

ORDINANCE NO. 20241024-081

AN ORDINANCE AMENDING ORDINANCE NO. 20150910-015 TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE SUNFIELD PLANNED UNIT DEVELOPMENT AND REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) 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 and in the land use plan incorporated into Ordinance No. 20150910-015.

PART 2. Sunfield PUD was approved September 10, 2015, under Ordinance No. 20150910-015 (the “Original Ordinance”).

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as Sunfield PUD described in Zoning Case No. C814-2014-0083.01, on file at the Planning Department, more particularly described by metes and bounds in **Exhibit “A”** (the “Property”), being locally known as 1901 Turnersville Road, and generally identified in the map attached as **Exhibit “B”**.

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
- Exhibit B: Zoning Map
- Exhibit C: Land Plan
- Exhibit D: Zoning Exhibit
- Exhibit E: Parkland and Open Space Exhibit
- Exhibit F: Environmental Exhibit
- Exhibit G: Slope Map Exhibit
- Exhibit H: Slope Map and Land Use Plan
- Exhibit I: Compatibility Exhibit

PART 5. This ordinance and the attached Exhibits “A” through “I” amend the Original Ordinance for the Property. The land use plan is amended by the attached exhibits (“amended land use plan”). The attached exhibits replace the likewise named exhibits to the Original Ordinance. Property shall conform to the limitations and conditions set forth in this ordinance and the amended land use plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin (“City”) apply to Sunfield PUD.

PART 6. Part 5 (*Open Space and Parkland*) of the Original Ordinance is amended as follows:

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~~] shall adhere to Exhibit E (Parkland and Open Space Exhibit). Prior to the approval of the first final plat in the subdivision, the Parks and Recreation Department and 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”)]~~Landowner that includes a trail and bike network, park amenities and a phasing plan for construction of park and recreational [~~F~~]facilities.

PART 7. Part 6 (*Environmental*), Paragraph A, of the Original Ordinance is amended to include the following:

A. Green Building Rating

4. Landowner shall incorporate bird-friendly design criteria on the Property including complying with:
 - a. Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting.
 - b. Austin Energy Green Building Star Rating System Bird Collision Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings.

PART 8. Part 6 (*Environmental*), Paragraph B, of the Original Ordinance is amended as follows:

- 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.]~~ Where technically feasible on the Property, Landowner shall design stormwater control measures to direct stormwater to vegetated pervious areas before water enters the gray stormwater system, including but not limited to swales, filter strips, infiltration trenches and infiltration basins as approved by the Director of Watershed Protection Department.

PART 9. Part 6 (*Environmental*), Paragraph E, of the Original Ordinance is amended as follows:

- E. The tree requirement for a commercial or multifamily residential site shall be based on the entire proposed lot area rather than [and not] the street yard area, plus an additional ten percent more trees than required by code. Required trees provided in compliance with this section may be dispersed throughout the entire lot and rather than be confined to the street yard.

PART 10. Part 6 (*Environmental*) of the Original Ordinance is amended to include Paragraphs K and L as follows:

- K. Landowner shall provide on the Property superior permanent stabilization measures, such as terracing and structural retaining walls, utilized where grading exceeds eight feet, as approved by the Director of Watershed Protection Department.
- L. Landowner shall provide a minimum of 100 square feet of landscape islands for every 12 parking spaces located on the Property. The landscape islands will be a minimum of 10 feet wide.

PART 11. Part 7 (*Public Facilities*), Paragraph B, of the of the Original Ordinance is amended as follows:

- B. The Landowner shall dedicate a 5.0 acre site to the City in fee simple, without reservation of rights, by deed in a form acceptable to the city attorney 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 Sunfield Municipal Utility District No. 2 exceeding 600 living unit equivalent (LUE) of service units on any single fed system off of from the existing 42-inch Far South water transmission main booster pump station identified in the Sunfield Municipal Utility District Consent Agreement; 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 12. Part 8 (*Affordable Housing Program*) of the of the Original Ordinance is repealed in its entirety, and replaced as follows:

PART 8. Affordable Housing.

- A. Landowner shall satisfy the affordable housing requirement as set out in this Part 8.
- B. Landowner shall provide 10 percent of the total residential units on the Property as affordable units.
- C. An affordable unit constructed on the Property is subject to the following:
 1. Affordable Rental Units
 - a. An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.
 - b. An affordable rental unit shall be made available to a household earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
 2. Affordable Owner-Occupied Units
 - a. An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of a certificate of occupancy.

- b. An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
3. To satisfy the affordable housing requirements, Landowner must comply with Division 1 (General Provisions), Article 2 (Density Bonus and Incentive Programs) of Chapter 4-18 before applying for a site plan or building permit (for a residential use) that relies on code modifications as described in Part 10. (Code Modifications) of Original Ordinance or Part 13 (Code Modifications) of this ordinance.
4. Development on the Property shall be eligible for a waiver of 100 percent of the fees as provided by the S.M.A.R.T. Housing program provided Landowner complies with the S.M.A.R.T. Housing Code. Participation in S.M.A.R.T. Housing program is subject to application approval and certification by the Director of Housing Department.
5. A residential unit certified under any City density bonus, incentive, or affordable housing program, including S.M.A.R.T. Housing program, may not be used in calculating the ten percent affordable unit requirement.
6. Required dispersion of affordable units throughout the residential units on the Property is not mandatory for affordable owner-occupied units if Landowner complies with Subsection D related to Stand-alone Affordable Housing Structures.
- D. Landowner shall record a restrictive covenant in the real property records of the county in which the Property is located requiring a portion of the Property to be conveyed to a qualified builder of affordable housing for a Stand-alone Affordable Housing Structures (SAAHS) built on the Property. The restrictive covenant for SAAHS must satisfy the following obligations:
 1. Landowner shall describe by metes and bounds or by recorded subdivision the portion of the Property restricted for SAAHS (SAAHS Site);
 2. SAAHS Site shall require a minimum of 100 percent of the affordable units required by Part (8)(B) as affordable owner-occupied units;
 3. SAAHS Site shall follow all requirements for affordable units prescribed

in Part (8)(C); and

4. SAAHS Site shall be conveyed to a qualified builder of affordable housing before Landowner may construct residential or multifamily units on the Property.

PART 13. Part 9 (*Transportation and Bicycle Plan*) is amended to include new Paragraph G as follows:

- G. Landowner shall install a minimum of two electric vehicle charging stations located in parking lots adjacent to multifamily use with density consistent with a multifamily residence low density (MF-2) designation use, or less restrictive multifamily residence designation. Ten percent of all parking spaces for multifamily uses on the Property shall be designed with infrastructure necessary to convert parking spaces to electric vehicle charging stations.

PART 14. Part 10 (*Code Modifications*) is amended to include new Paragraph (B)(2)(d) as follows:

d. Industrial.

- i. The following uses are permitted uses on the Property in areas indicated industrial on **Exhibit "C" – Land Plan:**

custom manufacturing
general warehousing and distribution
light manufacturing
limited warehousing and distribution

PART 15. Part 10 (*Code Modifications*), Paragraph D is amended as follows:

- D. Environmental Section 25-8-42(D)(47) (*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)(8)(67) 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. Notwithstanding the foregoing, Section 25-8-42 (*Administrative Variance*) is modified to allow the director to approve a variance from Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*) for a cut or fill of not more than 20 feet within the area shown on **Exhibit "F" - Environmental Exhibit.**

PART 16. A new Part 12 (*Definitions*) is added as follows and the remaining Part is renumbered accordingly:

PART 12. Definitions.

- A. In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner does not include City.
- B. Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code").
- C. In this ordinance, Chapter 4-18 means Chapter 4-18 (*General Permitting Standards*) of the Code of the City of Austin, Texas.

PART 17. Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect. If this ordinance and the Original Ordinance, as amended, conflict, this ordinance controls.

PART 18. This ordinance takes effect on November 4, 2024.

PASSED AND APPROVED

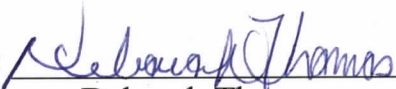
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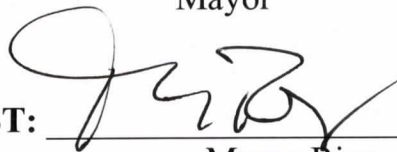
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

C814-2014-0083

Henry L. Swman Survey No. 536
William Porter Survey No. 6
George Herder Survey No. 537
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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, 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;

ZONING PARCEL

346.619 Acres Save and Except 25.780 Acres

320.839 Acres Net

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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;

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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;

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- 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;

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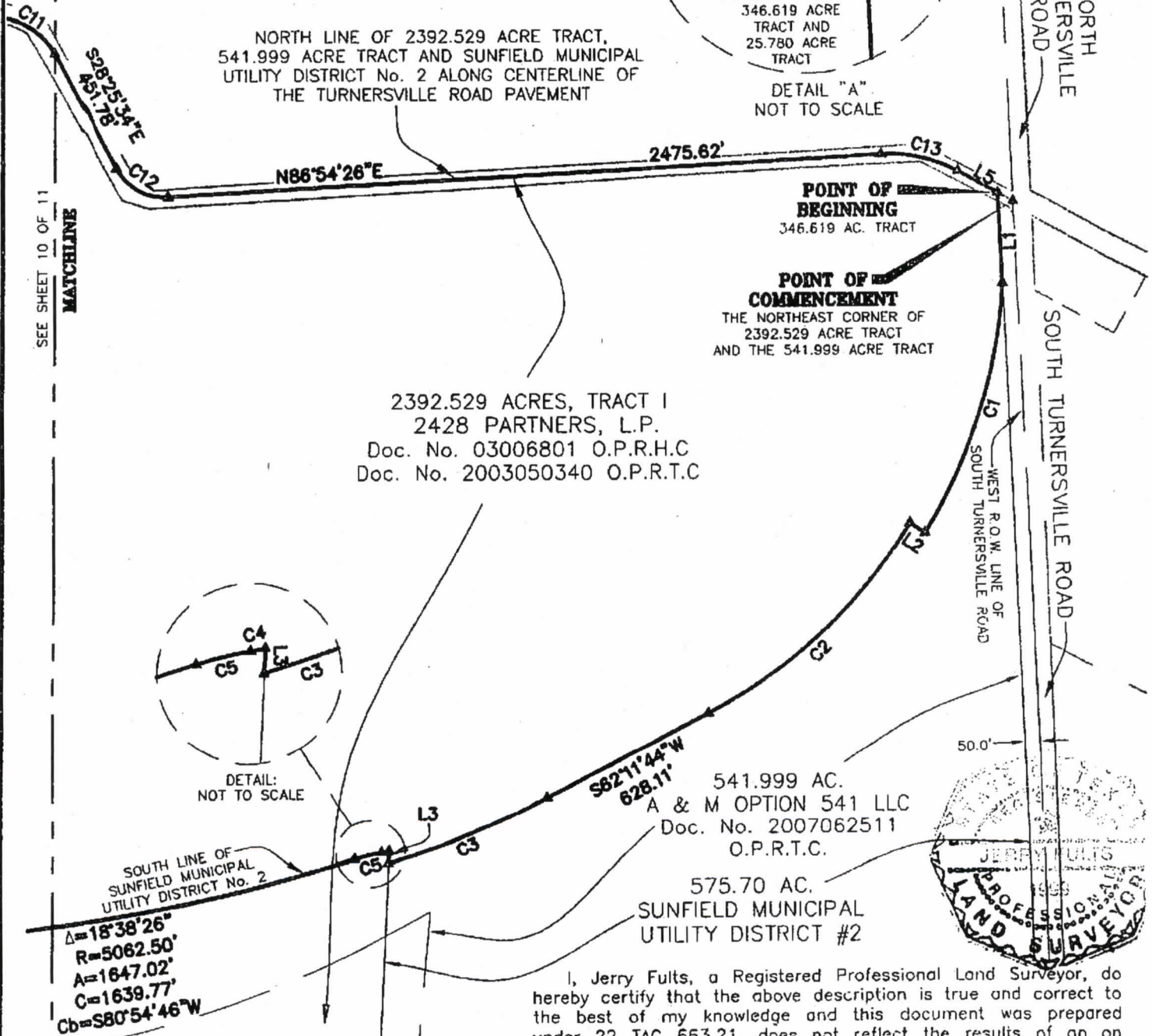
- 23) S07°00'06"W, a distance of 263.39 feet to the POINT OF BEGINNING AND CONTAINING 25.780 acres of land area Saved and Excepted from the 346.619 acres described above, for a Net area of 320.839 acres.

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 Fults 5-21-14
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'



NOTE: LEGEND, CURVE AND LINE
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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

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

5-21-14
Date

TURNERSVILLE ROAD-
3150.96'

~~N87°58'00"E~~

3150.96'

MATCHLINE

SEE SHEET 9 OF 11

$\Delta = 15.31.41''$
 $R = 2640.00'$
 $A = 715.48'$
 $C = 713.29'$
 $Cb = N10^{\circ}35'19''W$

N
A
N02.49'28"W
300.00'

130

TRAVIS COUNTY N51°54'40"W
HAYS COUNTY

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

MAIN STREET.

M.U.D. No. 2
BOUNDARY
LINES

DETAIL:
NOT TO SCALE

9.142 AC.
STREET DEED

541.999 AC.
A & M OPTION 97
541 LLC
c. No. 2007062511
O.P.R.T.C.

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

**SAVE AND
EXCEPT
25.780 AC.**

POINT OF REFERENCE

$\Delta = 04^{\circ}10'22''$
 $R = 5062.50'$
 $A = 368.69'$
 $C = 368.61'$
 $Cb = N79^{\circ}11'09''W$

$\Delta=05^{\circ}17'19''$
 $R=5076.50'$
 $A=468.59'$
 $C=468.42'$
 $Cb=N85^{\circ}39'43''W$

**POINT OF
BEGINNING**
25.780 AC.
TRACT

DETAIL:
NOT TO SCALE

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

CSEI

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

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

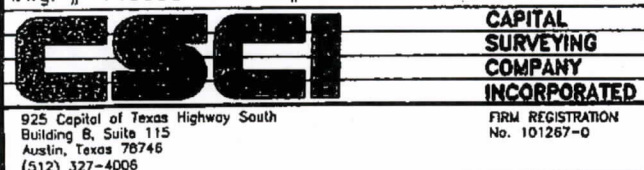
**SKETCH TO ACCOMPANY DESCRIPTION
OF 320.839 ACRES (346.619 ACRES
SAVE AND EXCEPT 25.780 ACRES)
HAYS AND TRAVIS COUNTY, TEXAS**

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



LEGEND

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

STATE OF TEXAS

§

§

COUNTY OF 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 10.083 acres, being situated in the George Herder Survey No. 537 in Travis County, 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 10.083 acre tract being more particularly described as follows:

COMMENCING at a calculated point in the west right-of-way line of South Turnersville Road, being the east line of the 2392.529 acre tract, mentioned above, and the southeast corner of the said 541.999 acre tract;

THENCE, along the common east line between the said 549.999 acre tract, the said 2392.529 acre tract and the west line of South Turnersville Road, with the following four (4) courses:

- 1) N02°20'28"W, a distance of 1811.25 feet to a calculated point;
- 2) N02°38'47"W, a distance of 920.05 feet to a calculated point;
- 3) N02°46'48"W, a distance of 1484.55 feet to a calculated point;
- 4) N01°05'10"W, a distance of 50.40 feet to the calculated northeast corner of the said 541.999 acre tract and said 2392.529 acre tract;

THENCE, S65°25'52"W, crossing through the said 2392.529 acre tract and the said 541.999 acre tract, a distance of 4380.91 feet to a calculated POINT OF BEGINNING of the herein described 10.083 acre tract;

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

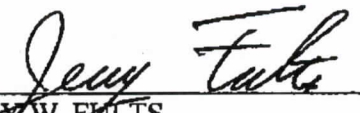
- 1) S63°57'59"W, a distance of 169.19 feet to the calculated point of curvature of a curve to the right;
- 2) With the said curve to the right, having a central angle of 67°29'36", a radius of 93.92 feet, a long chord of 104.35 feet (chord bears N54°35'54"W) for an arc distance of 110.63 feet to the calculated point of reverse curvature of a curve to the left;

- 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.

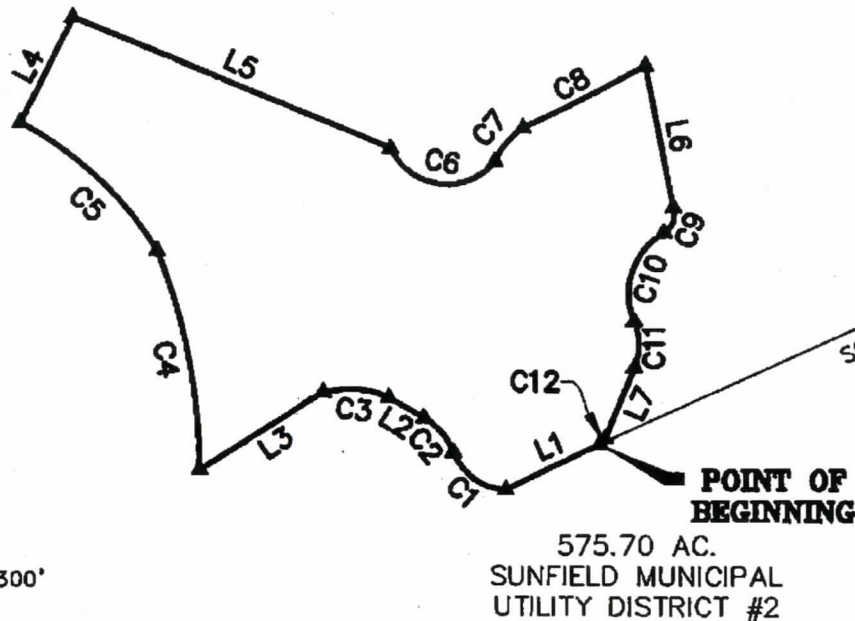



JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 – State of Texas

SKETCH TO ACCOMPANY DESCRIPTION OF 10.083 ACRES TRAVIS COUNTY, TEXAS



SCALE: 1" = 300'



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

TURNERSVILLE
ROAD

N61°44'00"W
60.28'

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

NORTHEAST CORNER OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

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

4380.91'
S65°25'52"W

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

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'

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

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) 327-4008	
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

ESCI	CAPITAL
	SURVEYING
	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4008	
FIRM REGISTRATION No. 101267-0	



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

George Herder Survey No. 537
Project No: 14509.10
April 28, 2014

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1) S72°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 $N43^{\circ}41'56''W$), 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:

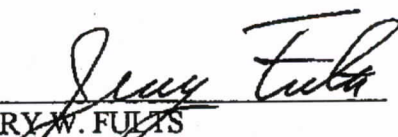
- 1) With the a curve to the left, having a central angle of $21^{\circ}51'27''$, a radius of 956.08 feet, a long chord of 362.52 feet (chord bears $N11^{\circ}17'12''W$) for an arc distance of 364.73 feet to the calculated point of compound curvature of a curve to the left;
- 2) With the said curve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

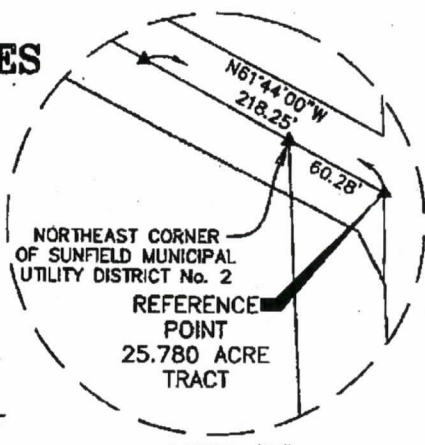
I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and this document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish 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

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

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

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

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

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

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

NORTH
TURNERSVILLE
ROAD

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

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'

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

50.0'

SEE SHEET 8 OF 10
MATCHLINE

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

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

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	COMPANY
	INCORPORATED
925 Capital of Texas Highway South Building 8, 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 1
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

TRAVIS COUNTY
HAYS COUNTY

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
EXEPT
10.083 AC.
**POINT OF
BEGINNING**
25.780 AC.
TRACT

REFERENCE
POINT "A"

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

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 portion surveyed for which it was prepared.



Registered Professional Surveyor
No. 1999 - State of Texas

Date

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

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

CSCI

825 Capitol 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

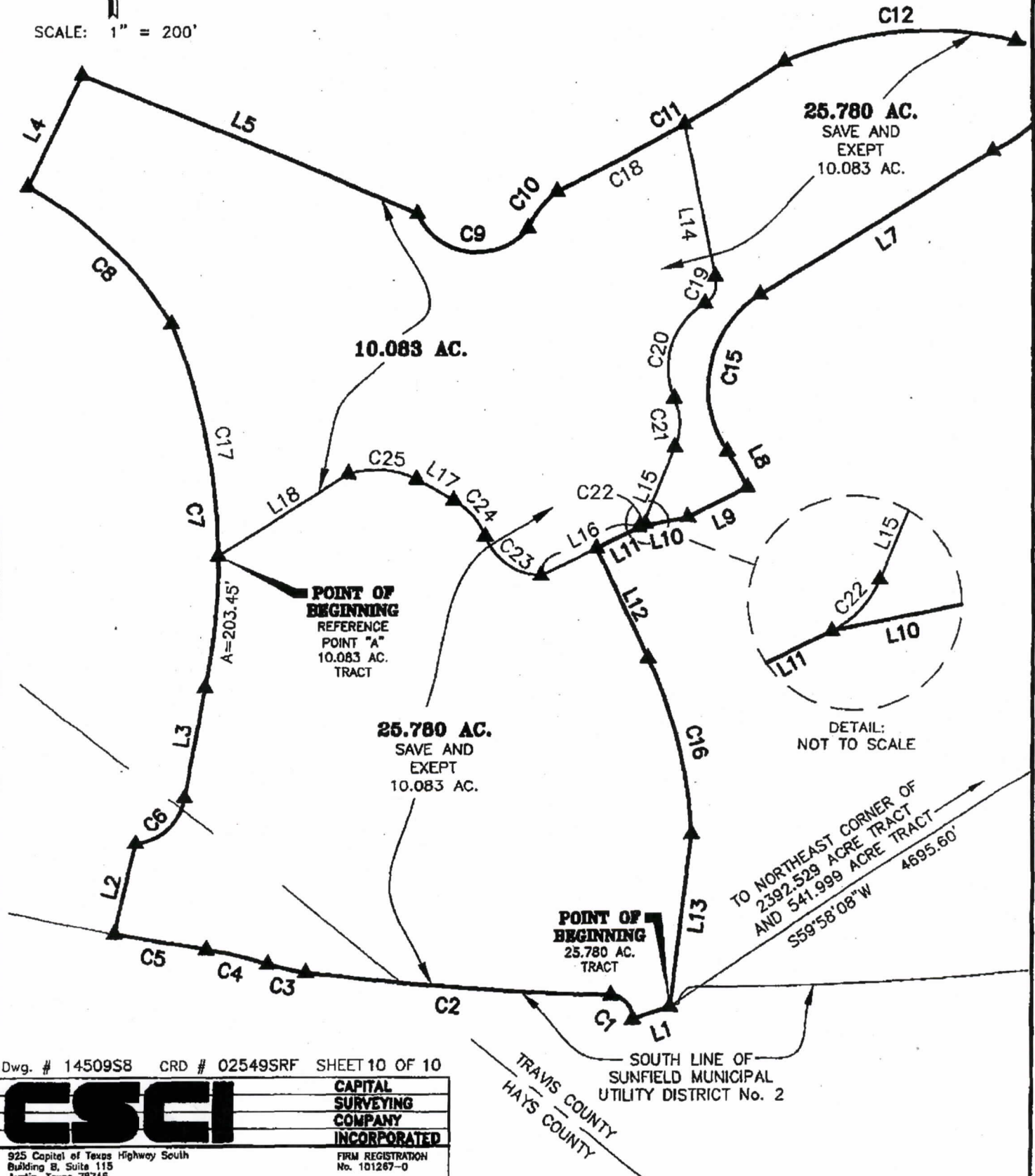
Dwg. # 14509SB CRD # 02549SRF SHEET 9 OF 10

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

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

STATE OF TEXAS

§

§

COUNTY OF 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 3.206 acres, being situated in the William Porter Survey No. 6 and the D.C. Burleson Survey No. 58, in Travis County, 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 3.206 acre tract being more particularly described 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, 60.28 feet to a calculated point northeast corner of Sunfield Municipal Utility District No. 2, as shown on a map approved by its Board of Directors, dated February 26, 2007;

THENCE, S02°47'02"E, leaving with the centerline of Turnersville Road and crossing through the 2392.529 acre tract, along a line parallel with and 50.00 feet at right angles to the westerly line of South Turnersville Road (the east line of said Sunfield Municipal Utility District No. 2), a distance of 309.46 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S02°47'02"E, continuing with the east line of said Sunfield Municipal Utility District No. 2, a distance of 1169.71 feet to a calculated point of curvature of a curve to the left;

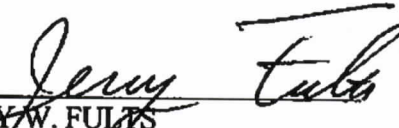
THENCE, leaving the said east line of Sunfield Municipal Utility District No. 2, and crossing through it and the above said 541.999 acre tract, with the following four (4) courses:

- 1) With the said curve to the left, having a central angle of 25°30'41", a radius of 837.00 feet, a long chord of 369.61 feet (chord bears N44°26'14"W) for an arc distance of 372.68 feet to a calculated point;
- 2) N57°33'03"W, a distance of 55.26 feet to the calculated point of curvature of a curve to the right;

- 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

N61°44'00"W
60.28'

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

NORTHEAST CORNER
OF SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

**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.

**ZONING
PARCEL
3.206 AC.**

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

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

C2

L7

C3

1566.09'
1169.71'

86.92'

EAST LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

50.0'

Dwg. # 14509S5 CRD # 02549SRF SHEET 3 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

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

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

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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

www.wwnorton.com/college/psychology/bradbury

- 1) S02°20'28"E, a distance of 257.65 feet to a calculated point;
- 2) S37°17'15"W, a distance of 2361.61 feet to a calculated point;
- 3) S74°51'59"W, a distance of 390.00 feet to a calculated point;
- 4) N07°27'10"W, a distance of 400.00 feet to a calculated point;
- 5) N28°07'42"W, a distance of 1149.14 feet to a 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;

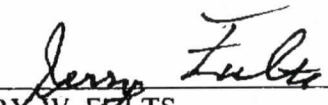
THENCE, N62°11'44"E, a distance of 67.32 feet to a calculated point for the most northerly corner of the herein described tract;

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 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.

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.

SCALE: 1" = 500'

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

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

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

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FIRM REGISTRATION No. 101267-0	

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

S90°00'00"W
50.03'

1684.78'

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

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

2361.81'

S37°17'15"W

N07°27'10"W
400.00'

S74°51'59"W
390.00'

N28°07'42"W
1148.14'

N02°07'22"E

2597.79'

2028.77'

S00°00'00"S

70.66'

**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

5-21-14
 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

ESCI

925 Capital of Texas Highway South
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**CAPITAL
 SURVEYING
 COMPANY
 INCORPORATED**

FIRM REGISTRATION
 No. 101267-D

STATE OF TEXAS

§

§

COUNTY OF HAYS

§

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 27.693 acres, being situated in the George Herder Survey No. 537 in Hays County, 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 27.693 acre tract being more particularly described as follows:

COMMENCING at a calculated point in the west right-of-way line of South Turnersville Road, being the east line of the 2392.529 acre tract, mentioned above, and the southeast corner of the said 541.999 acre tract;

THENCE, along the common east line between the said 541.999 acre tract, the said 2392.529 acre tract and the west line of South Turnersville Road, with the following four (4) courses:

- 1) N02°20'28"W, a distance of 1811.25 feet to a calculated point;
- 2) N02°38'47"W, a distance of 920.05 feet to a calculated point;
- 3) N02°46'48"W, a distance of 1484.55 feet to a calculated point;
- 4) N01°05'10"W, a distance of 50.40 feet to the calculated northeast corner of the said 541.999 acre tract and said 2392.529 acre tract;

THENCE, S64°22'03"W, crossing through the said 2392.529 acre tract and the said 541.999 acre tract, a distance of 5554.55 feet to a calculated point on the curving south line of Sunfield Municipal Utility District No. 2 as shown on a map approved by its Board of Directors, dated February 26, 2007 and is the POINT OF BEGINNING of the herein described 27.693 acre tract;

THENCE, continuing across the said 2392.529 acre tract and the said 541.999 acre tract, with the said south line of Sunfield Municipal Utility District No. 2, with a curve to the right, having a central angle of 06°20'52", a radius of 5062.50 feet, a long chord of 560.59 feet (chord bears N73°55'32"W) for an arc distance of 560.87 feet to a calculated point of tangency;

THENCE, N70°45'06"W, continuing across the said 2392.529 acre tract and the said 541.999 acre tract, with the said south line of Sunfield Municipal Utility District No. 2, a distance of 672.93 feet to the calculated point of curvature of a curve to the left;

THENCE, with the said curve to the left, having a central angle of 62°43'16", a radius of 35.00 feet, a long chord of 36.43 feet (chord bears S77°53'17"W) for an arc distance of 38.31 feet to a calculated point on the north line of that 9.142 acre tract dedicated in a Street Deed, recorded in Document No. 2013-13009506 of the Official Public Records of Hays County, Texas;

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;

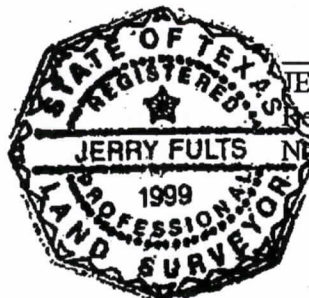
THENCE, along the west line of Sunfield Municipal Utility District No. 2, with the following three (3) courses:

- 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.

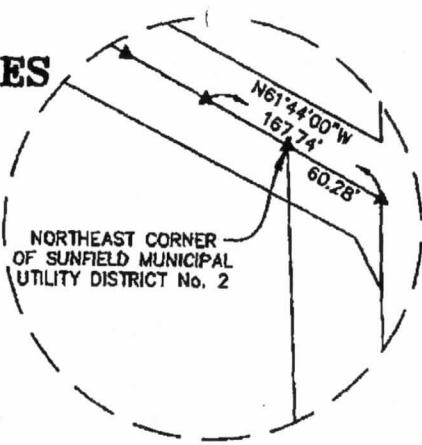


Jerry Fults
JERRY W. FULTS
Registered Professional Land Surveyor
No. 1999 - State of Texas

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

NORTH
TURNERSVILLE
ROAD

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

N61°44'00"W
218.25'

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

(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'

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

50.0'

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

575.70 AC.
SUNFIELD MUNICIPAL
UTILITY DISTRICT #2

POINT OF
COMMENCEMENT
THE SOUTHEAST
CORNER OF
541.999 ACRE
TRACT

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

SOUTHEAST CORNER
OF SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

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.

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

SEE SHEET 5 OF 6
MATCHLINE

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

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 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

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°34'40"E

2090.66'

MAIN STREET L2
9.142 AC.
STREET DEED
Doc. No. 2013-13009506
O.P.R.H.C.

N70°45'06"W
672.93'

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=580.59'
Cb=N73°55'32"W

POINT OF
BEGINNING
27.693 AC. TRACT

SOUTH LINE OF
SUNFIELD MUNICIPAL
UTILITY DISTRICT No. 2

TRAVIS COUNTY
HAYS COUNTY

DETAIL:
NOT TO SCALE

M.U.D. No. 2
BOUNDARY
LINES
9.142 AC.
STREET DEED
Doc. No. 2013-13009506
O.P.R.H.C.

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 115
Austin, Texas 78746
(512) 327-4006

CAPITAL
SURVEYING
COMPANY
INCORPORATED
FIRM REGISTRATION
No. 101267-0

MATCHLINE

SEE SHEET 4 OF 6

**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.

Jerry Fults 5-25-14
JERRY FULTS Date
Registered Professional Surveyor
No. 1999 - State of Texas

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

CSCI

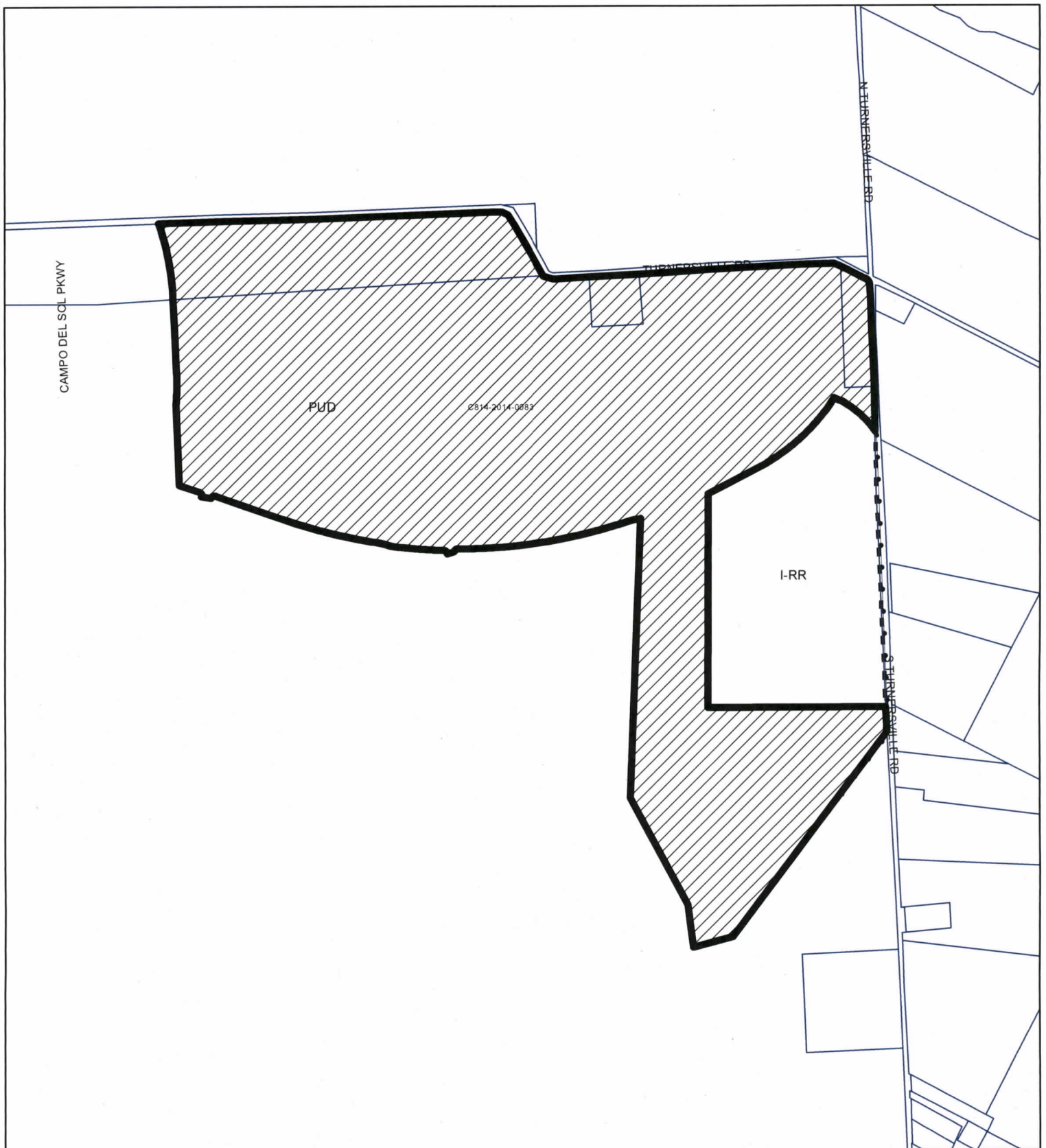
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

**CAPITAL
SURVEYING
COMPANY
INCORPORATED**

FIRM REGISTRATION
No. 101267-0

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

EXHIBIT "B"

ZONING CASE#: C814-2014-0083.01

1" = 1,200'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

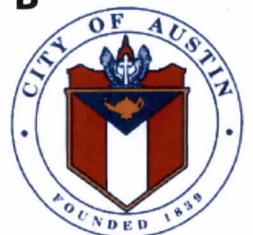
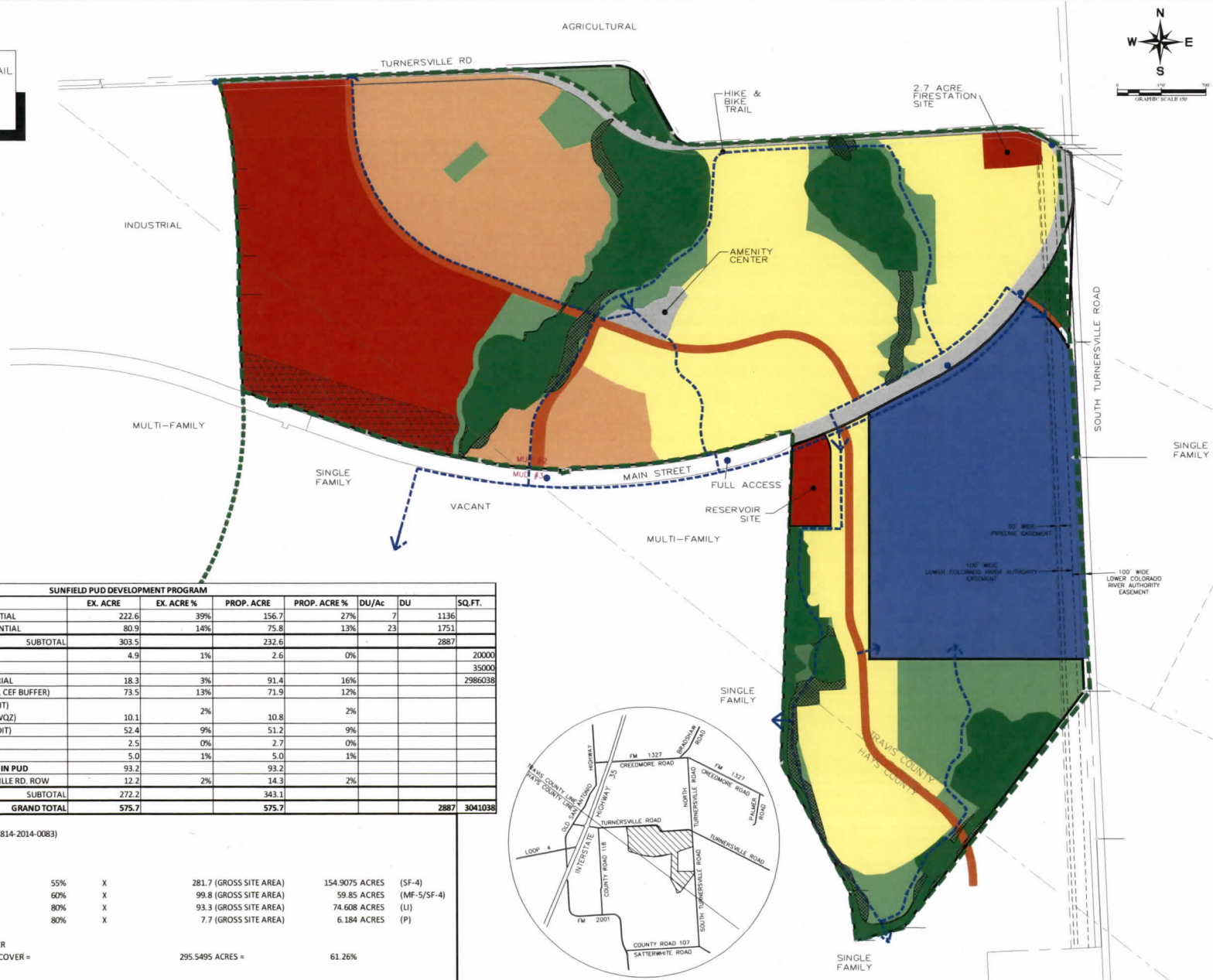


EXHIBIT "C"

LEGEND

- HIKE & BIKE TRAIL
- ACCESS POINT
- ROADS



SUNFIELD PUD DEVELOPMENT PROGRAM							
LAND USE	EX. ACRE	EX. ACRE %	PROP. ACRE	PROP. ACRE %	DU/Ac	DU	SQ.FT.
SINGLE FAMILY RESIDENTIAL	222.6	39%	156.7	27%	7	1136	
MULTIFAMILY/SINGLE FAMILY RESIDENTIAL	80.9	14%	75.8	13%	23	1751	
SUBTOTAL	303.5		232.6			2887	
AMENITY CENTER	4.9	1%	2.6	0%			20000
CS-1							35000
COMMERCIAL/INDUSTRIAL	18.3	3%	91.4	16%			2986038
OPEN SPACE (25 YR FLOODPLAIN, CEF BUFFER)	73.5	13%	71.9	12%			
PARKLAND (50% CREDIT)	10.1	2%	10.8	2%			
(100 YR FLOODPLAIN, CWQZ)	52.4	9%	51.2	9%			
PARKLAND (100% CREDIT)	2.5	0%	2.7	0%			
FIRE STATION	5.0	1%	5.0	1%			
RESERVOIR SITE	93.2		93.2				
HIGH SCHOOL TRACT - NOT IN PUD	12.2	2%	14.3	2%			
PROPOSED MAIN ST./TURNERSVILLE RD. ROW	272.2		343.1				
SUBTOTAL	272.2		343.1				
GRAND TOTAL	575.7		575.7			2887	3041038

APPENDIX Q-2 IMPERVIOUS COVERSUNFIELD PUD (C814-2014-0083) SUBURBAN WATERSHEDS			
ALLOWABLE IMPERVIOUS COVER			
IMPERVIOUS COVER ALLOWED AT	55%	X	281.7 (GROSS SITE AREA)
IMPERVIOUS COVER ALLOWED AT	60%	X	154.9075 ACRES (SF-4)
IMPERVIOUS COVER ALLOWED AT	80%	X	59.85 ACRES (MF-5/SF-4)
IMPERVIOUS COVER ALLOWED AT	80%	X	74.608 ACRES (LI)
IMPERVIOUS COVER ALLOWED AT	80%	X	6.184 ACRES (P)
PROPOSED TOTAL IMPERVIOUS COVER			
TOTAL PROPOSED IMPERVIOUS COVER =			295.5495 ACRES = 61.26%
TOTAL SITE AREA	482.5		



Kimley»Horn

KHA PROJECT
DESIGNED BY
JANUARY 2024
SCALE: AS SHOWN
DESIGNED BY: K3
DRAWN BY: AD
CHECKED BY: REW

SUNFIELD PUD
LAND PLAN

SUNFIELD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

EXHIBIT
EX-C

C814-2014-0083

EXHIBIT "D"

LEGEND

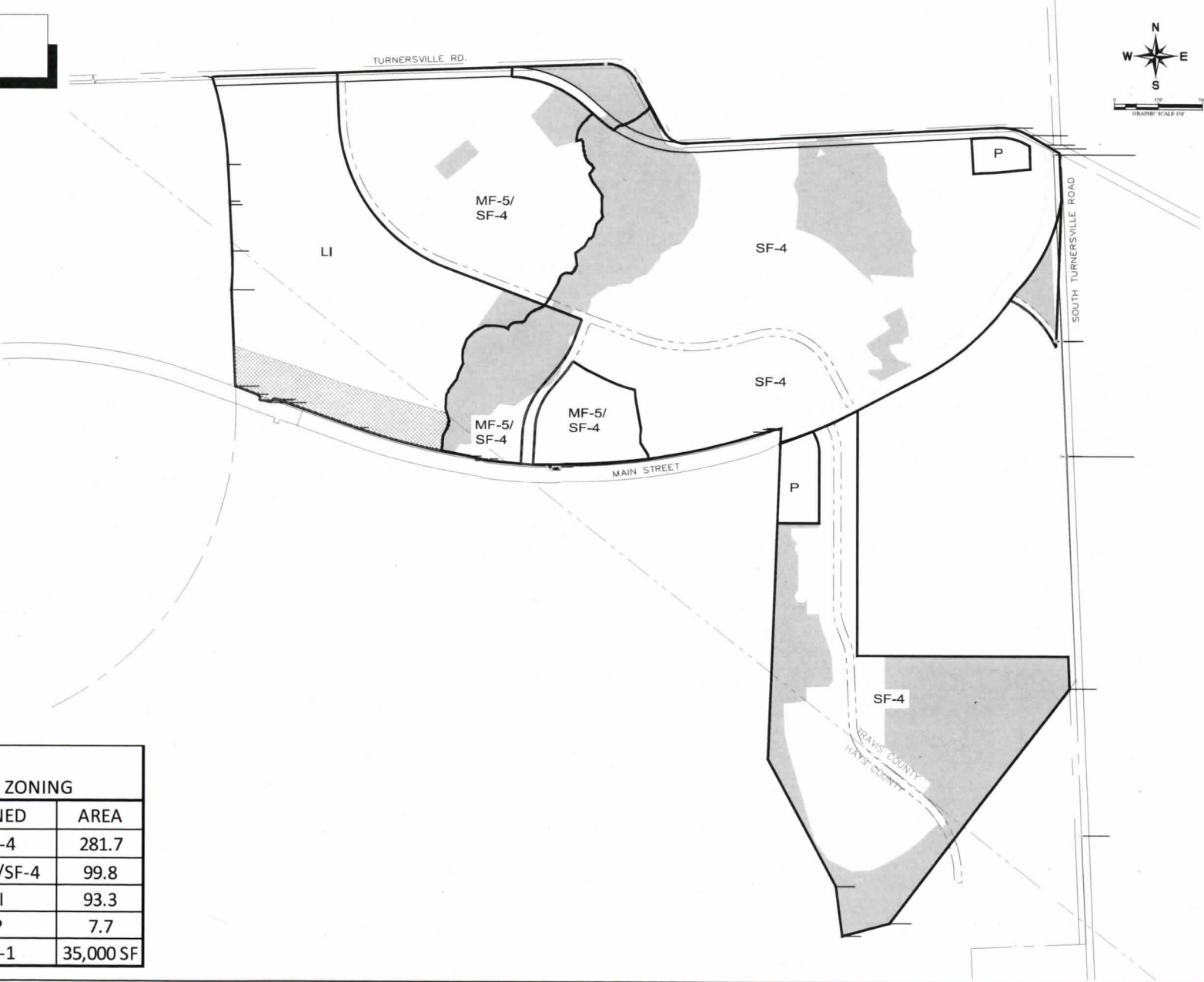
PARKLAND

CS-1

ROADS



ZONING	
ZONED	AREA
SF-4	281.7
MF-5/SF-4	99.8
LI	93.3
P	7.7
CS-1	35,000 SF



SUNFIELD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	ZONING EXHIBIT	KIMLEY HORN 5301 SOUTHWEST PARKWAY BUILDING 3 AUSTIN, TEXAS 78735 WWW.KH-USA.COM © 2022 KIMLEY HORN AND ASSOCIATES, INC.	NO. _____	DATE _____
			REVISIONS	BY _____
EXHIBIT EX-D				

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EXHIBIT "E"

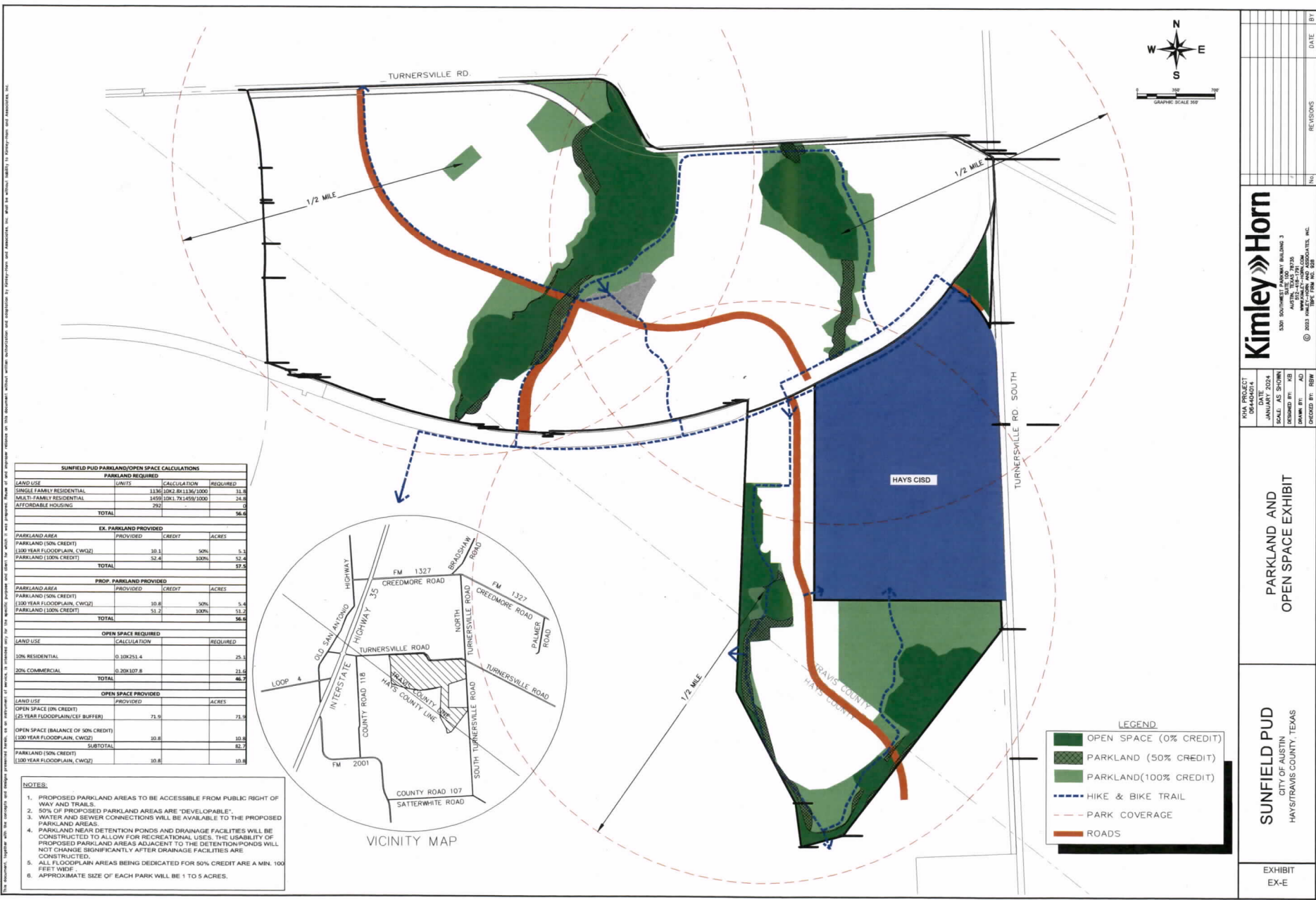


EXHIBIT "F"



EXHIBIT "G"



Kimley»Horn

1301 SOUTHWEST PARKWAY BUILDING 3
AUSTIN, TEXAS 78720
WWW.KIMLEY-HORN.COM
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TYPE FPM NO. 028

SLOPE MAP PLAN

SUNFIELD PUD
CITY OF AUSTIN
HAYS/TRAVERS COUNTY, TEXAS

EXHIBIT
EX-G

DATE: MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: KHB
DRAWN BY: AD
CHECKED BY: RHW

DATE

REVISIONS

NO.

LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY/SINGLE FAMILY RESIDENTIAL
- COMMERCIAL/INDUSTRIAL
- AMENITY CENTER
- CS-1
- OPEN SPACE/PARKLAND
- HIGH SCHOOL TRACT
- PROPOSED MAIN ST./TURNERSVILLE RD. ROW
- ACCESS ROADS

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	472.29	Light Green
2	15.00%	25.00%	6.70	Medium Green
3	25.00%	35.00%	1.70	Dark Green
4	35.00%	225.00%	0.64	Dark Brown

VICINITY MAP
N.T.S.

Kimley»Horn
5001 JOHNSONVILLE AVENUE, SUITE 100
AUSTIN, TEXAS 78745
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SUNFIELD PUD
CITY OF AUSTIN
HAYS/TRAVIS COUNTY, TEXAS

SLOPE MAP AND LAND USE PLAN

EXHIBIT EX-H

[illegible]

Kimley»»Horn

5301 SOUTHWEST PARKWAY BUILDING 3
SUITE 100
AUSTIN, TEXAS 78735
512-418-1791
WWW.KIMLEY-HORN.COM
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KHA PROJECT 064404014	DATE JANUARY 2024	SCALE: AS SHOWN	DESIGNED BY: KB	DRAWN BY: AD
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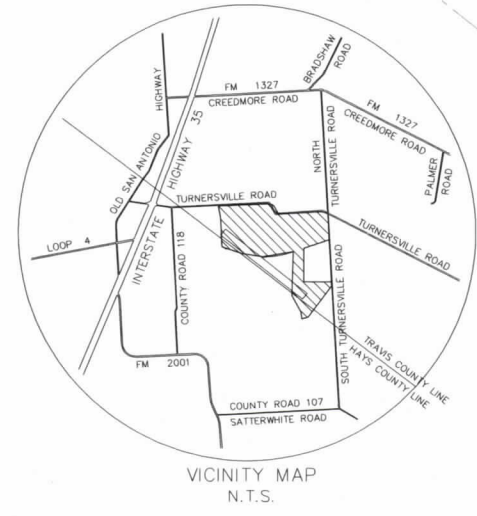
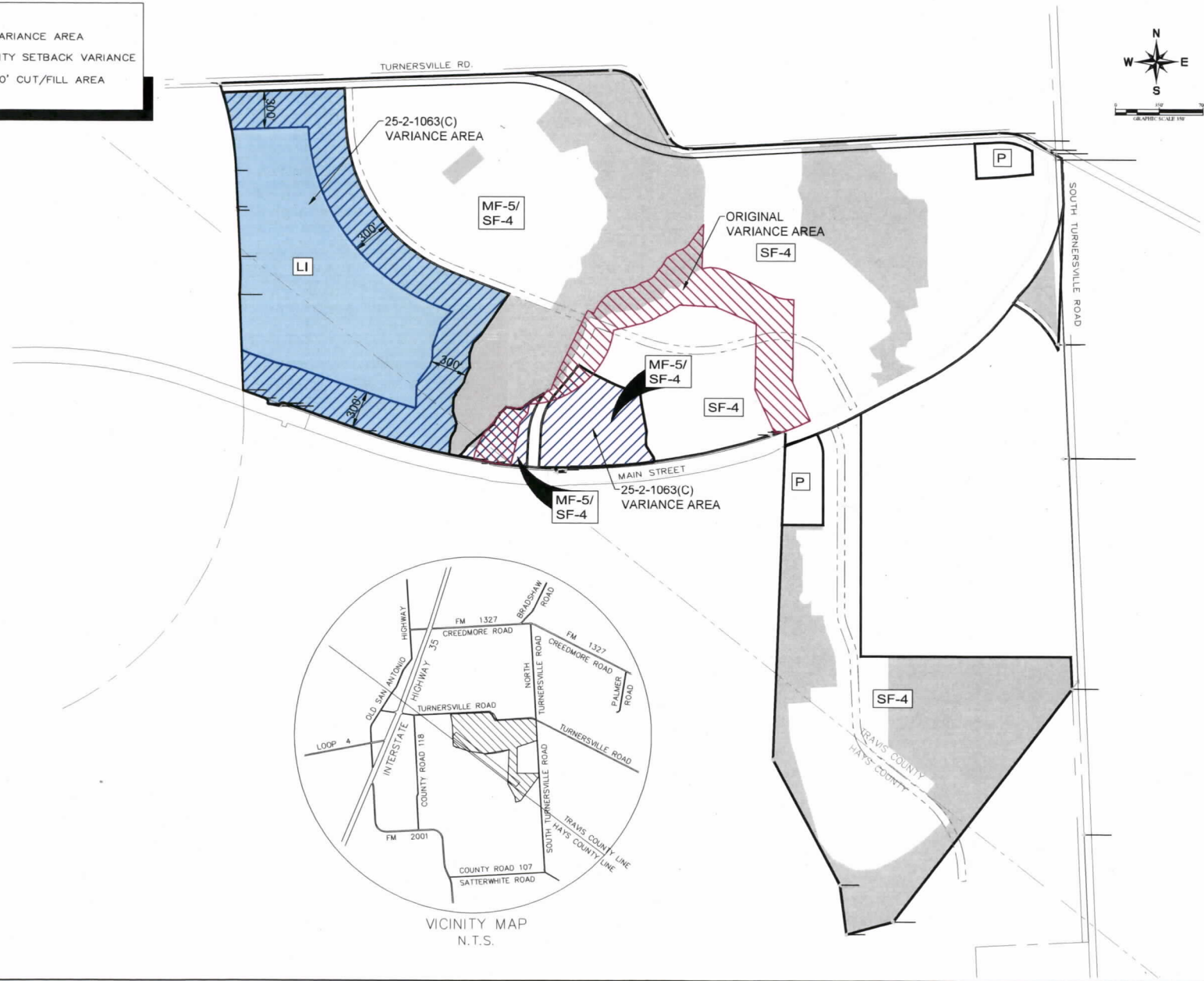
**SLOPE MAP AND
LAND USE PLAN**

SUNFIELD PUD
CITY OF AUSTIN
HAYS/TRAVIS COUNTY, TEXAS

EXHIBIT
EX-H

EXHIBIT "I"

LEGEND	
	PARKLAND
	ORIGINAL VARIANCE AREA
	COMPATIBILITY SETBACK VARIANCE
	MAXIMUM 20' CUT/FILL AREA
	ROADS



SUNFIELD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	COMPATIBILITY EXHIBIT	Kimley»Horn 5301 SOUTHWEST PARKWAY BUILDING 3 AUSTIN, TEXAS 78736 WWW.KIMLEY-HORN.COM © 2023 KIMLEY-HORN CONSULTANTS, INC.	REVIEWS DATE
		PROJECT 06-460001	BY
		DATE JANUARY 2024	DATE
		SCALE AS SHOWN DESIGNED BY KES DRAWN BY AD CHECKED BY JBBW	BY

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