACRES SAVE AND
EXCEPT 25.780 ACRES)
HAYS AND TRAVIS COUNTY, TEXAS**



SCALE: 1" = 500'

TURNERSVILLE ROAD

N87°56'00"E

3150.96'

C17

$\Delta=15^{\circ}31'41''$
 $R=2640.00'$
 $A=715.48'$
 $C=715.29'$
 $Cb=N10^{\circ}35'19''W$

N02°49'28"W 300.00'
C10
N02°43'40"W 323.57'

TRAVIS COUNTY N51°54'40"W
HAYS COUNTY

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

MATCHLINE
SEE SHEET 9 OF 11

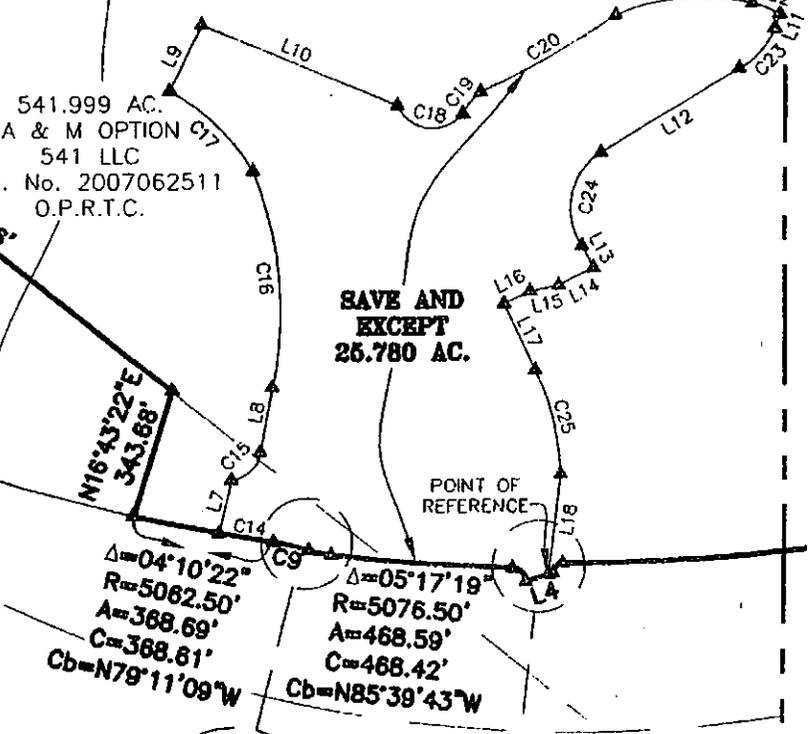
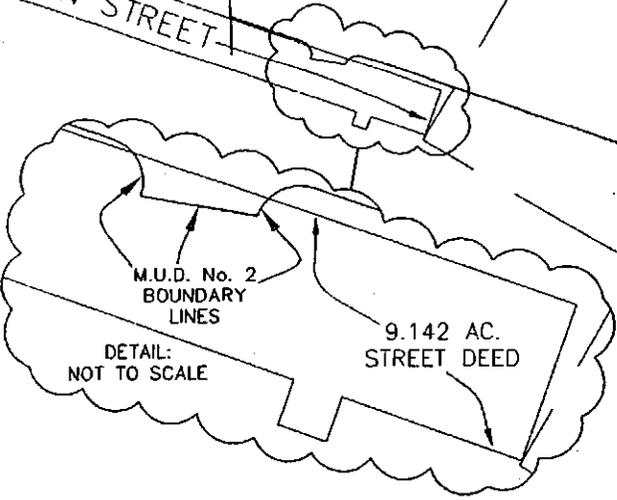
575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

9.142 AC.
STREET DEED
Doc. No.
2013-13009506
O.P.R.H.C.

541.999 AC.
A & M OPTION C17
541 LLC
Doc. No. 2007062511
O.P.R.T.C.

MAIN STREET

SAVE AND
EXCEPT
25.780 AC.



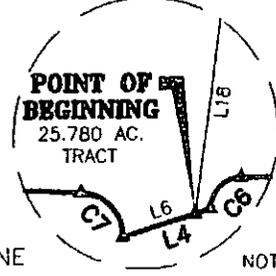
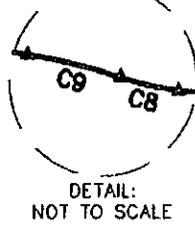
Dwg. # 14509S14 CRD # 02549SRF SHEET 10 OF 11

ESCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 10 OF 10



DETAIL:
NOT TO SCALE

**SKETCH TO ACCOMPANY DESCRIPTION
OF 320.839 ACRES (346.619 ACRES
SAVE AND EXCEPT 25.780 ACRES)
HAYS AND TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°47'02"E	309.46'
L2	N57°34'19"W	62.51'
L3	N02°07'22"E	44.40'
L4	S72°04'34"W	73.96'
L5	S61°44'00"E	157.97'
L6	S72°04'34"W	59.96'
L7	N12°59'33"E	141.43'
L8	N09°59'37"E	174.01'
L9	N26°02'27"E	188.95'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S67°40'30"E	552.47'
L11	S17°49'36"W	39.31'
L12	S58°48'16"W	419.12'
L13	S28°44'40"E	64.03'
L14	S63°47'25"W	102.91'
L15	S78°38'13"W	75.76'
L16	S63°57'59"W	73.36'
L17	S25°02'00"W	187.33'
L18	S07°00'06"W	263.39'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	28°03'03"	1862.50'	911.84'	902.76'	S17°20'50"W
C2	30°51'35"	1800.00'	969.48'	957.81'	S46°45'57"W
C3	10°06'58"	3380.58'	596.88'	596.10'	S67°15'13"W
C4	4°41'12"	310.50'	25.40'	25.39'	S78°31'58"W
C5	9°17'01"	589.50'	95.52'	95.41'	S76°14'04"W
C6	89°19'27"	25.00'	38.98'	35.15'	S45°34'16"W
C7	89°12'55"	35.00'	54.50'	49.16'	N43°41'56"W
C8	11°01'45"	310.50'	59.77'	59.68'	N77°30'11"W
C9	9°17'01"	589.50'	95.52'	95.41'	N76°37'49"W
C10	0°05'48"	2640.00'	4.45'	4.45'	N02°46'34"W
C11	62°40'10"	270.00'	295.32'	280.82'	S61°42'52"E
C12	64°39'59"	190.00'	214.44'	203.24'	S60°45'34"E
C13	31°16'30"	500.00'	272.93'	269.55'	S77°27'19"E
C14	01°36'23"	5062.50'	141.95'	141.94'	N80°28'08"W
C15	75°46'35"	84.42'	111.65'	103.69'	N45°40'55"E
C16	34°02'59"	956.08'	568.18'	559.85'	N05°11'26"W
C17	30°54'31"	563.84'	304.17'	300.49'	N46°23'06"W
C18	116°20'40"	100.00'	203.06'	169.93'	S82°46'11"E
C19	31°18'18"	132.00'	72.12'	71.23'	N39°42'12"E
C20	09°09'10"	2521.02'	402.73'	402.30'	N60°43'11"E
C21	37°03'56"	560.00'	362.27'	355.99'	N84°49'44"E
C22	16°15'27"	269.64'	76.51'	76.25'	S68°23'31"E
C23	48°56'45"	167.96'	143.48'	139.16'	S42°17'58"W
C24	93°34'56"	168.00'	274.40'	244.90'	S11°58'46"W
C25	22°43'40"	717.01'	284.42'	282.56'	S13°35'02"E

Dwg. # 14509S14. CRD # 02549SRF SHEET 11 OF 11



925 Capital of Texas Highway South
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(512) 327-4006

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

FIRM REGISTRATION
No. 101267-0

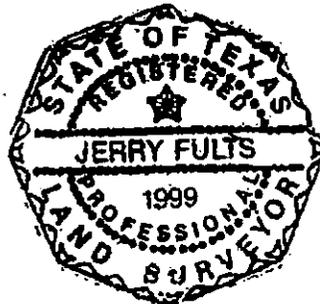
LEGEND

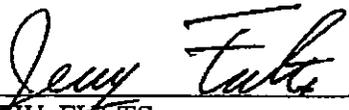
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ▲ CALCULATED POINT

- 3) With the said curve to the left, having a central angle of $39^{\circ}31'40''$, a radius of 107.51 feet, a long chord of 72.71 feet (chord bears $N40^{\circ}36'56''W$) for an arc distance of 74.17 feet to a calculated point;
- 4) $N60^{\circ}22'46''W$, a distance of 65.58 feet to the calculated point of curvature of a non-tangent curve to the left;
- 5) With the said curve to the left, having a central angle of $40^{\circ}22'55''$, a radius of 152.74 feet, a long chord of 105.44 feet (chord bears $N85^{\circ}44'05''W$) for an arc distance of 107.65 feet to a calculated point;
- 6) $S57^{\circ}48'06''W$, a distance of 234.58 feet to a calculated point on a non-tangent curve to the left;
- 7) With the said curve to the left, having a central angle of $21^{\circ}51'27''$, a radius of 956.08 feet, a long chord of 362.52 feet (chord bears $N11^{\circ}17'12''W$) for an arc distance of 364.73 feet to the calculated point of compound curvature of a curve to the left;
- 8) With the said curve to the left, having a central angle of $30^{\circ}54'31''$, a radius of 563.84 feet, a long chord of 300.49 feet (chord bears $N46^{\circ}23'06''W$) for an arc distance of 304.17 feet to a calculated point;
- 9) $N26^{\circ}02'27''E$, with a line non-tangent to the previous course, a distance of 188.95 feet to a calculated point;
- 10) $S67^{\circ}40'30''E$, a distance of 552.47 feet to the calculated point of curvature of a curve to the left;
- 11) With the said curve to the left, having a central angle of $116^{\circ}20'40''$, a radius of 100.00 feet, a long chord of 169.93 feet (chord bears $S82^{\circ}46'11''E$) for an arc distance of 203.06 feet to the calculated point of reverse curvature of a curve to the right;
- 12) With the said curve to the right, having a central angle of $31^{\circ}18'18''$, a radius of 132.00 feet, a long chord of 71.23 feet (chord bears $N39^{\circ}42'12''E$) for an arc distance of 72.12 feet to the calculated point of reverse curvature of a curve to the left;
- 13) With the said curve to the left, having a central angle of $05^{\circ}01'37''$, a radius of 2521.02 feet, a long chord of 221.12 feet (chord bears $N62^{\circ}46'57''E$) for an arc distance of 221.19 feet to a calculated point;

- 14) S11°18'14"E, a distance of 234.16 feet to the calculated point of curvature of a curve to the right;
- 15) With the said curve to the right, having a central angle of 77°26'40", a radius of 35.20 feet, a long chord of 44.04 feet (chord bears S20°48'49"W) for an arc distance of 47.58 feet to the calculated point of reverse curvature of a curve to the left;
- 16) With the said curve to the left, having a central angle of 83°12'24", a radius of 114.98 feet, a long chord of 152.68 feet (chord bears S17°55'57"W) for an arc distance of 166.98 feet to the calculated point of reverse curvature of a curve to the right;
- 17) With the said curve to the right, having a central angle of 46°02'49", a radius of 95.79 feet, a long chord of 74.93 feet (chord bears S0°38'50"E) for an arc distance of 76.98 feet to a calculated point;
- 18) S22°22'35"W, a distance of 123.40 feet to a calculated point of curvature of a curve to the right;
- 19) With the said curve to the right, having a central angle of 41°35'25", a radius of 17.00 feet, a long chord of 12.07 feet (chord bears S43°10'17"W) for an arc distance of 12.34 feet to the POINT OF BEGINNING AND CONTAINING 10.083 acres of land area.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

**SKETCH TO ACCOMPANY
DESCRIPTION OF 10.083 ACRES
TRAVIS COUNTY, TEXAS**

NORTH LINE OF 2392.529 ACRE, TRACT
AND 541.999 ACRE TRACT
ALONG CENTERLINE OF THE
TURNERSVILLE ROAD PAVEMENT

NORTH
TURNERSVILLE
ROAD

(N00°55'14"E)
(50.48')
N01°05'10"W
50.40'

N61°44'00"W
60.28'

NORTHEAST CORNER OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

THE NORTHEAST
CORNER OF
2392.529 ACRE TRACT
AND THE
541.999 ACRE TRACT

SOUTH
TURNERSVILLE ROAD

(S02°47'02"E)
(1484.55')
N02°46'48"W
1484.55'

(S02°38'47"E)
(920.05')
N02°38'47"W
920.05'

(S02°20'28"E)
(1800.39')
N02°20'28"W
1811.25'

4380.91'
565°25'52"W

**POINT OF
BEGINNING**

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

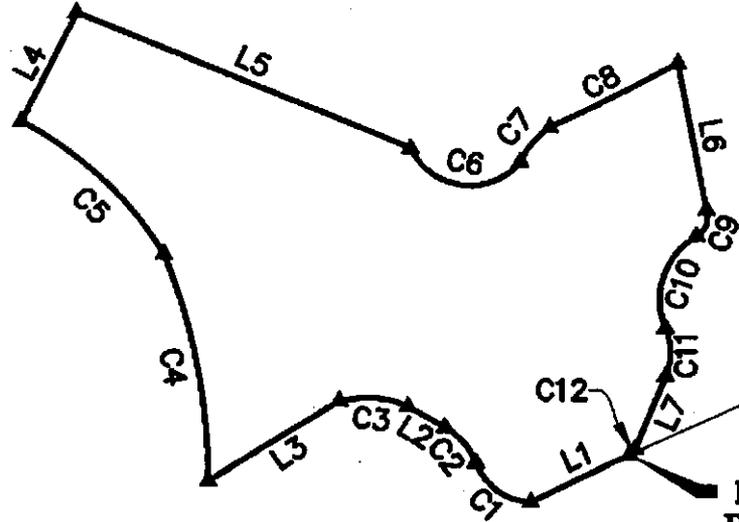
SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

SOUTHEAST CORNER OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

**POINT OF
COMMENCEMENT**

THE SOUTHEAST
CORNER OF
541.999 ACRE TRACT

WEST R.O.W.
LINE OF
SOUTH TURNERSVILLE
ROAD



SCALE: 1" = 300'

Dwg. # 14509S7 CRD # 02549SRF SHEET 4 OF 5

CSCI
CAPITAL
SURVEYING
COMPANY
INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

**SKETCH TO ACCOMPANY
DESCRIPTION OF 10.083 ACRES
TRAVIS COUNTY, TEXAS**

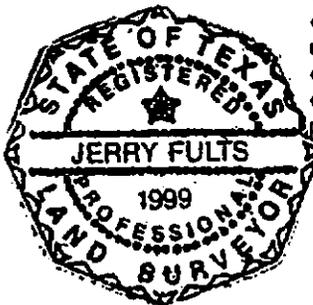
LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°57'59"W	169.19'
L2	N60°22'46"W	65.58'
L3	S57°48'06"W	234.58'
L4	N26°02'27"E	188.95'
L5	S67°40'30"E	552.47'
L6	S11°18'14"E	234.16'
L7	S22°22'35"W	123.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	67°29'36"	93.92'	110.63'	104.35'	N54°35'54"W
C2	39°31'40"	107.51'	74.17'	72.71'	N40°36'56"W
C3	40°22'55"	152.74'	107.65'	105.44'	N85°44'05"W
C4	21°51'27"	956.08'	364.73'	362.52'	N11°17'12"W
C5	30°54'31"	563.84'	304.17'	300.49'	N46°23'06"W
C6	116°20'40"	100.00'	203.06'	169.93'	S82°46'11"E
C7	31°18'18"	132.00'	72.12'	71.23'	N39°42'12"E
C8	05°10'38"	2521.02'	221.19'	221.12'	N62°46'57"E
C9	77°26'40"	35.20'	47.58'	44.04'	S20°48'49"W
C10	83°12'24"	114.98'	166.98'	152.68'	S17°55'57"W
C11	46°02'50"	95.79'	76.98'	74.93'	S00°38'50"E
C12	41°35'25"	17.00'	12.34'	12.07'	S43°10'17"W

LEGEND

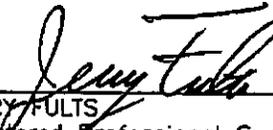
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
() RECORD CALLS FROM SUNFIELD MUNICIPAL UTILITY DISTRICT No. 2
▲ CALCULATED POINT
—√— BREAK IN SCALE

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Dwg. # 14509S7 CRD # 02549SRF SHEET 5 OF 5

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4006	FIRM REGISTRATION No. 101267-0


JERRY FULTS 4-28-14
Registered Professional Surveyor Date
No. 1999 - State of Texas

- 2) With the said curve to the left, having a central angle of $89^{\circ}12'55''$, a radius of 35.00 feet, a long chord of 49.16 feet (chord bears $N43^{\circ}41'56''W$), an arc distance of 54.50 feet to the calculated point of reverse curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of $5^{\circ}17'19''$, a radius of 5076.50 feet, a long chord of 468.42 feet (chord bears $N85^{\circ}39'44''W$) for an arc distance of 468.59 feet to the calculated point of compound curvature of a curve to the right;
- 4) With the said curve to the right, having a central angle of $11^{\circ}01'45''$, a radius of 310.50 feet, a long chord of 59.68 feet (chord bears $N77^{\circ}30'11''W$) for an arc distance of 59.77 feet to the calculated point of reverse curvature of a curve to the left;
- 5) With the said curve to the left, having a central angle of $9^{\circ}17'01''$, a radius of 589.50 feet, a long chord of 95.41 feet (chord bears $N76^{\circ}37'49''W$) for an arc distance of 95.52 feet to the calculated point of reverse curvature of a curve to the right;
- 6) With the said curve to the right, having a central angle of $1^{\circ}36'23''$, a radius of 5062.50 feet, a long chord of 141.94 feet (chord bears $N80^{\circ}28'08''W$) for an arc distance of 141.95 feet to a calculated point;

THENCE, leaving the said south line of Sunfield Municipal Utility District No. 2, and continuing across the said 541.999 acre tract and said 2392.529 acre tract, with the following twenty three (23) courses:

- 1) $N12^{\circ}59'33''E$, a distance of 141.43 feet to the calculated point of curvature of a non-tangent curve to the left;
- 2) With the said curve to the left, having a central angle of $75^{\circ}46'35''$, a radius of 84.42 feet, a long chord of 103.69 feet (chord bears $N45^{\circ}40'55''E$) for an arc distance of 111.65 feet to a calculated point of tangency;
- 3) $N09^{\circ}59'37''E$, a distance of 174.01 feet to the calculated point of curvature of a non-tangent curve to the left;

- 4) With the said curve to the left, having a central angle of $34^{\circ}02'59''$, a radius of 956.08 feet, a long chord of 559.85 feet (chord bears $N05^{\circ}11'26''W$), at an arc distance of 203.45 feet pass a calculated reference point "A" (see below), and continuing for a total arc distance of 568.18 feet to the calculated point of compound curvature of a curve to the left;
- 5) With the said curve to the left, having a central angle of $30^{\circ}54'31''$, a radius of 563.84 feet, a long chord of 300.49 feet (chord bears $N46^{\circ}23'06''W$) for an arc distance of 304.17 feet to a calculated point;
- 6) $N26^{\circ}02'27''E$, with a line non-tangent to the previous course, a distance of 188.95 feet to a calculated point;
- 7) $S67^{\circ}40'30''E$, a distance of 552.47 feet to the calculated point of curvature of a non-tangent curve to the left;
- 8) With the said curve to the left, having a central angle of $116^{\circ}20'40''$, a radius of 100.00 feet, a long chord of 169.93 feet (chord bears $S82^{\circ}46'11''E$) for an arc distance of 203.06 feet to the calculated point of reverse curvature of a curve to the right;
- 9) With the said curve to the right, having a central angle of $31^{\circ}18'18''$, a radius of 132.00 feet, a long chord of 71.23 feet (chord bears $N39^{\circ}42'12''E$) for an arc distance of 72.12 feet to the calculated point of reverse curvature of a curve to the left;
- 10) With the said curve to the left, having a central angle of $09^{\circ}09'10''$, a radius of 2521.02 feet, a long chord of 402.30 feet (chord bears $N60^{\circ}43'11''E$) for an arc distance of 402.73 feet to the calculated point of reverse curvature of a curve to the right;
- 11) With the said curve to the right, having a central angle of $37^{\circ}03'56''$, a radius of 560.00 feet, a long chord of 355.99 feet (chord bears $N84^{\circ}49'44''E$) for an arc distance of 362.27 feet to the calculated point of compound curvature of a curve to the right;
- 12) With the said curve to the right, having a central angle of $16^{\circ}15'27''$, a radius of 269.64 feet, a long chord of 76.26 feet (chord bears $S68^{\circ}23'31''E$) for an arc distance of 76.51 feet to a calculated point;
- 13) $S17^{\circ}49'36''W$, with a line non-tangent to the previous course, a distance of 39.31 feet to the calculated point of curvature of a curve to the right;

- 14) With the said curve to the right, having a central angle of $48^{\circ}56'45''$, a radius of 167.96 feet, a long chord of 139.16 feet (chord bears $S42^{\circ}17'58''W$) for an arc distance of 143.48 feet to a calculated point;
- 15) $S58^{\circ}48'16''W$, a distance of 419.12 feet to the calculated point of curvature of a non-tangent curve to the left;
- 16) With the said curve to the left, having a central angle of $93^{\circ}34'56''$, a radius of 168.00 feet, a long chord of 244.90 feet (chord bears $S11^{\circ}58'46''W$) for an arc distance of 274.40 feet to a calculated point;
- 17) $S28^{\circ}44'40''E$, a distance of 64.03 feet to a calculated point;
- 18) $S63^{\circ}47'25''W$, a distance of 102.91 feet to a calculated point;
- 19) $S78^{\circ}38'13''W$, a distance of 75.76 feet to a calculated point;
- 20) $S63^{\circ}57'59''W$, a distance of 73.36 feet to a calculated point;
- 21) $S25^{\circ}02'00''E$, a distance of 187.33 feet to the calculated point of curvature of a non-tangent curve to the right;
- 22) With the said curve to the right, having a central angle of $22^{\circ}43'40''$, a radius of 717.01 feet, a long chord of 282.56 feet (chord bears $S13^{\circ}35'02''E$) for an arc distance of 284.42 feet to a calculated point;
- 23) $S07^{\circ}00'06''W$, a distance of 263.39 feet to the POINT OF BEGINNING AND CONTAINING 25.780 acres of land area Save and Except 10.083 acres described as follows;

BEGINNING at reference point "A" mentioned above;

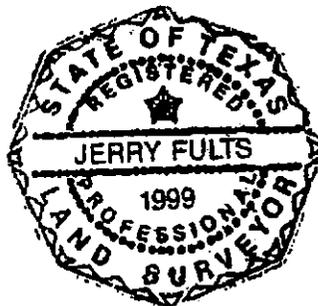
THENCE, continuing across the said 2392.529 acre tract and the 541.999 acre tract, with the following nineteen (19) courses:

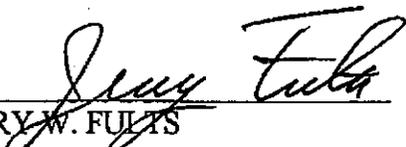
- 1) With the a curve to the left, having a central angle of $21^{\circ}51'27''$, a radius of 956.08 feet, a long chord of 362.52 feet (chord bears $N11^{\circ}17'12''W$) for an arc distance of 364.73 feet to the calculated point of compound curvature of a curve to the left;
- 2) With the said curve to the left, having a central angle of $30^{\circ}54'31''$, a radius of 563.84 feet, a long chord of 300.49 feet (chord bears $N46^{\circ}23'06''W$) for an arc distance of 304.17 feet to a calculated point;

- 3) N26°02'27"E, with a line non-tangent to the previous course, a distance of 188.95 feet to a calculated point;
- 4) S67°40'30"E, a distance of 552.47 feet to the calculated point of curvature of a non-tangent curve to the left;
- 5) With the said curve to the left, having a central angle of 116°20'40", a radius of 100.00 feet, a long chord of 169.93 feet (chord bears S82°46'11"E) for an arc distance of 203.06 feet to the calculated point of reverse curvature of a curve to the right;
- 6) With the said curve to the right, having a central angle of 31°18'18", a radius of 132.00 feet, a long chord of 71.23 feet (chord bears N39°42'12"E) for an arc distance of 72.12 feet to the calculated point of reverse curvature of a curve to the left;
- 7) With the said curve to the left, having a central angle of 05°01'37", a radius of 2521.02 feet, a long chord of 221.12 feet (chord bears N62°46'57"E) for an arc distance of 221.19 feet to a calculated point;
- 8) S11°18'14"E, a distance of 234.16 feet to the calculated point of curvature of a curve to the right;
- 9) With the said curve to the right, having a central angle of 77°26'40", a radius of 35.20 feet, a long chord of 44.04 feet (chord bears S20°48'49"W) for an arc distance of 47.58 feet to the calculated point of reverse curvature of a curve to the left;
- 10) With the said curve to the left, having a central angle of 83°12'24", a radius of 114.98 feet, a long chord of 152.68 feet (chord bears S17°55'57"W) for an arc distance of 166.98 feet to the calculated point of reverse curvature of a curve to the right;
- 11) With the said curve to the right, having a central angle of 46°02'50", a radius of 95.79 feet, a long chord of 74.93 feet (chord bears S0°38'50"E) for an arc distance of 76.99 feet to a calculated point;
- 12) S22°22'35"W, a distance of 123.40 feet to a calculated point of curvature of a curve to the right;
- 13) With the said curve to the right, having a central angle of 41°35'25", a radius of 17.00 feet, a long chord of 12.07 feet (chord bears S43°10'17"W) for an arc distance of 12.34 feet to a calculated point;

- 14) S63°57'59"W, a distance of 169.19 feet to the calculated point of curvature of a curve to the right;
- 15) With the said curve to the right, having a central angle of 67°29'36", a radius of 93.92 feet, a long chord of 104.35 feet (chord bears N54°35'54"W) for an arc distance of 110.63 feet to the calculated point of reverse curvature of a curve to the left;
- 16) With the said curve to the left, having a central angle of 39°31'40", a radius of 107.51 feet, a long chord of 72.71 feet (chord bears N40°36'56"W) for an arc distance of 74.17 feet to a calculated point;
- 17) N60°22'46"W, a distance of 65.58 feet to the calculated point of curvature of a non-tangent curve to the left;
- 18) With the said curve to the left, having a central angle of 40°22'55", a radius of 152.74 feet, a long chord of 105.44 feet (chord bears N85°44'05"W) for an arc distance of 107.65 feet to a calculated point;
- 19) S57°48'06"W, a distance of 234.58 feet to the POINT OF BEGINNING AND CONTAINING 10.083 acres of land area Saved and Excepted from the 25.780 acres described above for a Net area of 15.697 acres.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

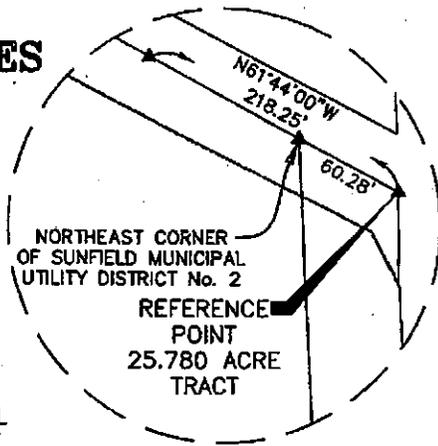



JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

**SKETCH TO ACCOMPANY
DESCRIPTION OF 25.780 ACRES
SAVE AND EXCEPT
10.083 ACRES
HAYS AND TRAVIS
COUNTY, TEXAS**



SCALE: 1" = 500'



NORTH LINE OF 2392.529 ACRE TRACT,
541.999 ACRE TRACT AND SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2 ALONG CENTERLINE OF
THE TURNERSVILLE ROAD PAVEMENT

DETAIL "A"
NOT TO SCALE N61°44'00"W
218.25'
(N00°55'14"E)
(50.48')
N01°05'10"W
50.40'

THE NORTHEAST CORNER
OF 2392.529 ACRE TRACT
AND THE 541.999 ACRE
TRACT

SEE SHEET 8 OF 10
MATCHLINE

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

4695.60'
S56°58'08"W

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

**POINT OF
COMMENCEMENT**
THE SOUTHEAST
CORNER OF
541.999 ACRE
TRACT

WEST R.O.W. LINE OF
SOUTH TURNERSVILLE
ROAD
50.0'
SOUTH TURNERSVILLE ROAD
(S02°47'02"E)
(1484.55')
N02°46'48"W
1484.55'
920.05'
(S02°38'47"E)
(920.05')
N02°38'47"W
(S02°20'28"E)
(1800.39')
N02°20'28"W
1811.25'

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 9 OF 10

Dwg. # 14509S8 CRD # 02549SRF SHEET 7 OF 10

CSCI	CAPITAL SURVEYING COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

SKETCH TO ACCOMPANY DESCRIPTION OF 25.780 ACRES SAVE AND EXCEPT 10.083 ACRES HAYS AND TRAVIS COUNTY, TEXAS



SCALE: 1" = 500'

TURNERSVILLE ROAD

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

MATCHLINE
SEE SHEET 8 OF 10

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

SAVE AND EXCEPT
TRACT
SEE SHEET
10 OF 10

25.780 AC.
SAVE AND
EXCEPT
10.083 AC.
**POINT OF
BEGINNING**
25.780 AC.
TRACT

REFERENCE
POINT "A"

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

MAIN STREET

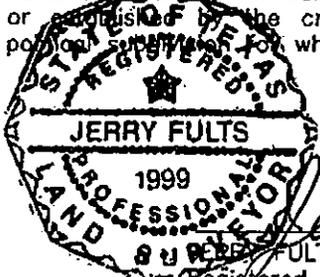
9.142 AC.
STREET DEED
Doc. No. 2013-13009506
O.P.R.H.C.

TRAVIS COUNTY
HAYS COUNTY

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the parcel for which it was prepared.

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 9 OF 10

Dwg. # 14509S8 CRD # 02549SRF SHEET 8 OF 10



Registered Professional Surveyor
No. 1999 - State of Texas

Jerry Fults
Date **4-28-14**



825 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

FIRM REGISTRATION
No. 101267-0

**SKETCH TO ACCOMPANY
DESCRIPTION
OF 25.780 ACRES
SAVE AND EXCEPT 10.083 ACRES
HAYS AND TRAVIS COUNTY, TEXAS**

LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
() RECORD CALLS FROM SUNFIELD MUNICIPAL UTILITY DISTRICT No. 2
▲ CALCULATED POINT
() RECORD CALLS FROM SUNFIELD MUNICIPAL UTILITY DISTRICT No. 2
—|— BREAK IN SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°04'34"W	59.96'
L2	N12°59'33"E	141.43'
L3	N09°59'37"E	174.01'
L4	N26°02'27"E	188.95'
L5	S67°40'30"E	552.47'
L6	S17°49'36"W	39.31'
L7	S58°48'16"W	419.12'
L8	S28°44'40"E	64.03'
L9	S63°47'25"W	102.91'
L10	S78°38'13"W	75.76'
L11	S63°57'59"W	73.36'
L12	S25°02'00"E	187.33'
L13	S07°00'06"W	263.39'
L14	S11°18'14"E	234.16'
L15	S22°22'35"W	123.40'
L16	S63°57'59"W	169.19'
L17	N60°22'46"W	65.58'
L18	S57°48'06"W	234.58'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	89°12'55"	35.00'	54.50'	49.16'	N43°41'56"W
C2	5°17'19"	5076.50'	468.59'	468.42'	N85°39'44"W
C3	11°01'45"	310.50'	59.77'	59.68'	N77°30'11"W
C4	9°17'01"	589.50'	95.52'	95.41'	N76°37'49"W
C5	01°36'23"	5062.50'	141.95'	141.94'	N80°28'08"W
C6	75°46'35"	84.42'	111.65'	103.69'	N45°40'55"E
C7	34°02'59"	956.08'	568.18'	559.85'	N05°11'26"W
C8	30°54'31"	563.84'	304.17'	300.49'	N46°23'06"W
C9	116°20'40"	100.00'	203.06'	169.93'	S82°46'11"E
C10	31°18'18"	132.00'	72.12'	71.23'	N39°42'12"E
C11	09°09'10"	2521.02'	402.73'	402.30'	N60°43'11"E
C12	37°03'56"	560.00'	362.27'	355.99'	N84°49'44"E
C13	16°15'27"	269.64'	76.51'	76.26'	S68°23'31"E
C14	48°56'45"	167.96'	143.48'	139.16'	S42°17'58"W
C15	93°34'56"	168.00'	274.40'	244.90'	S11°58'46"W
C16	22°43'40"	717.01'	284.42'	282.56'	S13°35'02"E
C17	21°51'27"	956.08'	364.73'	362.52'	N11°17'12"W
C18	5°01'37"	2521.02'	221.19'	221.12'	N62°46'57"E
C19	77°26'40"	35.20'	47.58'	44.04'	S20°48'49"W
C20	83°12'24"	114.98'	166.98'	152.68'	S17°55'57"W
C21	46°02'49"	95.79'	76.99'	74.93'	S00°38'50"E
C22	41°35'25"	17.00'	12.34'	12.07'	S43°10'17"W
C23	67°29'35"	93.92'	110.63'	104.35'	N54°35'54"W
C24	39°31'40"	107.51'	74.17'	72.71'	N40°36'56"W
C25	40°22'55"	152.74'	107.65'	105.44'	N85°44'05"W

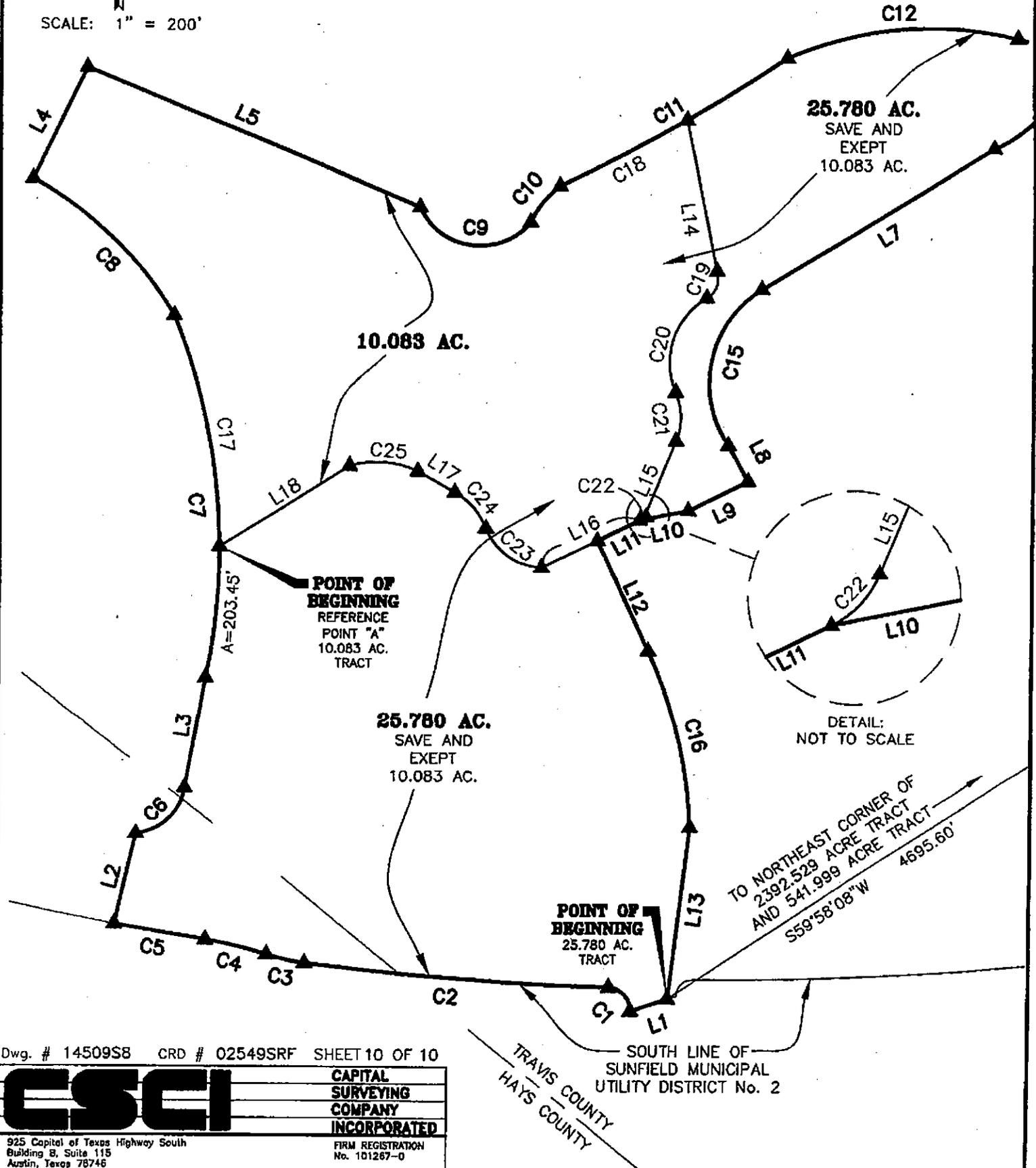
Dwg. # 1450958 CRD # 02549SRF SHEET 9 OF 10

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
	FIRM REGISTRATION No. 101267-D
<small>825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4006</small>	

**SKETCH TO ACCOMPANY DESCRIPTION
OF 25.780 ACRES
SAVE AND EXCEPT 10.083 ACRES
HAYS AND TRAVIS COUNTY, TEXAS**



SCALE: 1" = 200'



Dwg. # 14509S8 CRD # 02549SRF SHEET 10 OF 10



925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

FIRM REGISTRATION
No. 101267-0

TRAVIS COUNTY
HAYS COUNTY

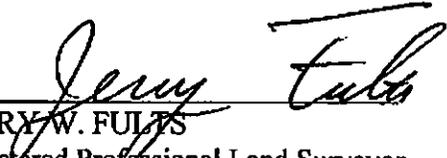
SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

TO NORTHEAST CORNER OF
2392.529 ACRE TRACT
AND 541.998 ACRE TRACT
S59°58'08"W 4695.60'

- 3) With the said curve to the right, having a central angle of $88^{\circ}10'42''$, a radius of 25.00 feet, a long chord of 34.79 feet (chord bears $N13^{\circ}27'42''W$) for an arc distance of 38.48 feet to a calculated point of reverse curvature of a curve to the left;
- 4) With the said curve to the left, having a central angle of $27^{\circ}18'21''$, a radius of 1862.50 feet, a long chord of 879.24 feet (chord bears $N16^{\circ}58'29''E$) for an arc distance of 887.62 feet to a the POINT OF BEGINNING CONTAINING 3.206 acres of land area.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.




JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

SKETCH TO ACCOMPANY DESCRIPTION OF 3.206 ACRES TRAVIS COUNTY, TEXAS



SCALE: 1" = 300'

NORTH LINE OF 2392.529 ACRE TRACT,
541.999 ACRE TRACT AND
SUNFIELD MUNICIPAL UTILITY DISTRICT No. 2
ALONG CENTERLINE OF THE
TURNERSVILLE ROAD PAVEMENT

NORTH TURNERSVILLE ROAD

POINT OF COMMENCEMENT
THE NORTHEAST CORNER
OF 2392.529
ACRE TRACT AND
541.999 ACRE TRACT

N61°44'00"W
60.28'

NORTHEAST CORNER
OF SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

157.97'

S02°47'02"E
309.46'

POINT OF BEGINNING

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

EAST LINE OF
2392.529 AC. TRACT,
541.999 AC. TRACT
AND WEST LINE OF
SOUTH TURNERSVILLE RD.

SOUTH TURNERSVILLE ROAD

S02°47'02"E

**ZONING
PARCEL
3.206 AC.**

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

C3

S02°47'02"E

1566.09'

C2

L1

C1

1169.71'

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

86.92'

EAST LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

50.0'

Dwg. # 14509S5 CRD # 02549SRF SHEET 3 OF 4

CSEI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

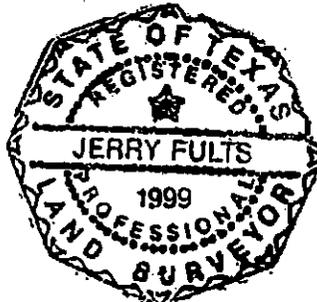
NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 4 OF 4

**SKETCH TO ACCOMPANY
DESCRIPTION OF 3.206 ACRES
TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°33'03"W	55.26'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	25°30'41"	837.00'	372.68'	369.61'	N44°26'14"W
C2	88°10'42"	25.00'	38.48'	34.79'	N13°27'42"W
C3	27°18'21"	1862.50'	887.62'	879.24'	N16°58'29"E

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Jerry Fults 4-28-14
 _____ Date
 JERRY FULTS
 Registered Professional Surveyor
 No. 1999 - State of Texas

Dwg. # 14509S5 CRD # 02549SRF SHEET 4 OF 4

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ▲ CALCULATED POINT

- 6) N02°07'22"E, a distance of 2597.79 feet to the calculated point of curvature of a curve to the left;

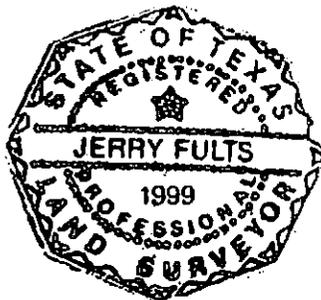
THENCE, leaving the southerly line of and crossing through the aforesaid Sunfield Municipal Utility District No. 2, with the said curve to the left, having a central angle of 10°06'58", a radius of 3380.58 feet, a long chord of 596.10 feet (chord bears N67°15'13"E), for an arc distance of 596.88 feet to the calculated point of tangency;

THENCE, N62°11'44"E, a distance of 67.32 feet to a calculated point for the most northerly corner of the herein described tract;

THENCE, S00°00'00"W, continuing across the aforesaid 541.999 acre tract, at a distance of 70.66 feet pass a calculated point for the northwest corner of the said 93.206 acre tract and continuing along the west line of the 93.206 acre tract, for a total distance of 2029.77 feet to the calculated southwest corner of the said 93.206 acre tract;

THENCE, S90°00'00"E, along the south line of the said 93.206 acre tract, 1684.78 feet to the POINT OF BEGINNING AND CONTAINING 104.652 acres of land area.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

**SKETCH TO ACCOMPANY DESCRIPTION
OF 104.652 ACRES HAYS COUNTY AND
TRAVIS COUNTY, TEXAS**

2392.529 ACRES, TRACT 1
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C
541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

93.206 ACRES
HAYS CONSOLIDATED
INDEPENDENT SCHOOL
DISTRICT
Doc. No. 2014019980
O.P.R.T.C.

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

2392.529 ACRES, TRACT 1
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

SOUTH TURNERSVILLE ROAD

50.0' TYPICAL

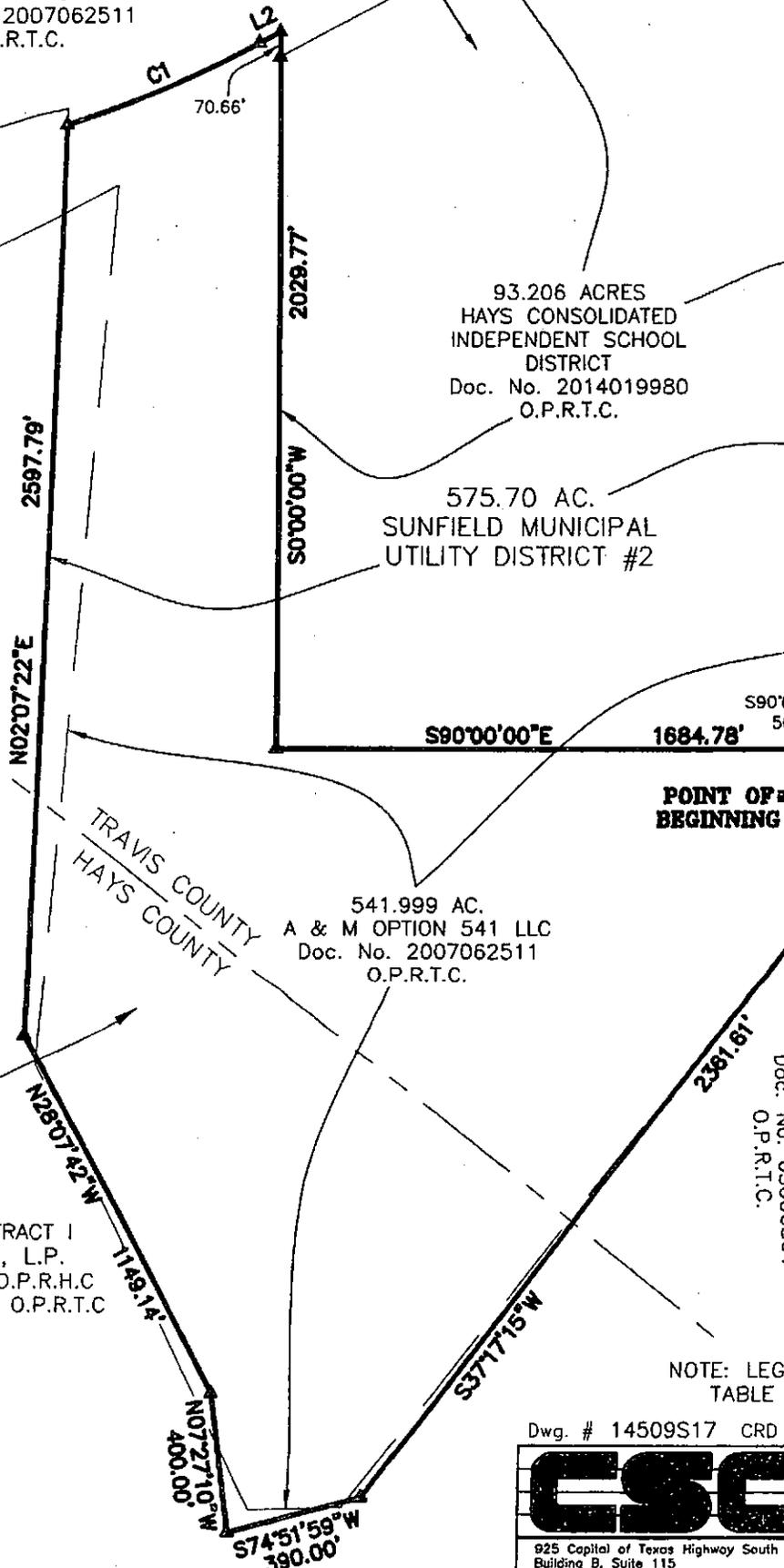
DEED LINE OCCUPIED
WEST R.O.W. LINE

POINT OF COMMENCEMENT
SOUTHEAST
CORNER
93.206 ACRE
TRACT

POINT OF BEGINNING

EAST LINE OF 2392.529 ACRE,
TRACT 1, DEED LINE
Doc. No. 03006801
O.P.R.T.C.

WEST R.O.W. LINE
OF SOUTH
TURNERSVILLE ROAD



SCALE: 1" = 500'

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 4 OF 4

Dwg. # 14509S17 CRD # 02549SRF SHEET 3 OF 4



**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

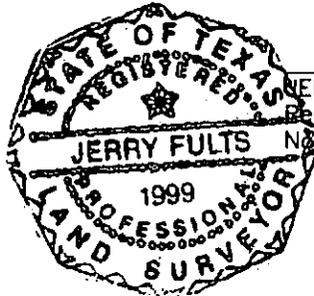
FIRM REGISTRATION
No. 101267-0

**SKETCH TO ACCOMPANY DESCRIPTION
OF 104.652 ACRES
HAYS COUNTY AND
TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°20'28"E	257.65'
L2	N62°11'44"E	67.32'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	10°06'58"	3380.58'	596.88'	596.10'	N67°15'13"E

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Jerry Fults
 JERRY FULTS
 Registered Professional Surveyor
 No. 1999 - State of Texas

5-24-14
 Date

LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ▲ CALCULATED POINT

Dwg. # 14509S17 CRD # 02549SRF SHEET 4 OF 4

CSCI	CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

THENCE, N70°45'06"W, along the north line of said 9.142 acre tract, a distance of 110.93 feet to a calculated point in a non-tangent curve to the left, said point being in the south line of the above said Sunfield Municipal Utility District No. 2;

THENCE, with the said curve to the left, having a central angle of 30°52'17", a radius of 35.00 feet, a long chord of 18.63 feet (chord bears N55°18'57"W) for an arc distance of 18.86 feet to a calculated point;

THENCE, N70°45'06"W, continuing with the above said south line of Sunfield Municipal Utility District No. 2, a distance of 196.34 feet to the calculated southwest corner of said Sunfield Municipal Utility District No. 2;

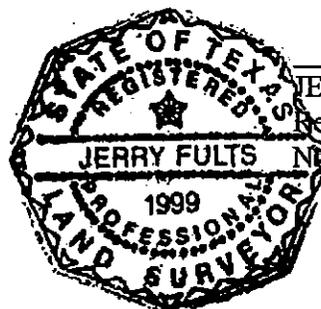
THENCE, along the west line of Sunfield Municipal Utility District No. 2, with the following three (3) courses:

- 1) N02°23'03"W, a distance of 769.14 feet to a calculated point of curvature of a non-tangent curve to the left;
- 2) With the said curve to the left, having a central angle of 06°41'36", a radius of 2640.00 feet, a long chord of 308.23 feet (chord bears N00°37'08"E) for an arc distance of 308.41 feet to a calculated point;
- 3) N02°43'40"W, a distance of 60.90 feet to a calculated point on the Hays-Travis County line;

THENCE, S51°54'40"E, continuing across said 2392.529 acre tract, along the Hays-Travis County line, a distance of 2090.66 feet to a calculated point for a corner;

THENCE, S16°43'22"W, leaving the Hays-Travis County line, crossing the 541.999 acre tract and the 2392.529 acre tract, a distance of 343.66 feet to the POINT OF BEGINNING AND CONTAINING 27.693 acres of land area.

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

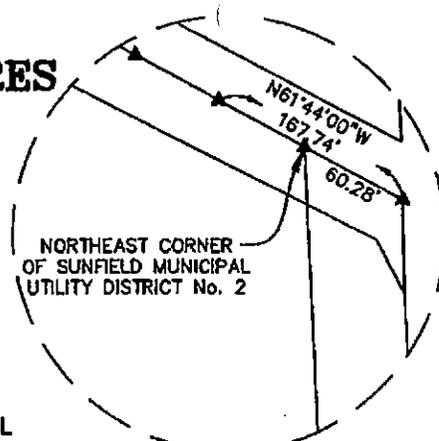


Jerry Fults
JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

SKETCH TO ACCOMPANY DESCRIPTION OF 27.693 ACRES HAYS COUNTY, TEXAS



SCALE: 1" = 500'



NORTH LINE OF 2392.529 ACRE TRACT,
541.999 ACRE TRACT AND SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2 ALONG CENTERLINE OF
THE TURNERSVILLE ROAD PAVEMENT

DETAIL "A"
NOT TO SCALE

N61°44'00"W
218.25'

NORTH
TURNERSVILLE
ROAD (N00°55'14"E)
(50.48')
N01°05'10"W
50.40'

SEE SHEET 5 OF 6
MATCHLINE

THE NORTHEAST
CORNER OF
2392.529 ACRE TRACT
AND THE
541.999 ACRE TRACT

TO THE POINT OF BEGINNING
OF THE 27.693 ACRE TRACT
S64°22'03"W 5554.55'

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

WEST R.O.W. LINE OF
SOUTH TURNERSVILLE ROAD

(S02°47'02"E)
(1484.55')
N02°46'48"W
1484.55'

SOUTH TURNERSVILLE ROAD

(S02°38'47"E)
(920.05')
N02°38'47"W
920.05'

50.0'

541.999 AC.
A & M OPTION 541 LLC
Doc. No. 2007062511
O.P.R.T.C.

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

(S02°20'28"E)
(1800.39')
N02°20'28"W
1811.25'

**POINT OF
COMMENCEMENT**
THE SOUTHEAST
CORNER OF
541.999 ACRE
TRACT

SOUTHEAST CORNER
OF SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

Dwg. # 14509S16 CRD # 02549SRF SHEET 3 OF 5

CSCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION
No. 101267-0

NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 6 OF 6

SKETCH TO ACCOMPANY DESCRIPTION OF 27.693 ACRES HAYS COUNTY, TEXAS



SCALE: 1" = 500'

TURNERSVILLE ROAD

2392.529 ACRES, TRACT I
2428 PARTNERS, L.P.
Doc. No. 03006801 O.P.R.H.C
Doc. No. 2003050340 O.P.R.T.C

MATCHLINE

SEE SHEET 4 OF 6

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

27.693 AC.

N02°43'40"W
60.90'

C3

N02°23'03"W
789.14'

S51°54'40"E
2080.88'

2080.88'

MAIN STREET - L2

N70°45'08"W
872.93'

9.142 AC.
STREET DEED
Doc. No. 2013-13009506
O.P.R.H.C.

TO NORTHEAST CORNER OF
2392.529 ACRE TRACT
AND 541.999 ACRE TRACT
N64°22'03"E 5554.55'

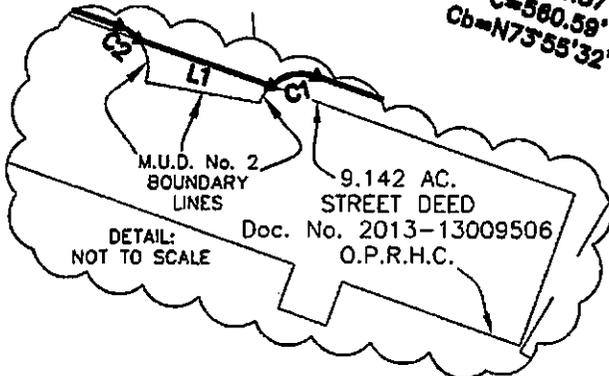
Δ=06°20'52"
R=5082.50'
A=580.87'
C=560.59'
Cb=N73°55'32"W

S16°43'22"W
343.88'

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

POINT OF
BEGINNING
27.693 AC. TRACT

TRAVIS COUNTY
HAYS COUNTY



NOTE: LEGEND, CURVE AND LINE
TABLE ON SHEET 6 OF 6

Dwg. # 14509S16 CRD # 02549SRF SHEET 4 OF 5

CSCI

925 Capital of Texas Highway South
Building B, Suite 113
Austin, Texas 78746
(512) 327-4006

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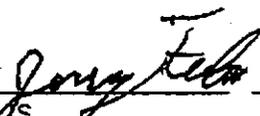
FIRM REGISTRATION
No. 101287-0

**SKETCH TO ACCOMPANY
DESCRIPTION OF 27.693 ACRES
HAYS COUNTY, TEXAS**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°45'06"W	110.93'
L2	N70°45'06"W	196.34'
L3	S38°24'13"W	82.98'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	62°43'16"	35.00'	38.31'	36.43'	S77°53'17"W
C2	30°52'17"	35.00'	18.86'	18.63'	N55°18'57"W
C3	6°41'36"	2640.00'	308.41'	308.23'	N00°37'08"E

I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


5-28-14

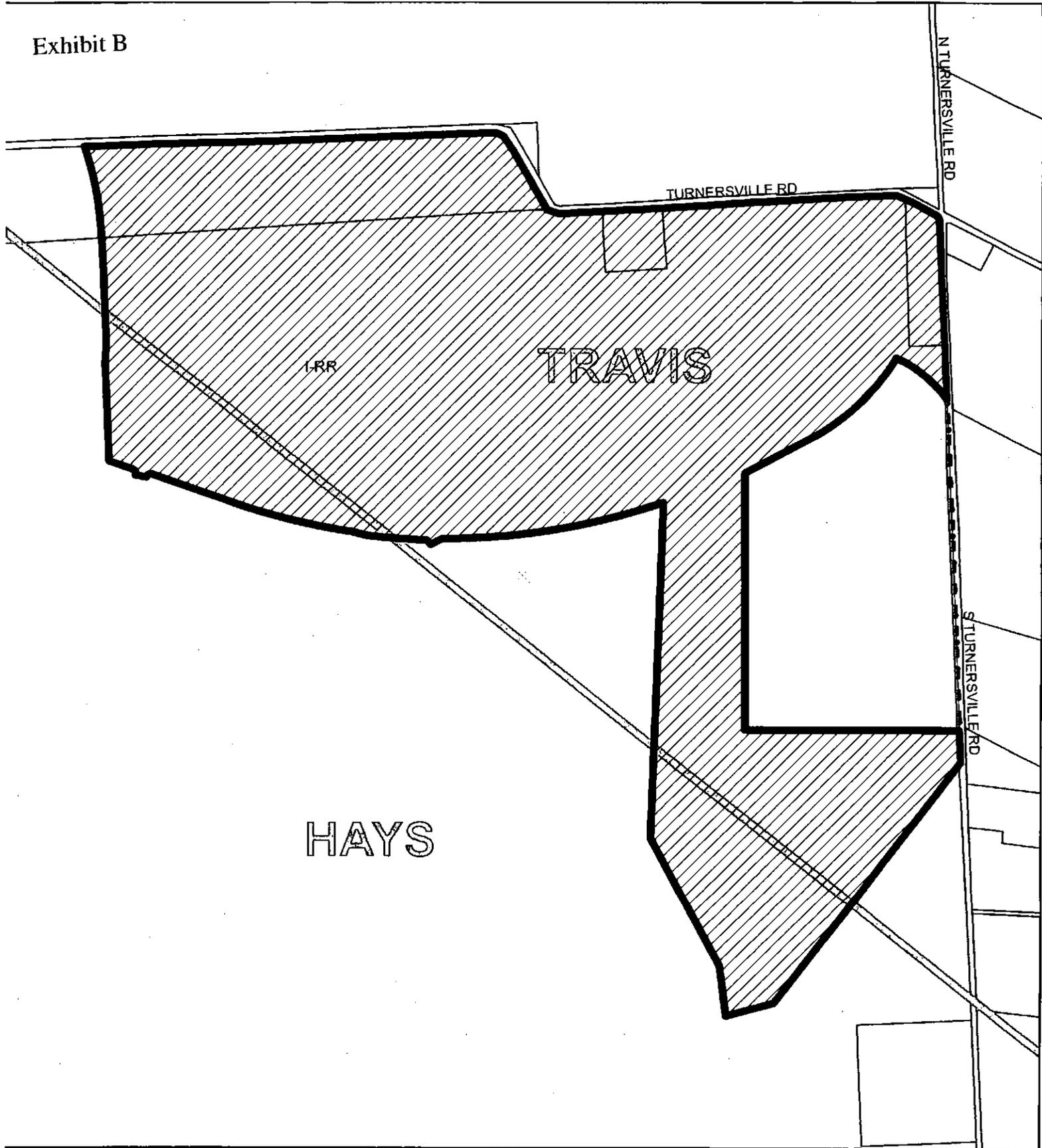
 JERRY FULTS Date
 Registered Professional Surveyor
 No. 1999 - State of Texas

Dwg. # 14509S16 CRD # 02549SRF SHEET 5 OF 5

CSCI	CAPITAL SURVEYING COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	FIRM REGISTRATION No. 101267-0

LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- ▲ CALCULATED POINT



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

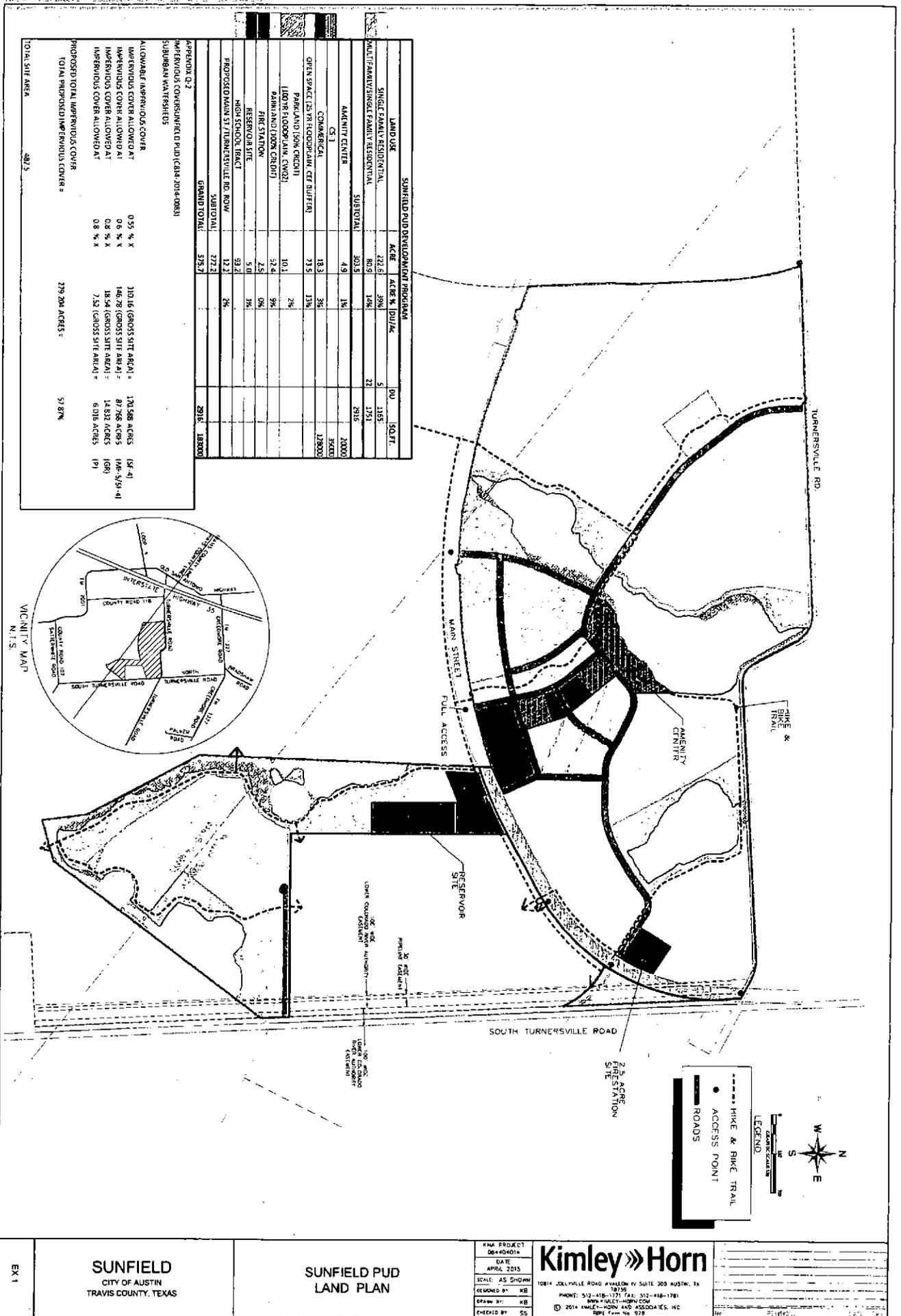
ZONING CASE#: C814-2014-0083

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

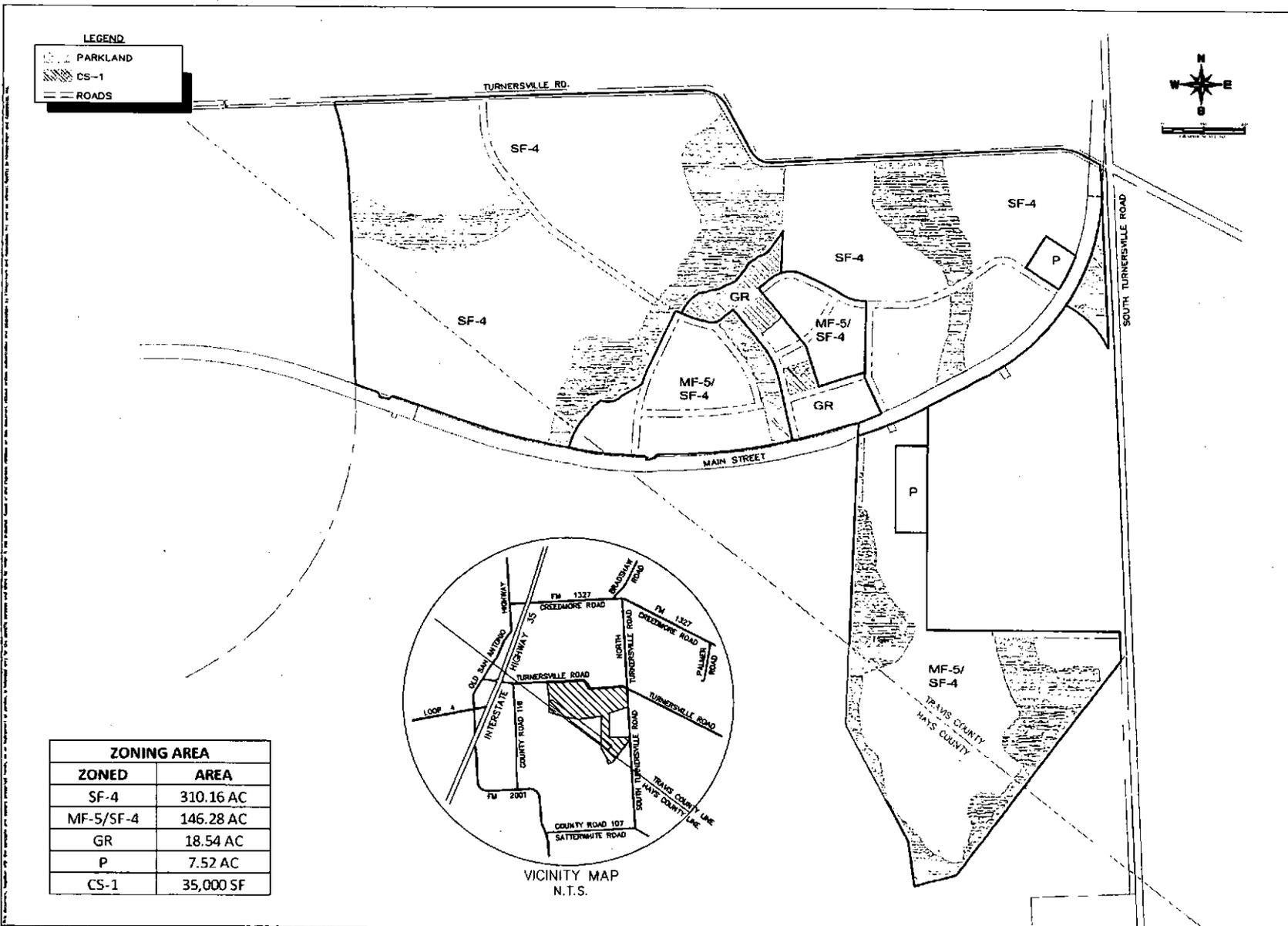
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 1,000'

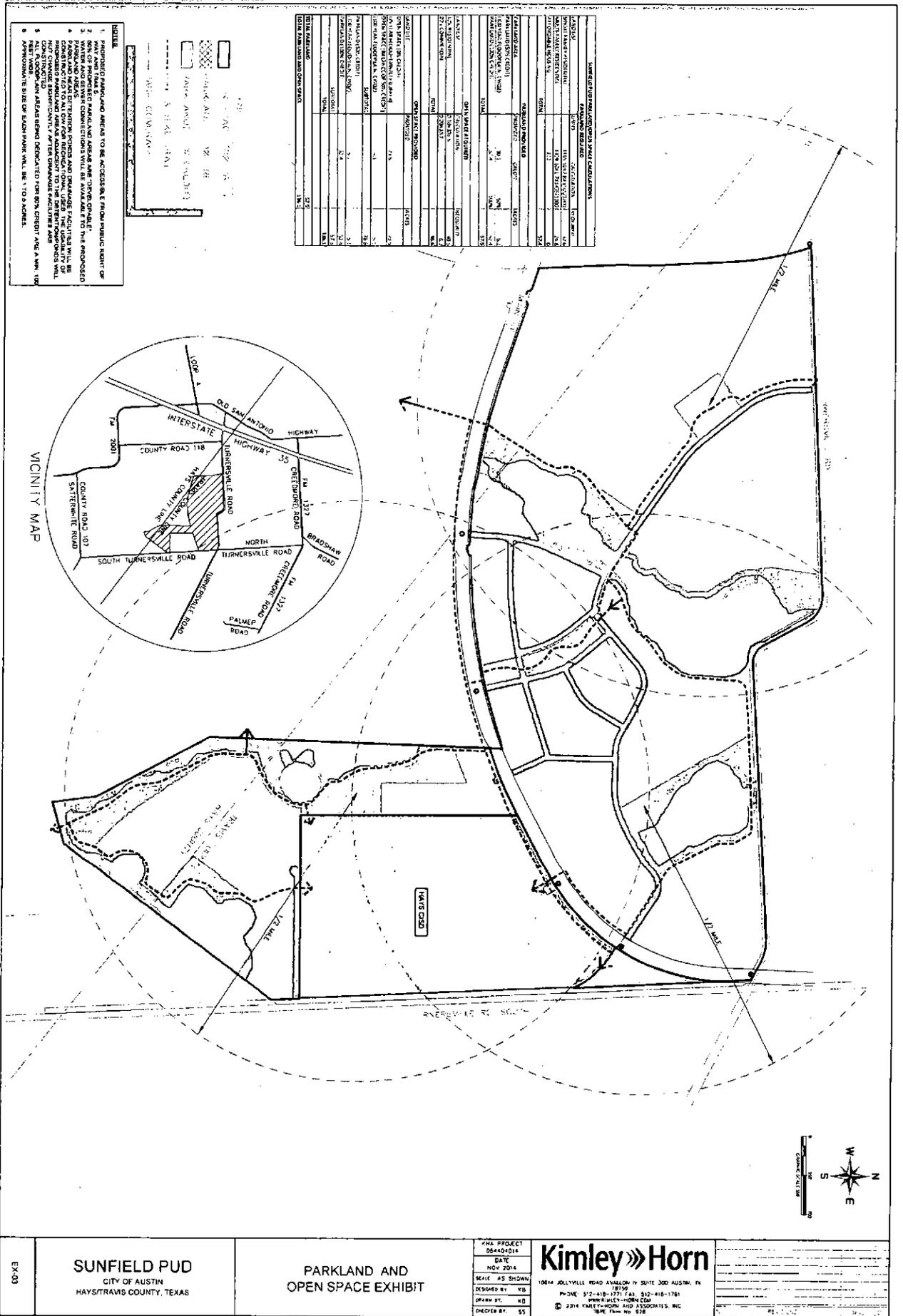


REC'D 5-12-2015



SUNFIELD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	
ZONING EXHIBIT	
EXHIBIT FX-02	DATE

REC'D 5-12-2015



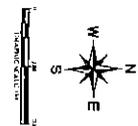
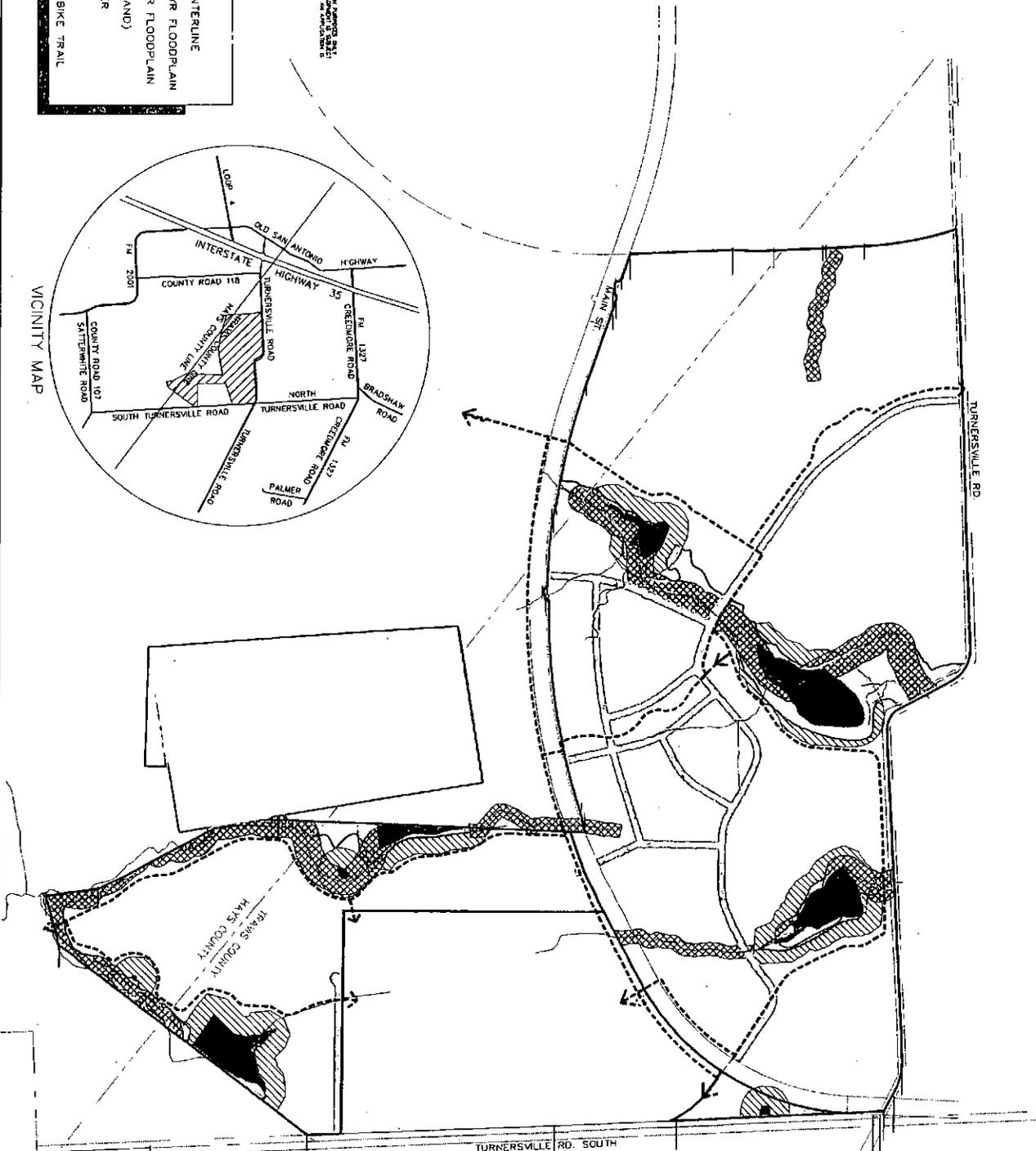
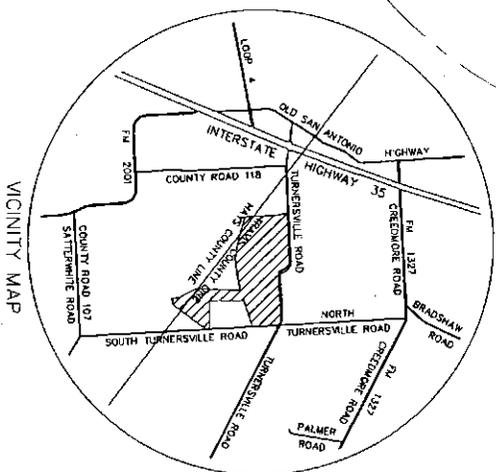
REC'D 5-12-2015

REC'D 8-31-2015

LEGEND

- CWOZ
- CREEK CENTERLINE
- COA 100 YR FLOODPLAIN
- COA 25 YR FLOODPLAIN
- CEF (WETLAND)
- CEF BUFFER
- ROADS
- HIKE AND BIKE TRAIL

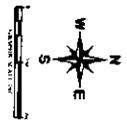
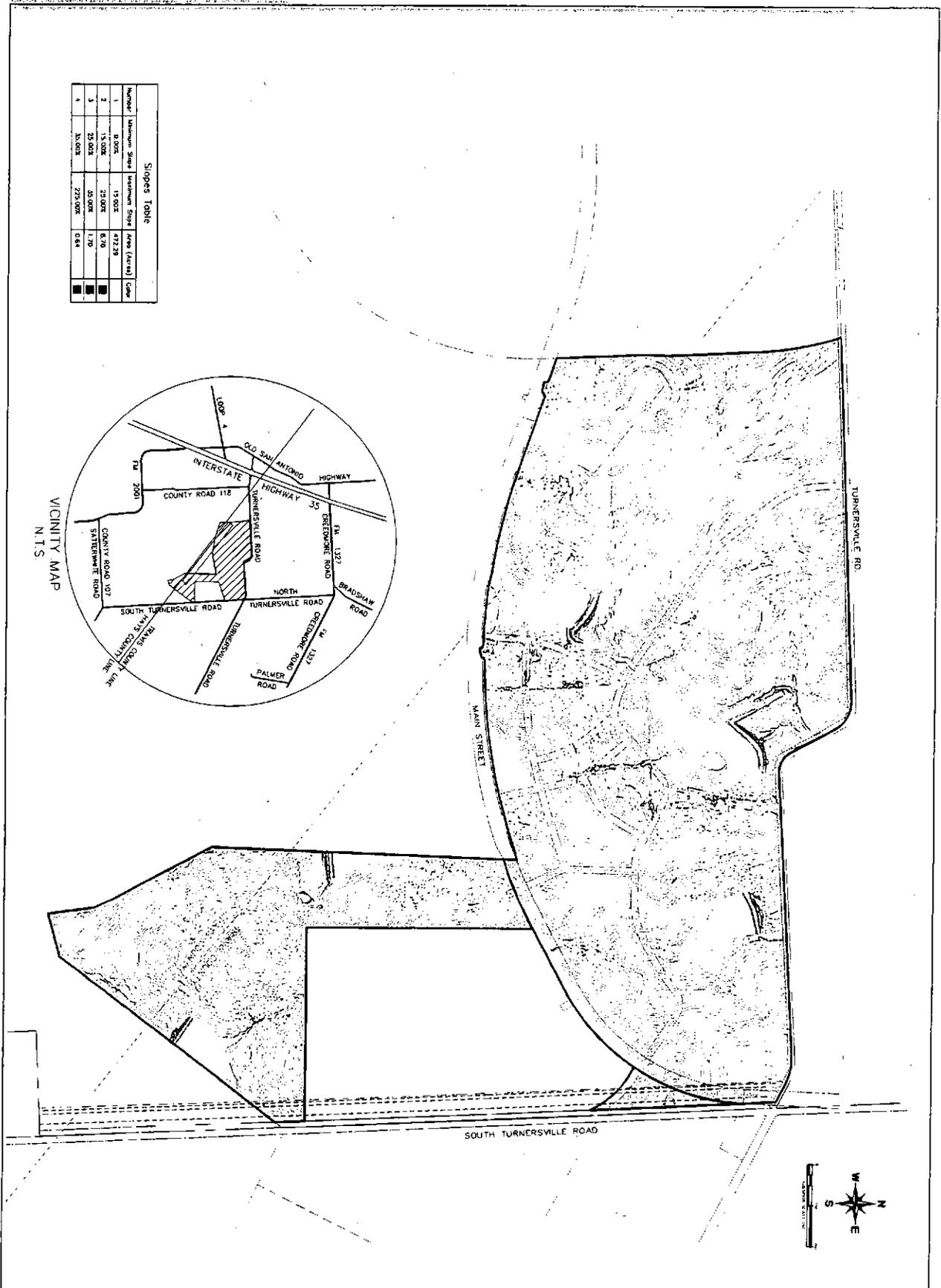
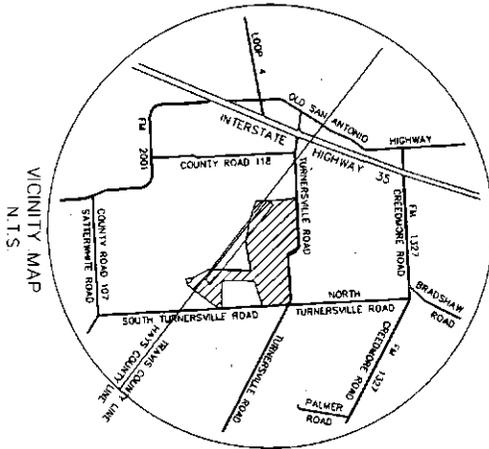
1. THE USER ASSUMES ALL RISK FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND AGENCIES.



EX-04	SUNFIELD PUD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	ENVIRONMENTAL EXHIBIT	PHA PROJECT 06-443491-4	Kimley»Horn	10014 JELLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78734 PHONE: 512-418-1771 FAX: 512-418-1731 WWW.KIMLEY-HORN.COM © 2014 KIMLEY-HORN AND ASSOCIATES, INC. RFP# 17th No. 922	NO	REVISIONS	DATE	BY
			DATE OCT 2014			SCALE: AS SHOWN	DESIGNED BY: KH	CHECKED BY: KH	DATE

Slopes Table

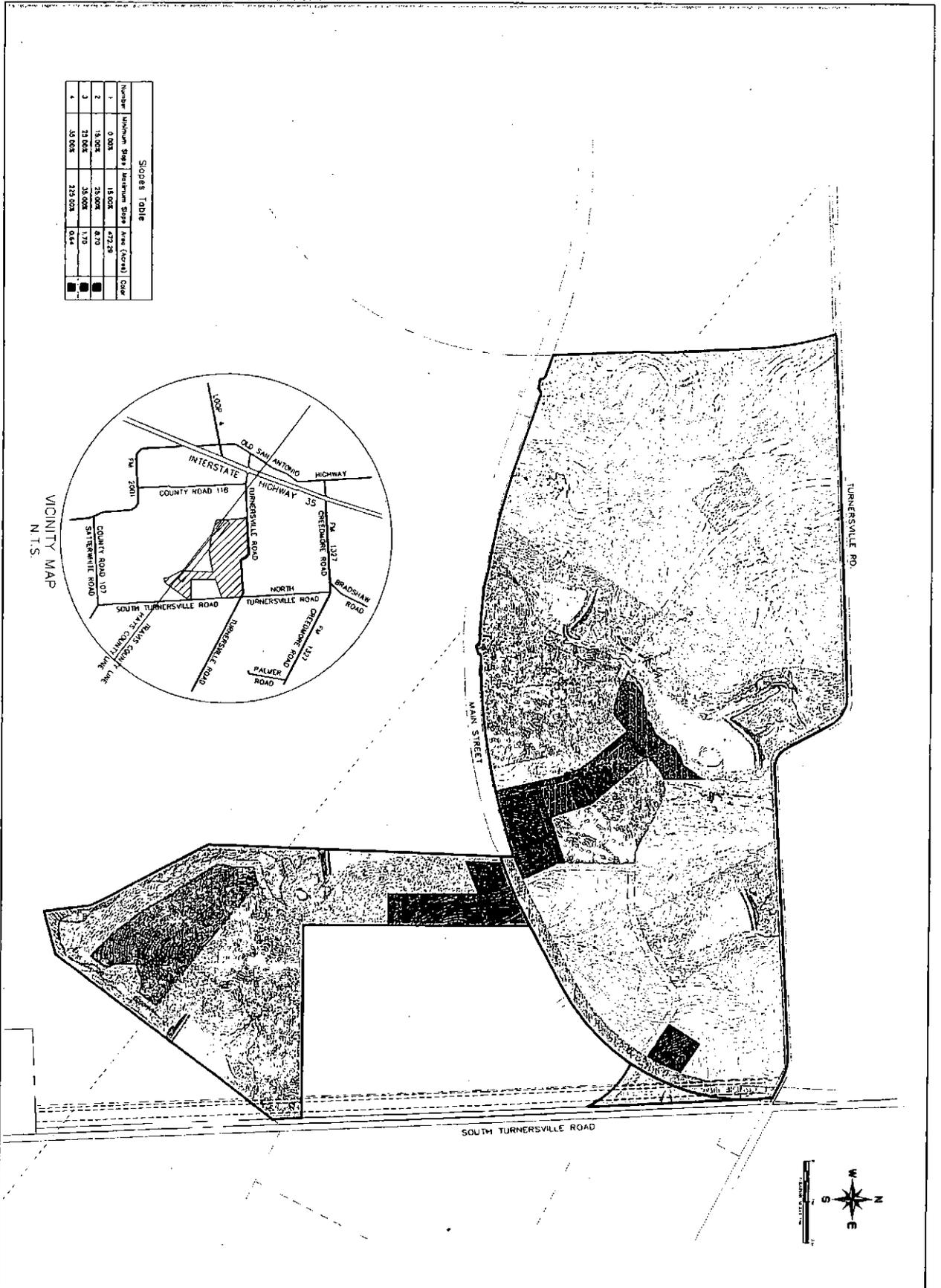
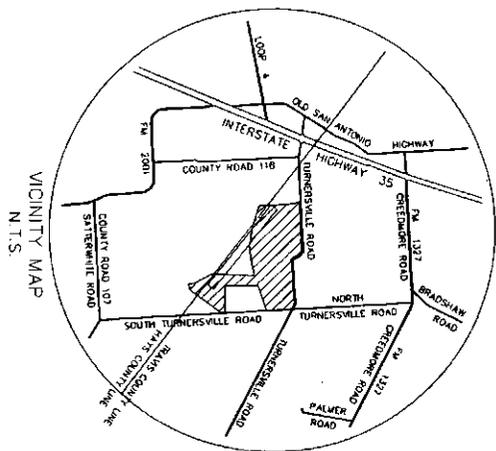
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	473.28	White
2	15.00%	25.00%	8.70	Light Gray
3	25.00%	35.00%	7.70	Medium Gray
4	35.00%	75.00%	0.84	Dark Gray



REC'D 5-12-2015

EXHIBIT EX-05	SUNFIELD PUD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	SLOPE MAP	PWA PROJECT 08440414 DATE NOV 2014 SCALE AS SHOWN DESIGNED BY: KIB DRAWN BY: KB CHECKED BY: SS	10814 JULLYVILLE ROAD AVALLON BY GATE 300 AUSTIN, TX 78739 PHONE: 512-416-1770 FAX: 512-416-1781 WWW.KIMLEY-HORN.COM © 2014 KIMLEY-HORN AND ASSOCIATES, INC. TWP: Form No. 829	NO. _____ REVISIONS _____ DATE _____ BY _____
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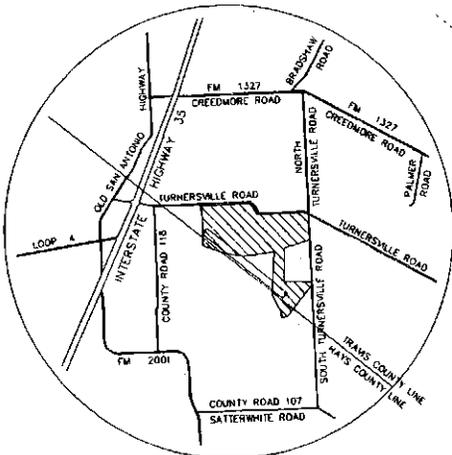
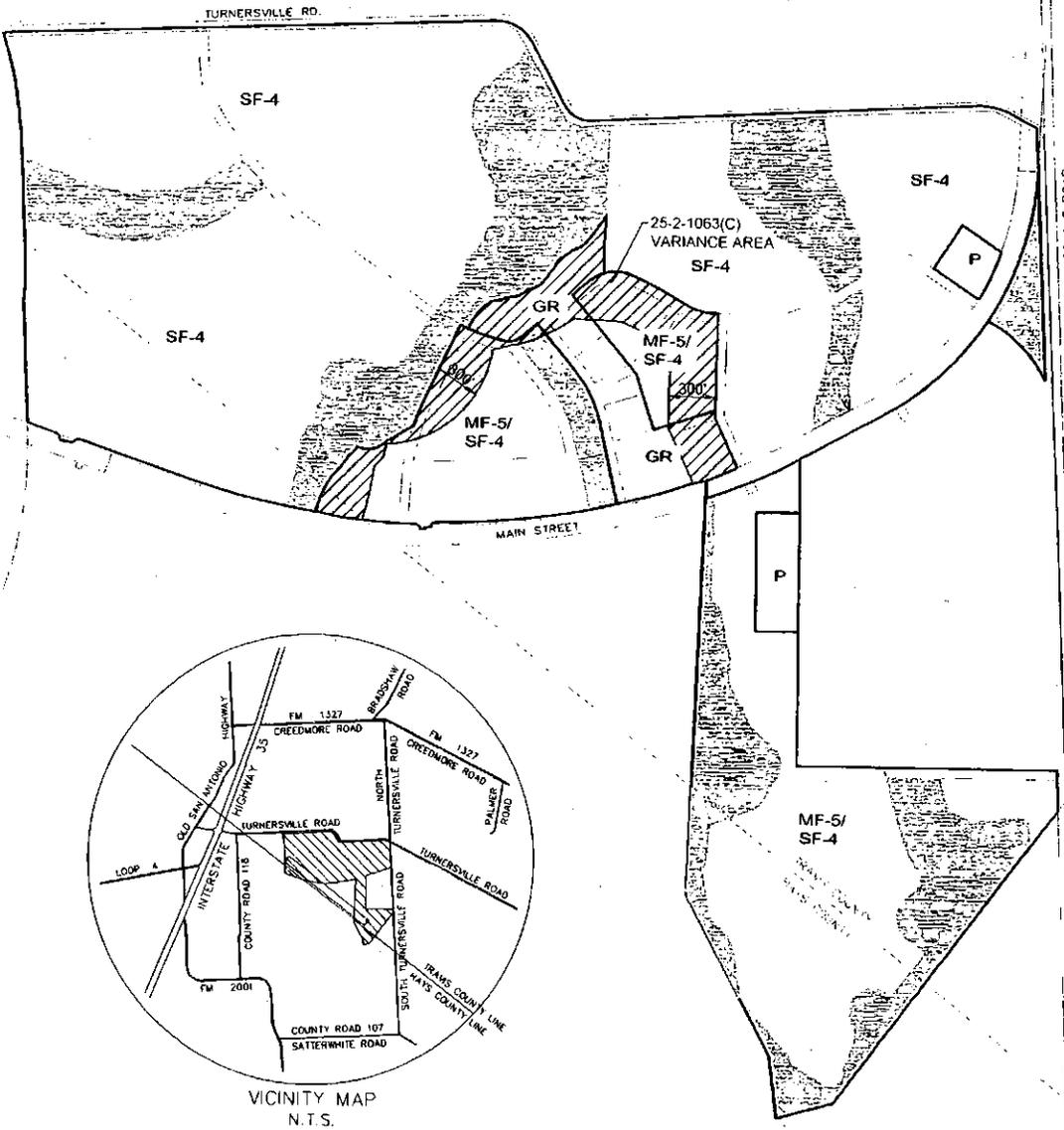
Slopes Table			
Number	Minimum Slope	Maximum Slope Area (Acres)	Color
1	0.00%	18,000	42228
2	14.00%	28,000	6120
3	22.00%	35,000	170
4	33.00%	210,000	184



REC'D 5-12-2015

EXHIBIT EX-08	SUNFIELD PUD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	SLOPE MAP AND LAND USE PLAN	NOA PROJECT 064404014		10814 JULLYVILLE ROAD AVALON AV SUITE 300 AUSTIN, TX 78758 PHONE: 512-418-1779 FAX: 512-418-1781 WWW.KIMLEY-HORN.COM © 2014 KIMLEY-HORN AND ASSOCIATES, INC. Type Plan No. 522	DATE	DATE	DATE	DATE
			DATE NOV 2014			SCALE AS SHOWN	DESIGNED BY: KEB	DRAWN BY: KEB	CHECKED BY: SS

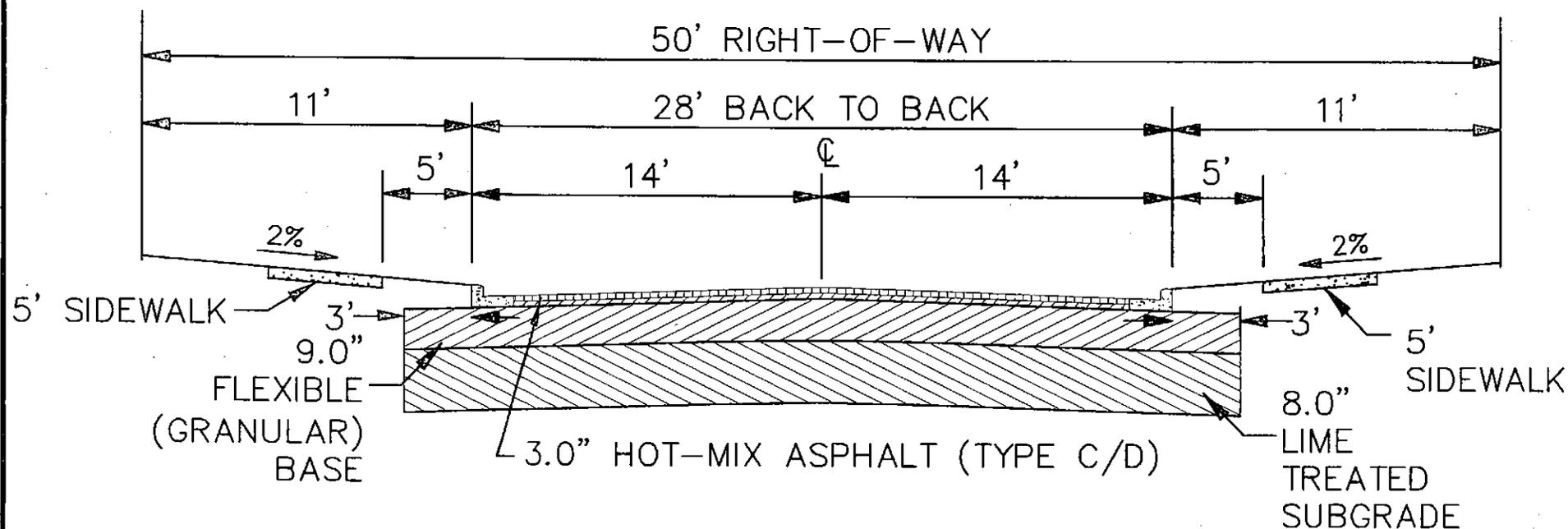
LEGEND	
	PARKLAND
	VARIANCE AREA
	ROADS



VICINITY MAP
N.T.S.

		PROJECT NO. 2014-001 DATE OCT 2014 DRAWN BY JEB CHECKED BY JEB SCALE 1" = 100' SHEET NO. 01 TOTAL SHEETS 02	10814 BELLEVUE ROAD, SUITE 100, AUSTIN, TX PHONE: 512-451-1777 FAX: 512-451-1791 WWW.KIMLEY-HORN.COM © 2014 KIMLEY-HORN AND ASSOCIATES, INC. TYPE: PLAN NO. 228 REV.
SUNFIELD CITY OF AUSTIN HAYS/TRANS COUNTY, TEXAS		COMPATIBILITY EXHIBIT	
EXHIBIT EX-06		DATE: 5-12-2015	

REC'D 5-12-2015



TYPICAL 50' RIGHT-OF-WAY SECTION

(NEIGHBORHOOD STREET)

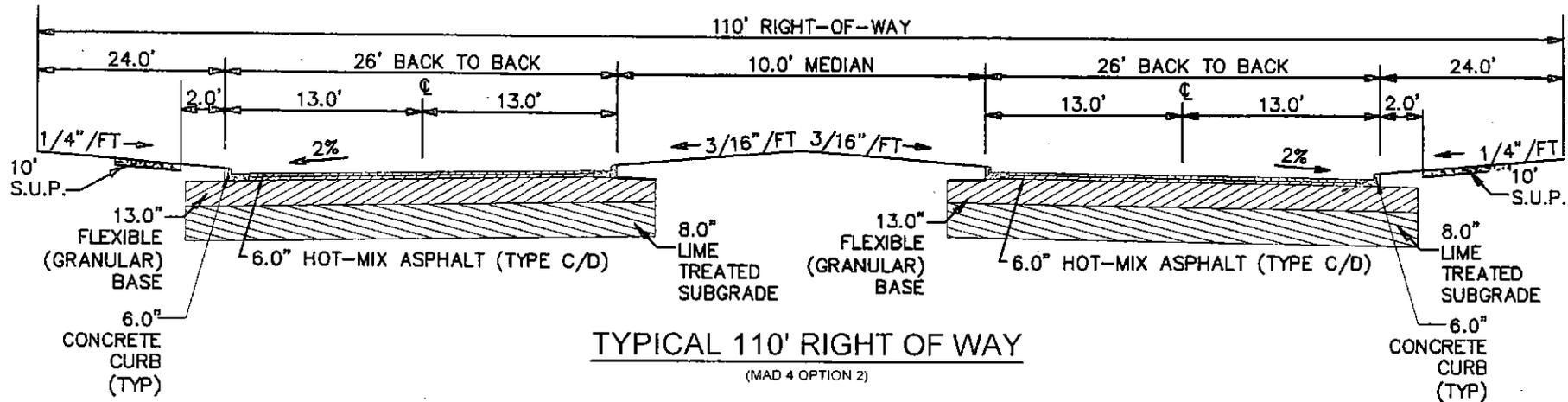
NOTES:

1. ALL SIDEWALKS AND SHARED USE PATHS TO BE ADA COMPLIANT
2. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
3. FOR NEIGHBORHOOD COLLECTORS, OPTION 1 (60' ROW) ALLOWS FOR DRIVEWAY CONNECTIONS AND ON STREET PARKING. OPTION 2 (70' ROW) ALLOWS FOR ON STREET PARKING BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
4. INTERSECTIONS OF NEIGHBORHOOD STREETS TO INCLUDE 20' CURB RADII MINIMUM.

SUNFIELD PUD
TYPICAL STREET SECTIONS

SHEET 1 OF 6

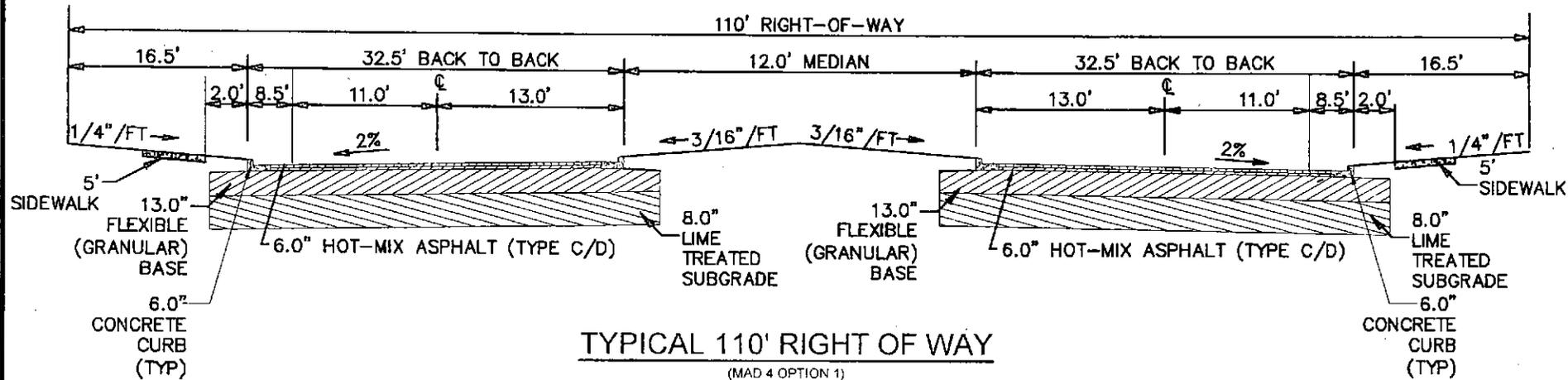




NOTES:

1. ALL SIDEWALKS AND SHARED USE PATHS TO BE ADA COMPLIANT
2. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
3. FOR NEIGHBORHOOD COLLECTORS, OPTION 1 (60' ROW) ALLOWS FOR DRIVEWAY CONNECTIONS AND ON STREET PARKING. OPTION 2 (70' ROW) ALLOWS FOR ON STREET PARKING BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
4. INTERSECTIONS OF NEIGHBORHOOD STREETS TO INCLUDE 20' CURB RADIUS MINIMUM.

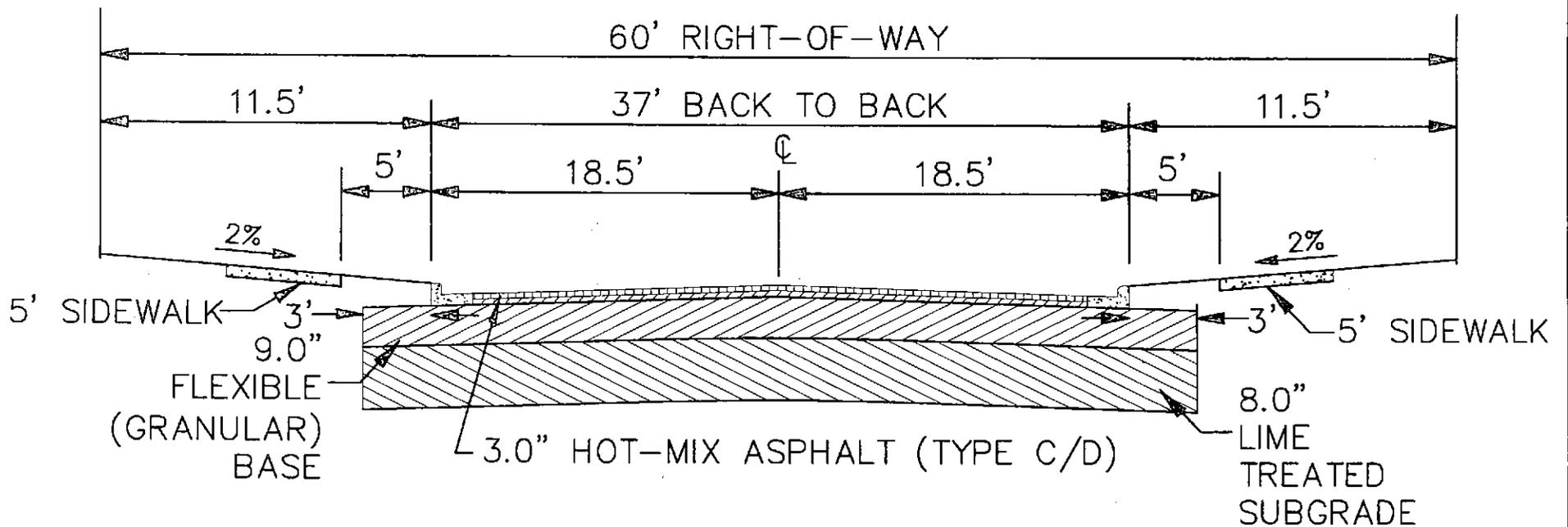
SUNFIELD PUD
TYPICAL STREET SECTIONS



NOTES:

1. ALL SIDEWALKS AND SHARED USE PATHS TO BE ADA COMPLIANT
2. ALL SELECT FILL MATERIAL SHOULD CONTAIN NO DELETERIOUS MATERIAL AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% STD. PROCTOR TEST.
3. FOR NEIGHBORHOOD COLLECTORS, OPTION 1 (60' ROW) ALLOWS FOR DRIVEWAY CONNECTIONS AND ON STREET PARKING. OPTION 2 (70' ROW) ALLOWS FOR ON STREET PARKING BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
4. INTERSECTIONS OF NEIGHBORHOOD STREETS TO INCLUDE 20' CURB RADIUS MINIMUM.

SUNFIELD PUD
TYPICAL STREET SECTIONS



TYPICAL 60' RIGHT-OF-WAY SECTION

(NEIGHBORHOOD COLLECTOR OPTION 1)

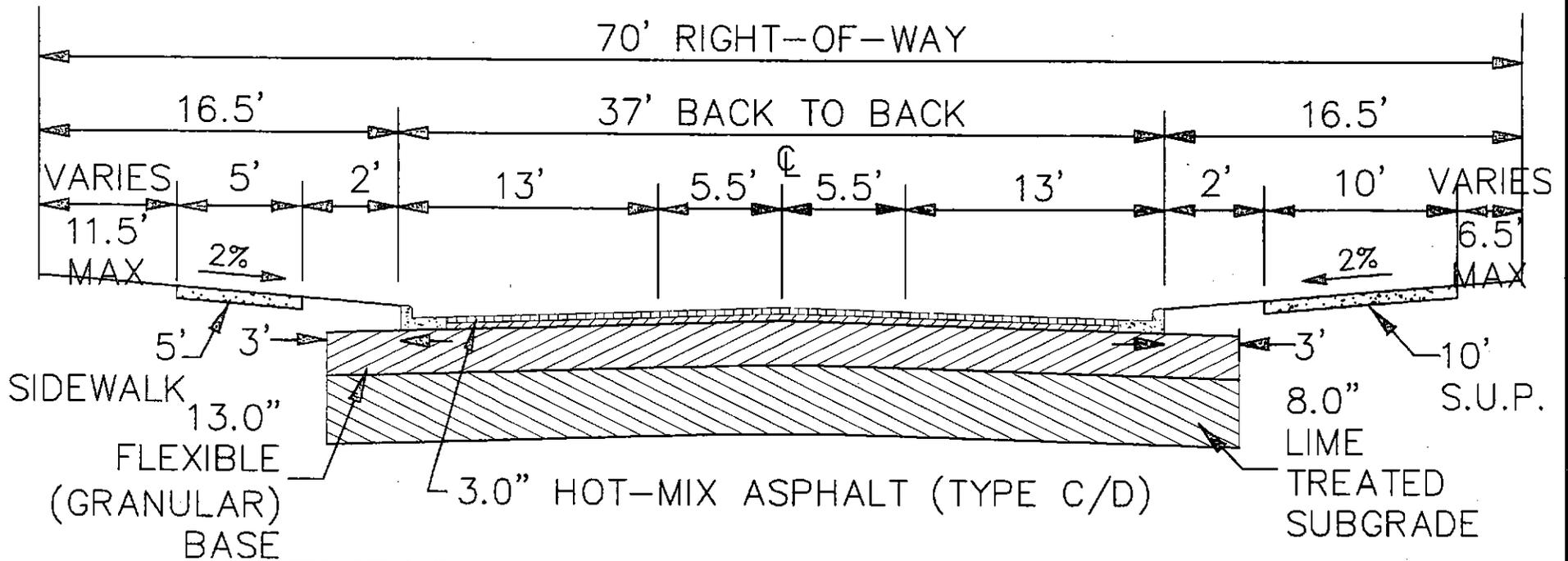
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SUNFIELD PUD
TYPICAL STREET SECTIONS

SHEET 4 OF 6

Kimley»Horn



TYPICAL 70' RIGHT-OF-WAY SECTION

(NEIGHBORHOOD COLLECTOR OPTION 2)

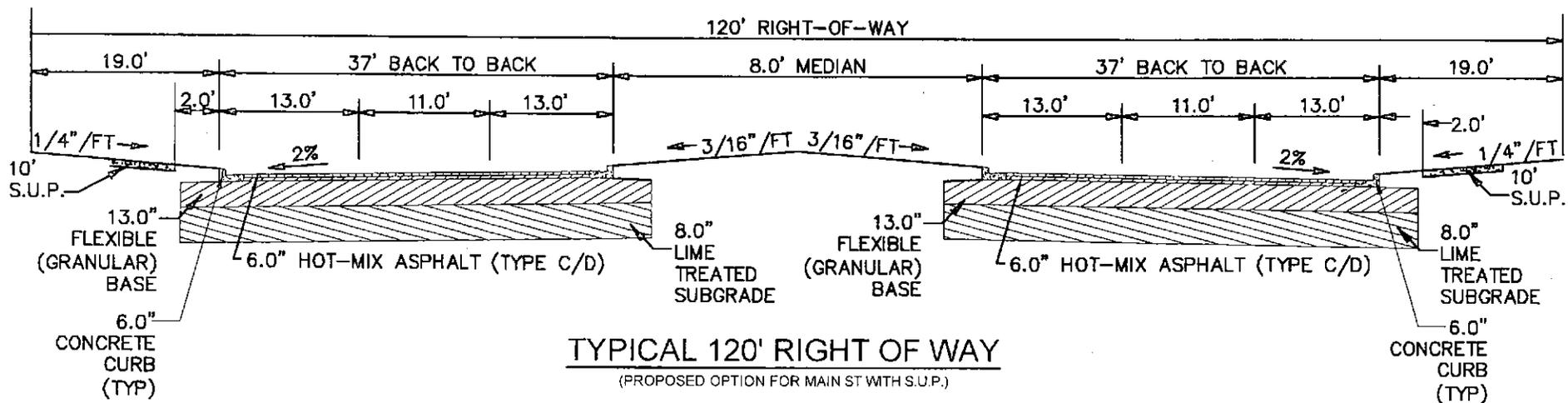
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4. INTERSECTIONS OF NEIGHBORHOOD STREETS TO INCLUDE 20' CURB RADII MINIMUM.

SUNFIELD PUD
TYPICAL STREET SECTIONS

SHEET 5 OF 6

Kimley»Horn



NOTES:

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SUNFIELD PUD
TYPICAL STREET SECTIONS

SHEET 6 OF 6

Kimley»Horn