

**ORDINANCE NO. \_\_\_\_\_**

**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

1 Exhibit E. Parkland and Open Space Exhibit

2 Exhibit F. Environmental Exhibit

3 Exhibit G. Slope Map

4 Exhibit H. Slope Map and Land Use Plan

5 Exhibit I. Compatibility Exhibit

6 Exhibit J. Typical Street Sections

7 **PART 5. Open Space and Parkland.**

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

17 **PART 6. Environmental.**

18 A. Green Building Rating

- 19 1. A building in the Sunfield PUD that is served by Austin Energy must  
20 achieve a two-star rating under the City’s Austin Energy Green Building  
21 program using the applicable rating version in effect at the time a rating  
22 application is submitted for the building.
- 23 2. A single family residential building in the Sunfield PUD that is not served  
24 by Austin Energy must achieve a two-star rating under the Austin Energy  
25 Green Building extended area rating network using the applicable rating  
26 version in effect at the time a rating application is submitted for the  
27 building.
- 28 3. A multifamily or commercial building in the Sunfield PUD that is not  
29 served by Austin Energy must achieve a rating that is reasonably  
30 equivalent to the City’s two-star rating under a program approved by the  
31 City.
- 32

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

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

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

12 **PART 7. Public Facilities.**

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

30 **PART 8. Affordable Housing Program.**

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

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

- 5 1. The Ownership Affordability Requirement period shall begin on the date of  
6 the recordation of a final plat containing lots designated for Affordable  
7 Ownership Units.
- 8 2. The Ownership Affordability Requirement for Affordable Ownership Units  
9 (either attached or detached) shall be calculated based on the total number  
10 of owner-occupied residential housing units.
- 11 3. To the extent economically feasible, the Affordable Ownership Units shall  
12 be spread across the various product types within the Sunfield PUD.  
13 Notwithstanding the foregoing, however, Affordable Ownership Units must  
14 be constructed in at least three separate areas within the Sunfield PUD with  
15 at least 25 lots in each area. The lots containing the Affordable Ownership  
16 Units shall be integrated other residential lots and located within walking  
17 distance of amenities. The Affordable Ownership Units shall have  
18 substantially similar architectural design and restrictions as other residential  
19 units offered for sale to the general public.
- 20 4. Each Affordable Ownership Unit offered for sale and meeting the  
21 Ownership Affordability Requirement shall be reserved, sold, and  
22 transferred at the time of sale to an income eligible buyer subject to a resale-  
23 restricted, shared-equity agreement and restrictive covenant in a form  
24 approved by the Director of the City’s Neighborhood Housing and  
25 Community Development Department (Director) and recorded in the  
26 official public records of the county where the Affordable Ownership Unit  
27 is located. At the election of the City, the City, or an entity designated by  
28 the City that is an instrumentality of the City, may purchase any Affordable  
29 Ownership Unit at the affordable price and resell the Affordable Ownership  
30 Unit to an income eligible buyer.

- 31 B. Ten percent of the total number of multifamily rental housing development units  
32 located within the Sunfield PUD will be set aside for occupancy by households  
33 whose income is less than 60% of the median family income (each an  
34 “Affordable Rental Unit,” collective “Affordable Rental Units”) in the Austin  
35 metropolitan statistical area for a rental affordability period of forty (40) years  
36 (collectively, the “Rental Affordability Requirement”).

- 1           2. The Rental Affordability Requirement period for each multifamily  
2           development with Affordable Rental Units (the “Affordable Development”)  
3           begins on the date a certificate of occupancy is issued for any phase of the  
4           Affordable Development.
- 5           2. The Rental Affordability Requirement for each Affordable Development  
6           shall be based on the total number of units in each Affordable Development.
- 7           3. Each lot sold or developed for use as an Affordable Development shall be  
8           subject to a restrictive covenant at the time of the sale or development  
9           approved by the Director and recorded in the official public records of the  
10          county where the Affordable Development is located.
- 11          4. Notwithstanding the foregoing, if more that 10% of the total number of  
12          units in the Affordable Development are Affordable Rental Units, then the  
13          total number of Affordable Rental Units required to meet the Rental  
14          Affordability Requirement within the Sunfield PUD shall be reduced as  
15          follows: (i) up to three percent of the total number of Affordable Rental  
16          Units in the Affordable Development (rounded down to the nearest whole  
17          number) exceeding the 10% Rental Affordability Requirement on a ratio of  
18          1.5:1.0 within the Sunfield PUD; and (ii) up to an additional 2% of the total  
19          number of Affordable Rental Units in the Affordable Development  
20          (rounded down to the nearest whole number) exceeding the 10% Rental  
21          Affordability Requirement on a ratio of 4.0:1.0 within the Sunfield PUD;  
22          provided, however, in no event shall the total number of units required to  
23          meet the Rental Affordability Requirement within the Sunfield PUD be  
24          reduced below five percent of the total number of multifamily rental  
25          housing development units within the Sunfield PUD.
- 26          5. The ratio of the number of single-bedroom Affordable Rental Units to the  
27          number of multi-bedroom Affordable Rental Units in each Affordable  
28          Development shall be not less than the ratio of the total number of single-  
29          bedroom multifamily rental housing development units located within the  
30          Sunfield PUD to the total number of multi-bedroom multifamily rental  
31          housing development units located within the Sunfield PUD. The  
32          Affordable Rental Units within each Affordable Development shall be  
33          interspersed with market rate units.

- 34          C. The Ownership Affordability Requirement and the Rental Affordability  
35          Requirement (collectively the “Affordable Housing Requirements) cannot be  
36          used to meet any other City affordable housing bonus requirement or exception.

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

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

18 **PART 9. Transportation and Bicycle Plan.**

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

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

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

8 A. General.

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

11 B. Zoning.

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

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

17 a. Residential.

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

22 ii. The following use is prohibited:

23 bed and breakfast residential (group 1)

24 b. Commercial.

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



1           ii.    The following uses are prohibited:

2               adult-oriented businesses

3               bail bond services

4               carriage stable

5               equipment sales

6               pawn shop services

7               recreational equipment maintenance and storage

8               scrap and salvage

9               stables

10          c. Civic.

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

13               club or lodge

14               college and university facilities

15               community events

16               community recreation (private)

17               community recreation (public)

18               congregate living

19               convalescent services

20               counseling services

21               cultural services

22               day care services (general)

23               day care services (commercial)

24               employee recreation

25               group home, class I (general)

26               group home, class II

1 guidance services  
2 hospital services (general)  
3 hospital services (limited)  
4 local utility services  
5 park and recreation services (general)  
6 postal facilities  
7 private primary educational facilities  
8 private secondary educational facilities  
9 safety services  
10 telecommunication tower  
11 transitional housing  
12 transportation terminal

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

20 C. Subdivision

- 21 1. Section 25-4-152(A) (*Dead-end Streets*) is modified to provide that a  
22 street may terminate in a cul-de-sac.
- 23 2. Section 25-4-152(B) (*Dead-end Streets*) is modified to provide that,  
24 except as otherwise provided, Land Use Commission approval is required  
25 for a dead-end street more than 2,000 feet long. Land Use Commission  
26 approval is not required if the preliminary plan or final plat shows that the  
27 street will be extended in the future or that other street connections will be  
28 made in the future that will reduce the dead-end street to not more than  
29 2,000 feet.

- 1           3.   Section 25-4-173 (*Lot Arrangement*) is modified to provide that a key lot  
2           or corner lot may be placed at a right angle to another lot.
- 3           4.   Section 25-4-193 (*Gas Lines*) is modified to provide that a subdivider is  
4           not required to prepare plans for installation of natural gas lines or to  
5           install natural gas lines when natural gas from a public utility is within  
6           2,000 feet of a subdivision. The subdivider shall provide reasonable space  
7           to accommodate the natural gas lines. If natural gas lines are not installed,  
8           the subdivider shall include a note on the plat stating that the natural gas  
9           lines have not been installed.

10       D.   Environmental

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

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

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**PART 12.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

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

[illegible]

- 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;

- 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;

ZONING PARCEL

346.619 Acres Save and Except 25.780 Acres

320.839 Acres Net

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Henry Lawman Survey No. 536

William Porter Survey No. 6

George Herder Survey No. 537

D.C. Burleson Survey No. 58

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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;

ZONING PARCEL  
346.619 Acres Save and Except 25.780 Acres  
320.839 Acres Net  
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Henry L. Cowman Survey No. 536  
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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;



- 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;

ZONING PARCEL

346.619 Acres Save and Except 25.780 Acres

320.839 Acres Net

Page 7 of 11

May 21, 2014

Henry Cowman Survey No. 536

William Porter Survey No. 6

George Herder Survey No. 537

D.C. Burleson Survey No. 58

Project No: 14509.10

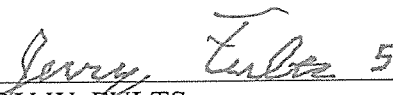
- 10) With the said curve to the left, having a central angle of  $09^{\circ}09'10''$ , a radius of 2521.02 feet, a long chord of 402.30 feet (chord bears  $N60^{\circ}43'11''E$ ), for an arc distance of 402.73 feet to the calculated point of reverse curvature of a curve to the right;
- 11) With the 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 Cowman Survey No. 536  
William Porter Survey No. 6  
George Herder Survey No. 537  
D.C. Burleson Survey No. 58  
Project No: 14509.10

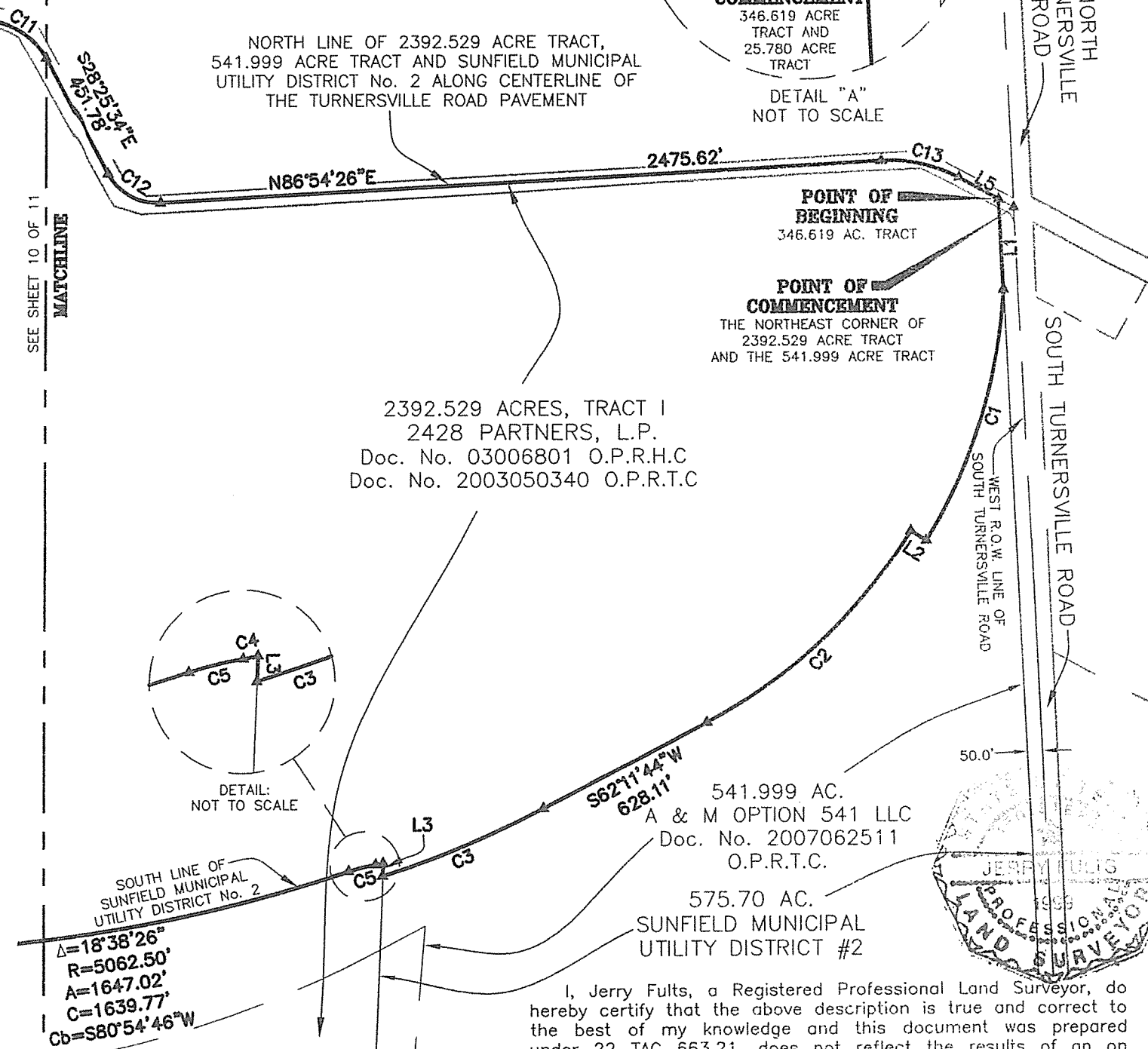
- 23) S07°00'06"W, a distance of 263.39 feet to the POINT OF BEGINNING AND CONTAINING 25.780 acres of land area Saved and Excepted from the 346.619 acres described above, for a Net area of 320.839 acres.

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.

 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  
TABLE ON SHEET 10 OF 10

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

**CSCI**

**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

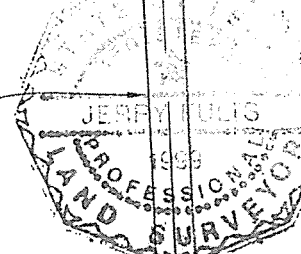
925 Capital of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-4005

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



**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

$\Delta=153'41"$   
 $R=2640.00'$   
 $A=715.48'$   
 $C=713.29'$   
 $Cb=N10°35'19"W$

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

TRAVIS COUNTY  
HAYS COUNTY  
N51°54'40"W

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.

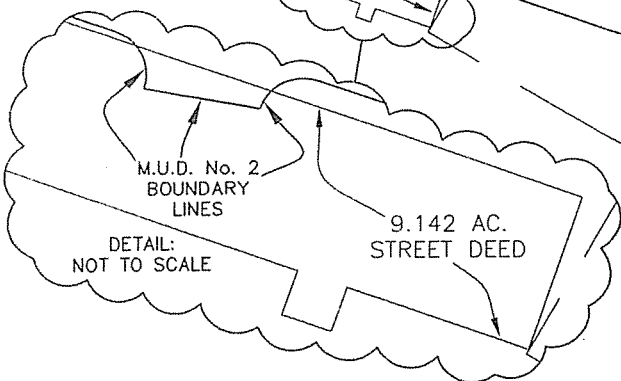
541.999 AC.  
A & M OPTION C77  
541 LLC  
Doc. No. 2007062511  
O.P.R.T.C.

2090.66'

MAIN STREET

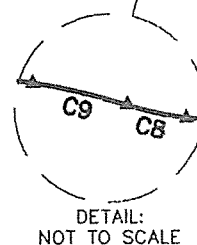
SAVE AND  
EXCEPT  
25.780 AC.

POINT OF  
REFERENCE

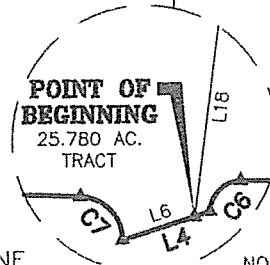


$\Delta=04°10'22"$   
 $R=5062.50'$   
 $A=368.69'$   
 $C=368.61'$   
 $Cb=N79°11'09"W$

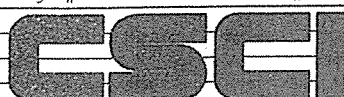
$\Delta=05°17'19"$   
 $R=5076.50'$   
 $A=468.59'$   
 $C=468.42'$   
 $Cb=N85°39'43"W$



POINT OF  
BEGINNING  
25.780 AC.  
TRACT



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



**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

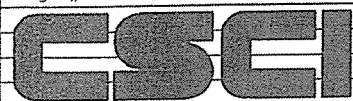
**SKETCH TO ACCOMPANY DESCRIPTION  
OF 320.839 ACRES (346.619 ACRES  
SAVE AND EXCEPT 25.780 ACRES)  
HAYS AND TRAVIS COUNTY, TEXAS**

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  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-4006

**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

FIRM REGISTRATION  
No. 101267-D

**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:

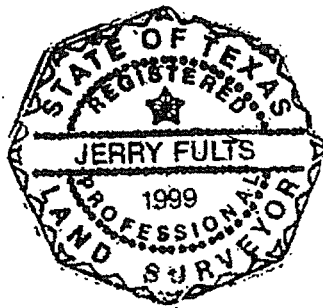
- 1) S63°57'59"W, a distance of 169.19 feet to the calculated point of curvature of a curve to the right;
- 2) With the said curve to the right, having a central angle of 67°29'36", a radius of 93.92 feet, a long chord of 104.35 feet (chord bears N54°35'54"W) for an arc distance of 110.63 feet to the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

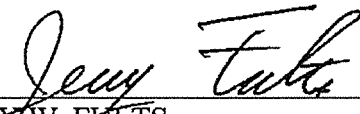


- 3) With the said curve to the left, having a central angle of  $39^{\circ}31'40''$ , a radius of 107.51 feet, a long chord of 72.71 feet (chord bears  $N40^{\circ}36'56''W$ ) for an arc distance of 74.17 feet to a calculated point;
- 4)  $N60^{\circ}22'46''W$ , a distance of 65.58 feet to the calculated 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.

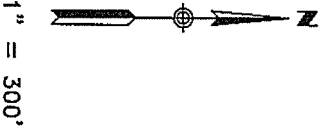
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JERRY W. FULTS  
Registered Professional Land Surveyor  
No. 1999 – State of Texas

# 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



SCALE: 1" = 300'

**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

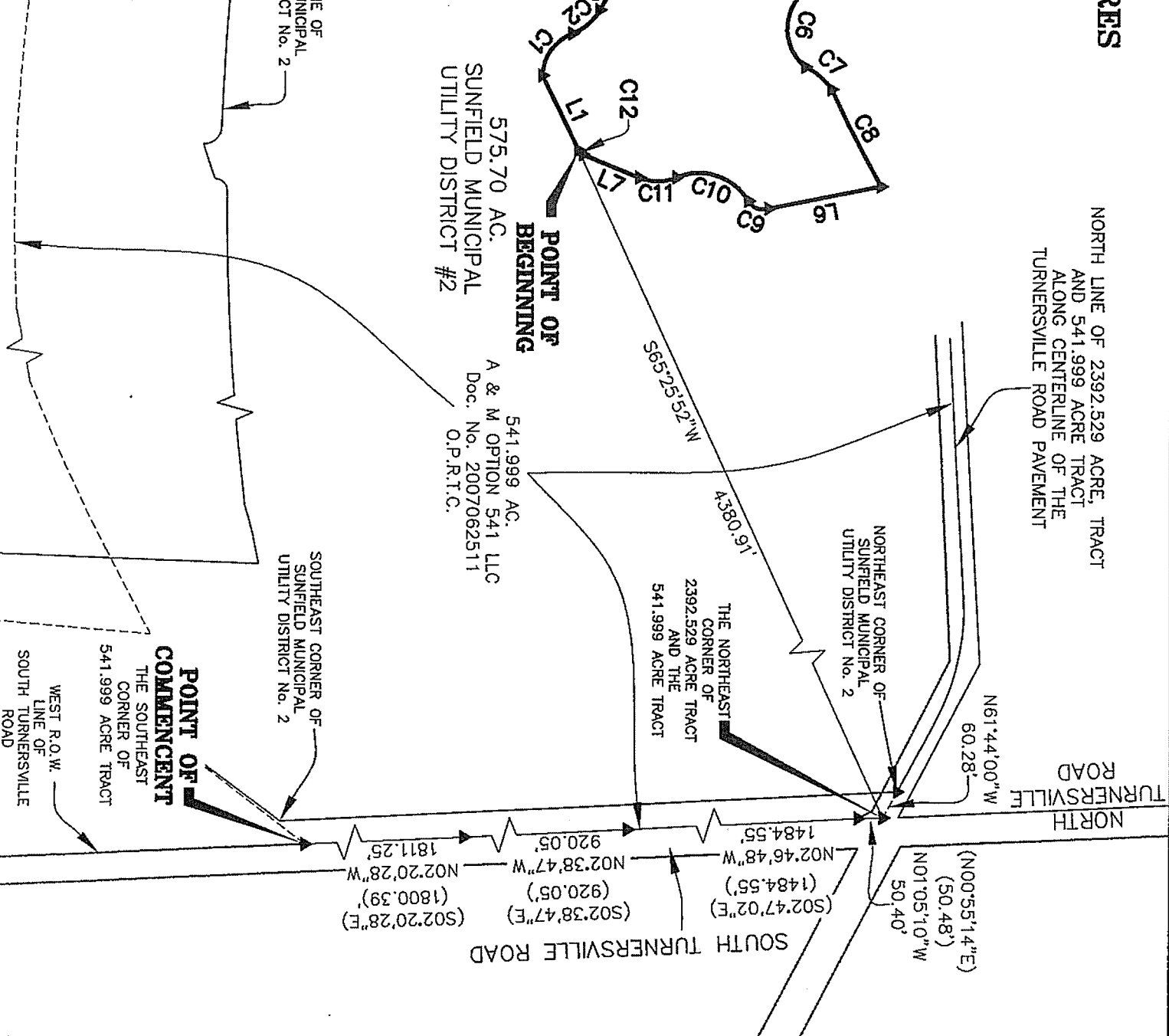
Dwg. # 14509S7 CRD # 02549SRF SHEET 4 OF 5

**CSI**

CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED

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

FRM REGISTRATION  
No. 101287-0



# 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

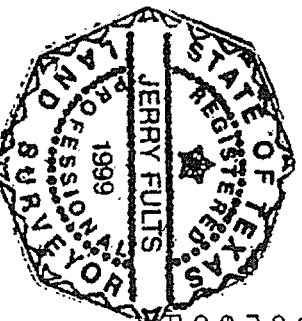
Dwg. # 14509S7 CRD # 02549SRF SHEET 5 OF 5

# CSI

CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED

925 Capitol of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78748  
(512) 327-1008

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 66.3.21, 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  
Registered Professional Surveyor  
No. 1999 - State of Texas  
*Jerry Fults*  
Date 4-28-14

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:

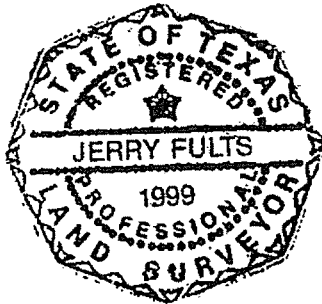
- 1) With the a curve to the left, having a central angle of  $21^{\circ}51'27''$ , a radius of 956.08 feet, a long chord of 362.52 feet (chord bears  $N11^{\circ}17'12''W$ ) for an arc distance of 364.73 feet to the calculated point of compound curvature of a curve to the left;
- 2) With the said curve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

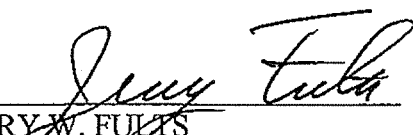


- 3) N26°02'27"E, with a line non-tangent to the previous course, a distance of 188.95 feet to a calculated point;
- 4) S67°40'30"E, a distance of 552.47 feet to the calculated point of curvature of a non-tangent curve to the left;
- 5) With the said curve to the left, having a central angle of 116°20'40", 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'

SEE SHEET 8 OF 10  
**MATCHLINE**

C14 L6

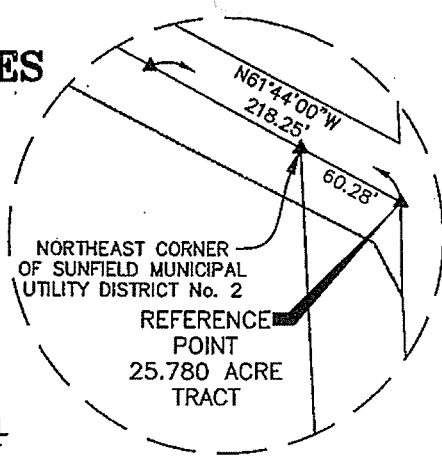
NOTE: LEGEND, CURVE AND LINE  
TABLE ON SHEET 9 OF 10

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

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

FIRM REGISTRATION  
No. 101267-0



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'

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

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'

SOUTH LINE OF  
SUNFIELD MUNICIPAL  
UTILITY DISTRICT No. 2

4695.60'  
S56°58'08"W

**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

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"

MAIN STREET

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 of the survey for which it was prepared.

SOUTH LINE OF  
SUNFIELD MUNICIPAL  
UTILITY DISTRICT No. 2

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

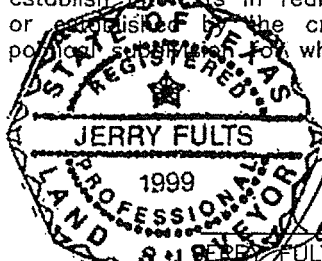
Dwg. # 14509S8 CRD # 02549SRF SHEET 8 OF 10

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(512) 327-4006

**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

FIRM REGISTRATION  
No. 101267-0



Registered Professional Surveyor  
No. 1999 - State of Texas

Date

**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
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L11	S63°57'59"W	73.36'
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CURVE TABLE					
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C5	01°36'23"	5062.50'	141.95'	141.94'	N80°28'08"W
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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
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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

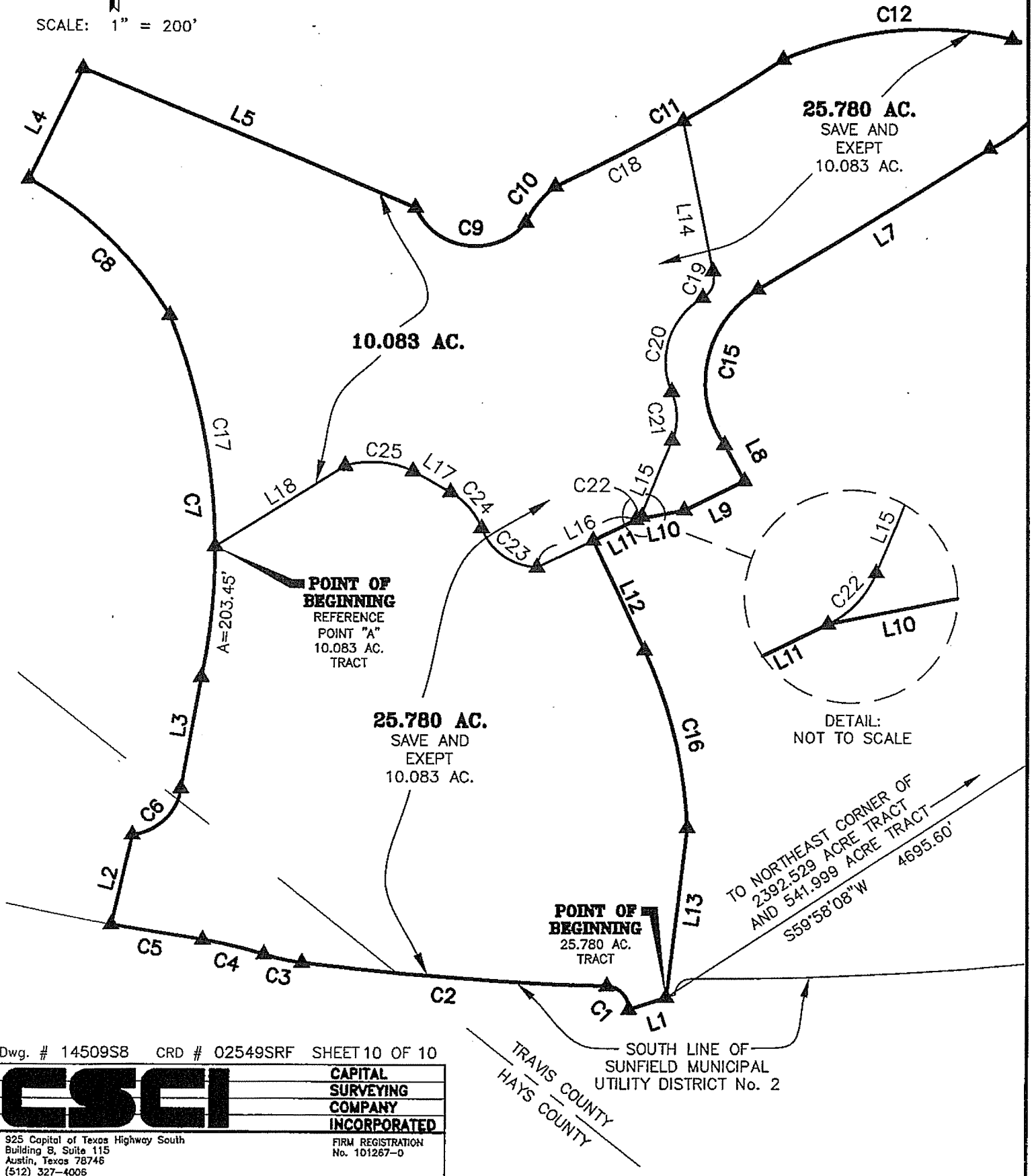
Dwg. # 14509S8 CRD # 02549SRF SHEET 9 OF 10

 925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78748 (512) 327-4005	<b>CAPITAL</b>
	<b>SURVEYING</b>
	<b>COMPANY</b>
	<b>INCORPORATED</b>
FIRM REGISTRATION No. 101267-D	

# **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

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COMPANY  
INCORPORATED**

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(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;

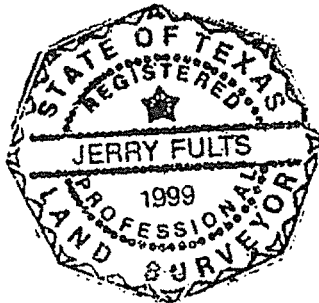
THENCE, S02°47'02"E, continuing with the east line of said Sunfield Municipal Utility District No. 2, a distance of 1169.71 feet to a calculated point of curvature of a curve to the left;

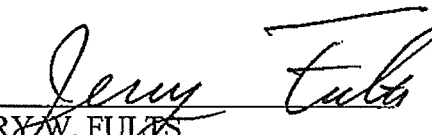
THENCE, leaving the said east line of Sunfield Municipal Utility District No. 2, and crossing through it and the above said 541.999 acre tract, with the following four (4) courses:

- 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 1  
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.

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

**ZONING  
PARCEL  
3.206 AC.**

575.70 AC.  
SUNFIELD MUNICIPAL  
UTILITY DISTRICT #2

EAST LINE OF  
SUNFIELD MUNICIPAL  
UTILITY DISTRICT No. 2

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

NORTH TURNERSVILLE ROAD

SOUTH TURNERSVILLE ROAD

C3

S02°47'02"E

1169.71'

C2

L7

86.92'

50.0'

1566.09'

309.46'

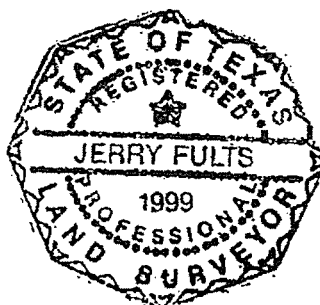
157.97'

# **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



**CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED**

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

FIRM REGISTRATION  
 No. 101267-D

## **LEGEND**

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

- 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;

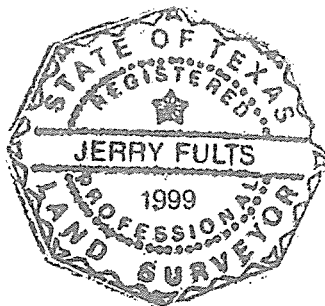
THENCE, leaving the southerly line of and crossing through the aforesaid Sunfield Municipal Utility District No. 2, with the said curve to the left, having a central angle of 10°06'58", a radius of 3380.58 feet, a long chord of 596.10 feet (chord bears N67°15'13"E), for an arc distance of 596.88 feet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

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 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 ACRE,  
TRACT I, DEED LINE  
Doc. No. 03006801  
O.P.R.T.C.

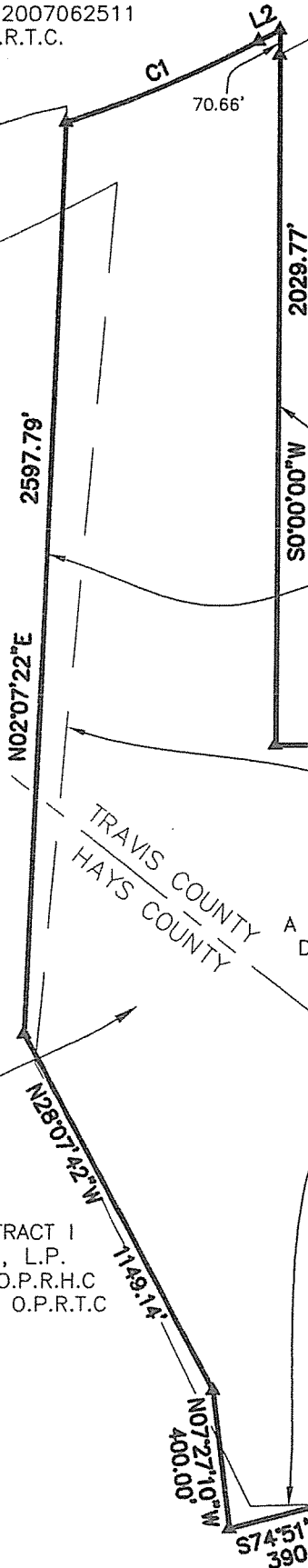
WEST R.O.W. LINE  
OF SOUTH  
TURNERSVILLE ROAD

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

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

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

SCALE: 1" = 500'

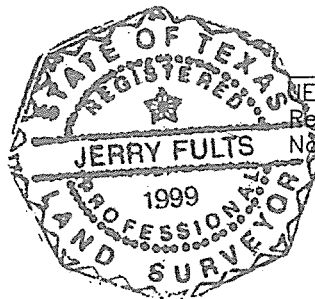


# SKETCH TO ACCOMPANY DESCRIPTION OF 104.652 ACRES HAYS COUNTY AND TRAVIS COUNTY, TEXAS

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

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

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;

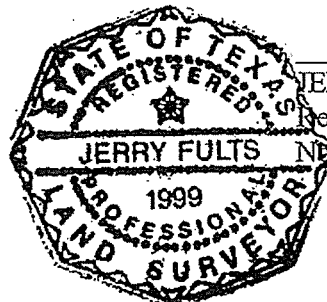
THENCE, along the west line of Sunfield Municipal Utility District No. 2, with the following three (3) courses:

- 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.



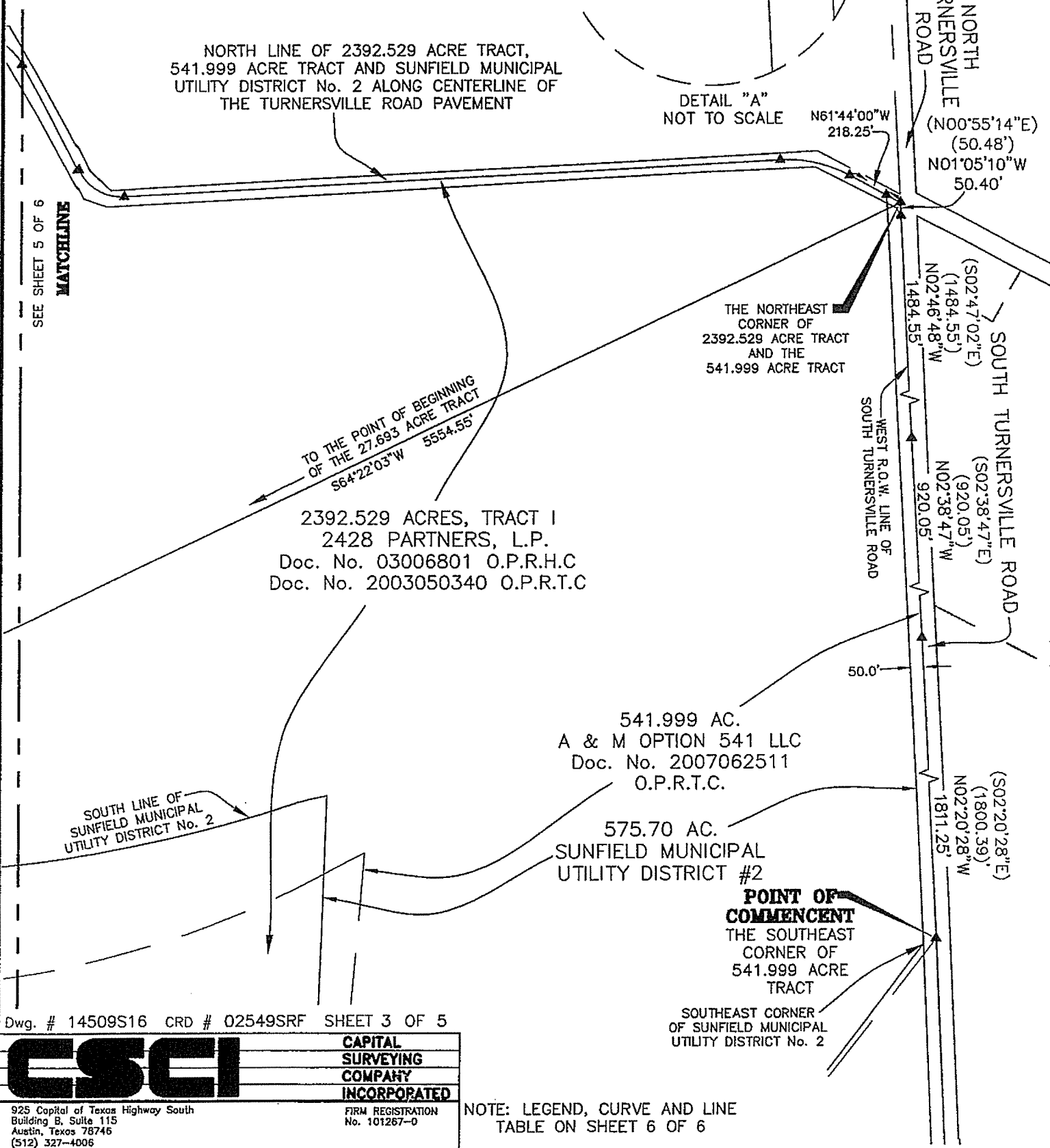
*Jerry W. Fults*  
JERRY W. FULTS  
Registered Professional Land Surveyor  
No. 1999 – State of Texas



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



SCALE: 1" = 500'



**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 769.14'

S51°34'40"E

2090.66'

MAIN STREET

L2

N70°45'08"W  
672.93'

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

S16°43'22"W  
343.68'

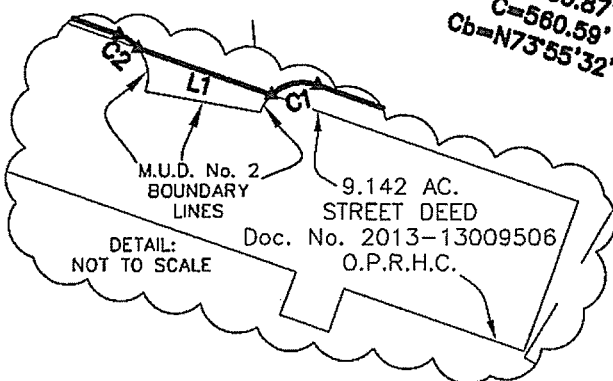
TO NORTHEAST CORNER OF  
2392.529 ACRE TRACT  
AND 541.999 ACRE TRACT  
N64°22'03"E 5554.55'

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

POINT OF  
BEGINNING  
27.693 AC. TRACT

SOUTH LINE OF  
SUNFIELD MUNICIPAL  
UTILITY DISTRICT No. 2

TRAVIS COUNTY  
HAYS COUNTY



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

Dwg. # 14509S16 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 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  
 Registered Professional Surveyor  
 No. 1999 - State of Texas

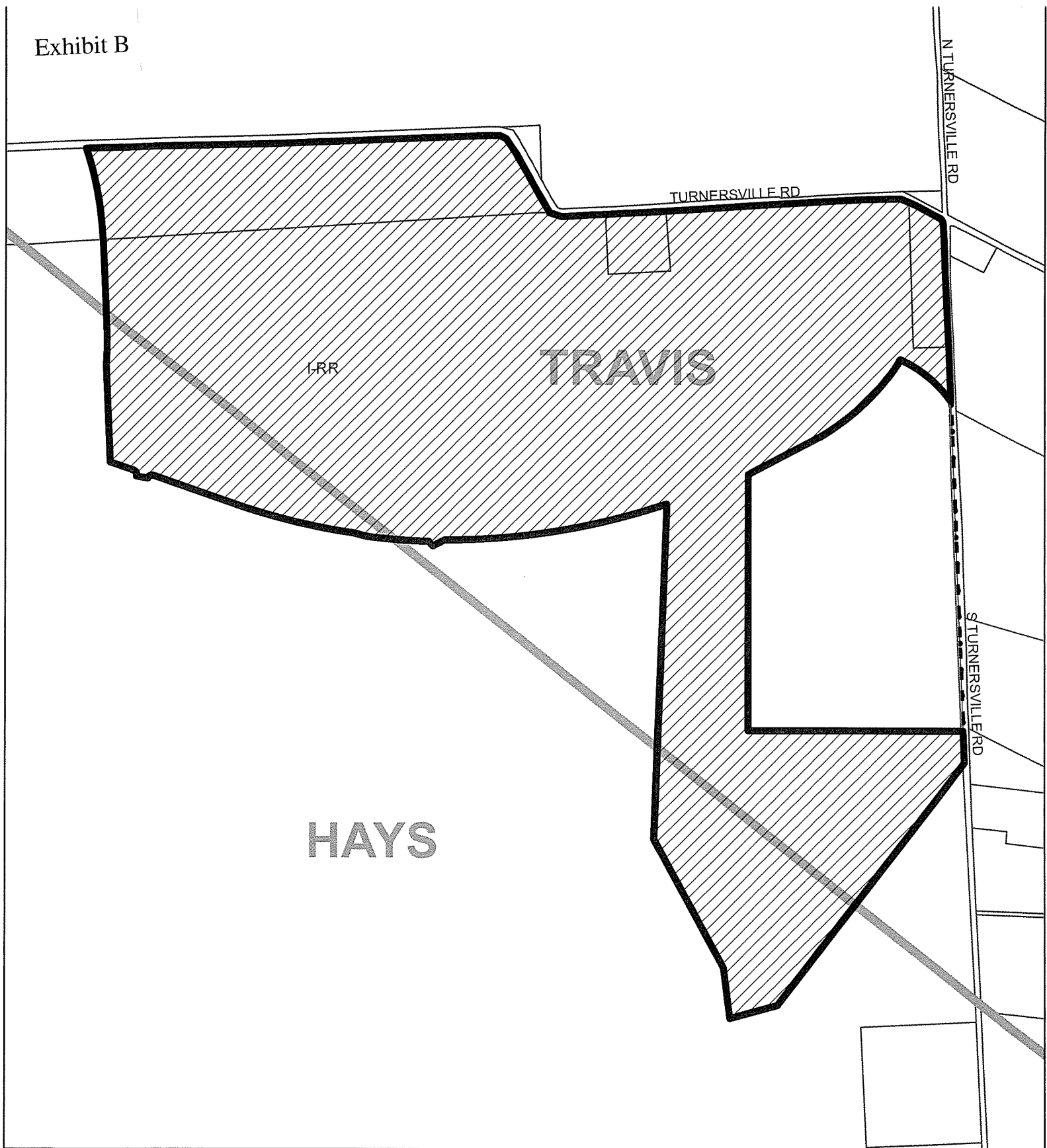
Date




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

	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



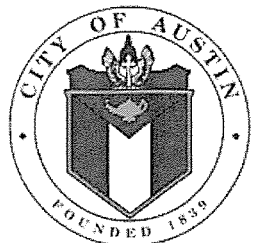
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

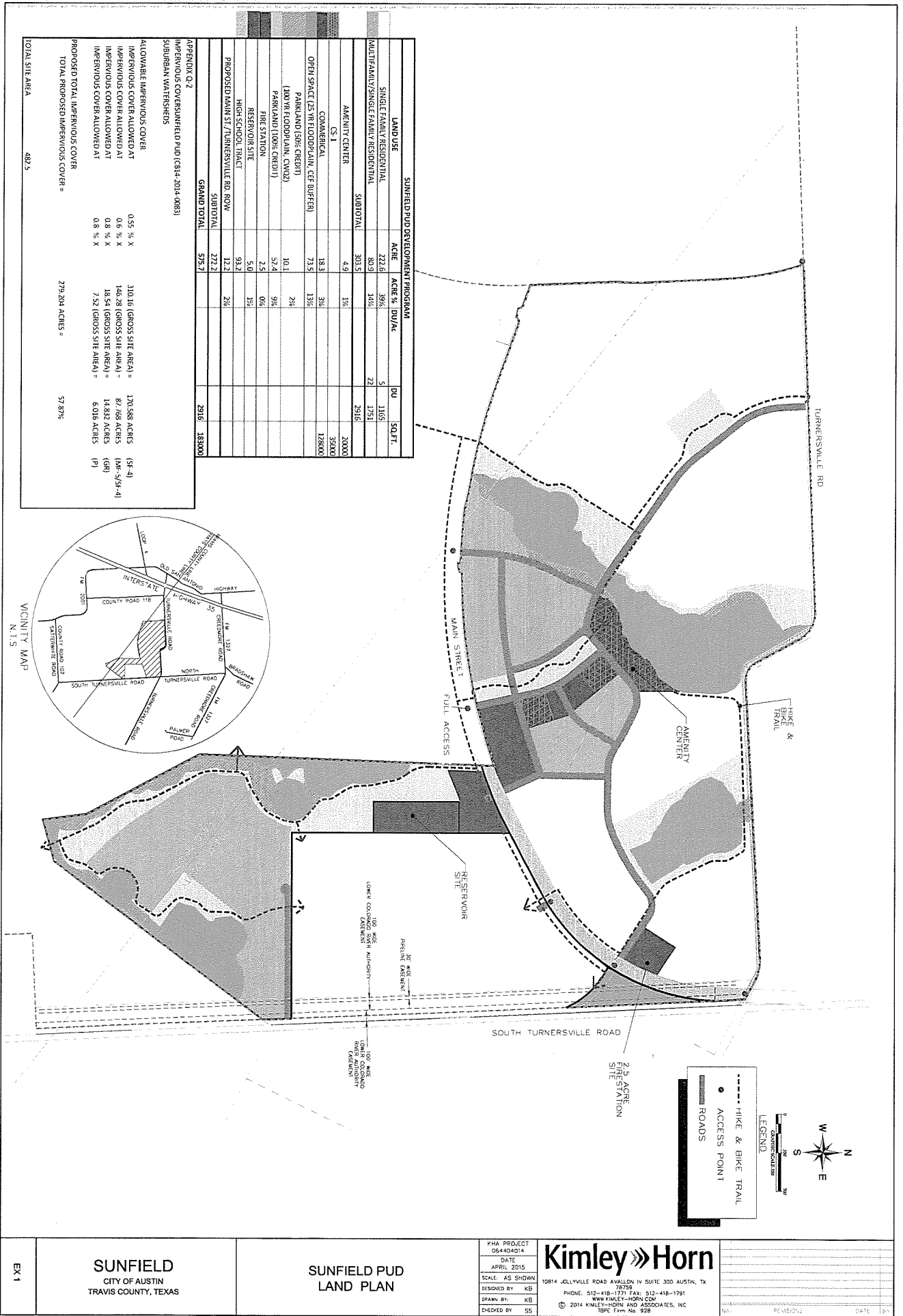
**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2014-0083**

1" = 1,000'

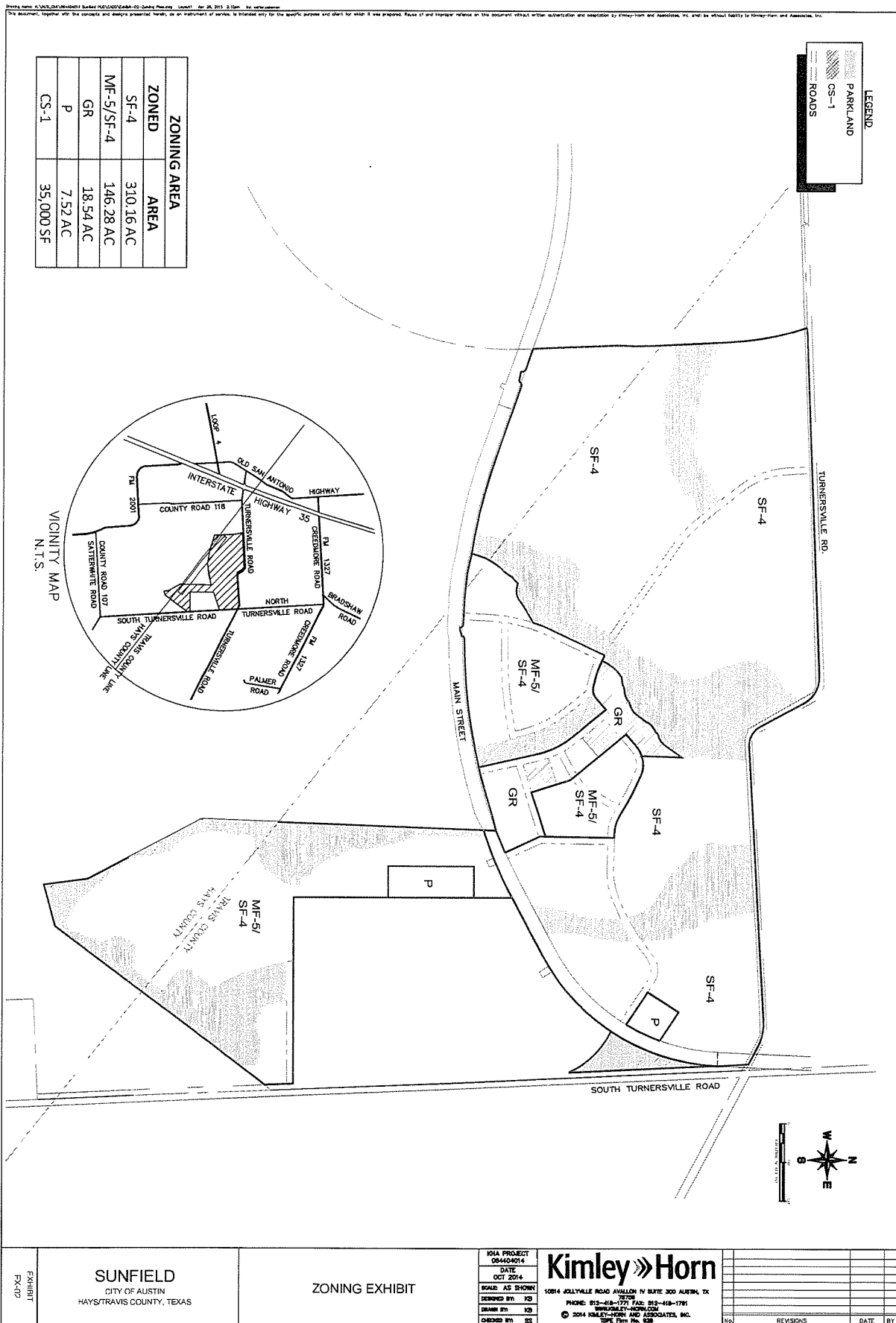
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

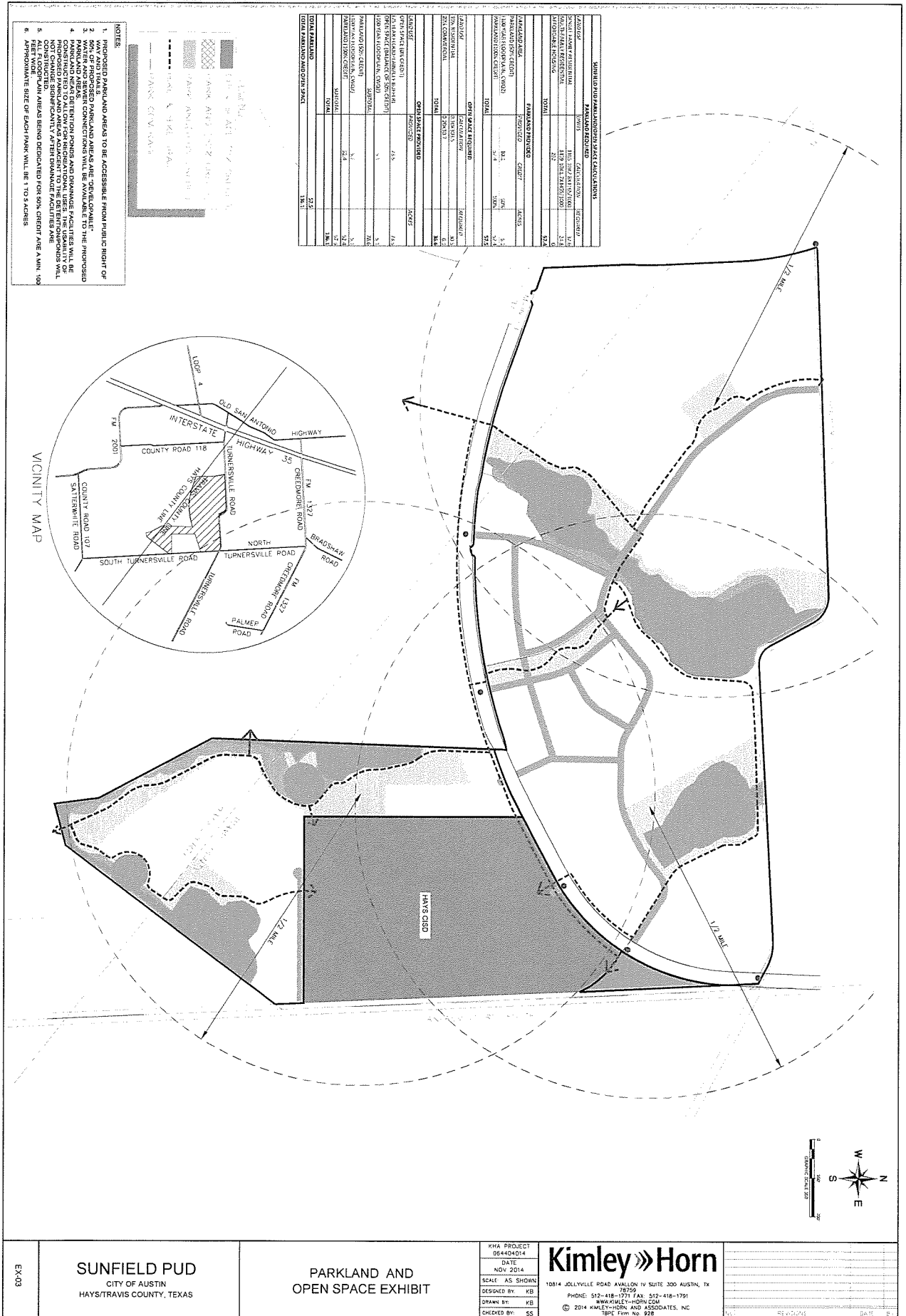


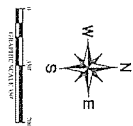


## REC'D 5-12-2015



REC'D 5-12-2015



**NOTES.**

EX-04

ENVIRONMENTAL  
EXHIBIT

## Kimley»Horn

10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX  
78759  
PHONE: 512-418-1771 FAX: 512-418-1781  
WWW.KIMLEY-HORN.COM  
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
TYPE FIRM No. 928

No.	REVISIONS	DATE	BY



## REC'D 5-12-2015

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Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (Acres)	Color
1	0.00%	15.00%	422.28	
2	15.00%	25.00%	8.70	
3	25.00%	35.00%	1.70	
4	35.00%	225.00%	0.64	

VICINITY MAP  
N.T.S.

TURNERSVILLE RD

MAIN STREET

SOUTH TURNERSVILLE ROAD

BRAESLYNN ROAD

GREENDALE ROAD

PALMER ROAD

TURNERSVILLE ROAD

NORTH TURNERSVILLE ROAD

SOUTH TURNERSVILLE ROAD

COUNTY ROAD 118

COUNTY ROAD 107

COUNTY ROAD 107

TRAVIS COUNTY LINE

HAYS COUNTY

W

N

E

S

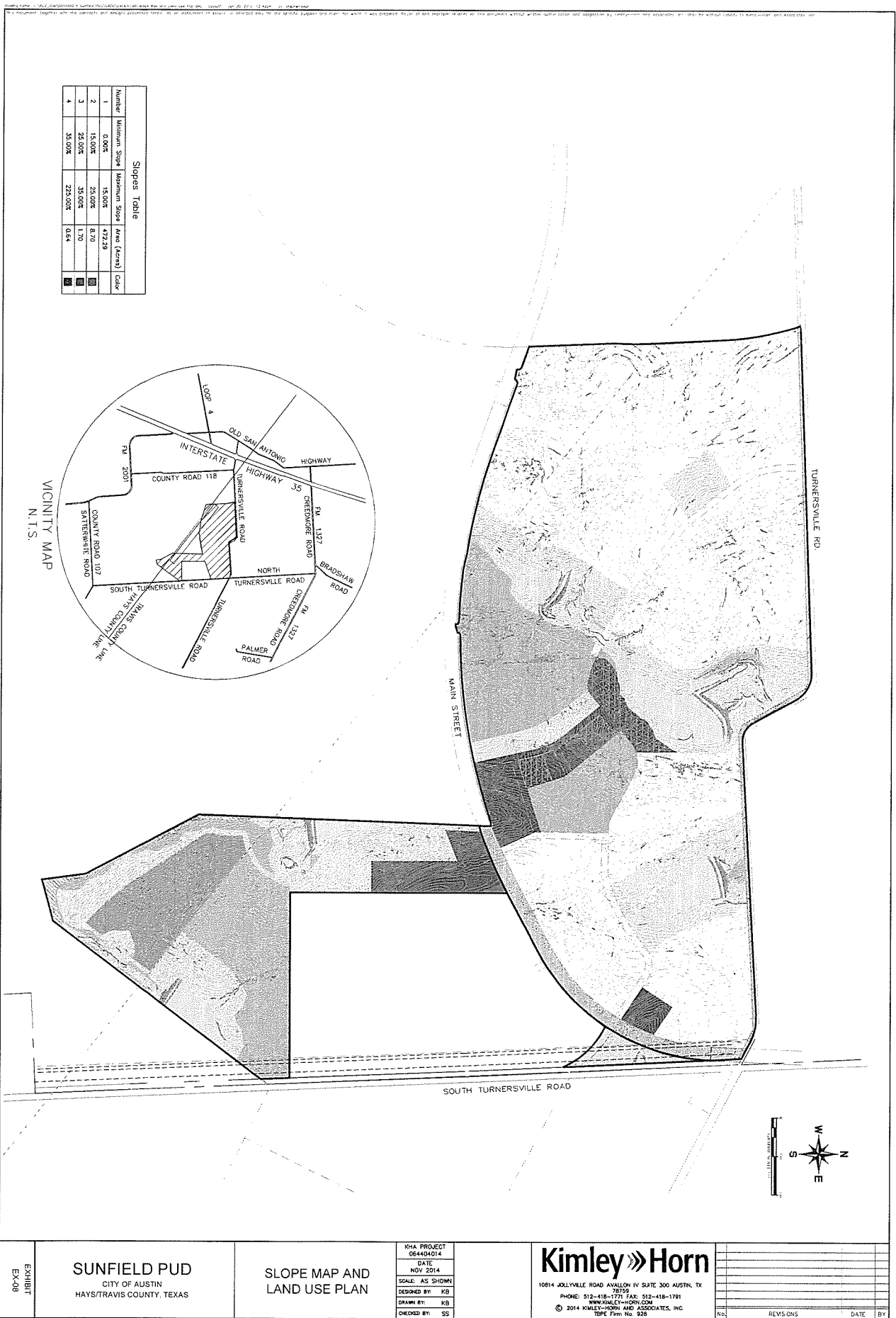
Scale: 1 inch = 100 feet

Kimley-Horn

10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-416-1771 FAX: 512-416-1791  
WWW.KIMLEY-HORN.COM  
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
TENT. Perm No. 528

No.	REVISIONS	DATE	BY

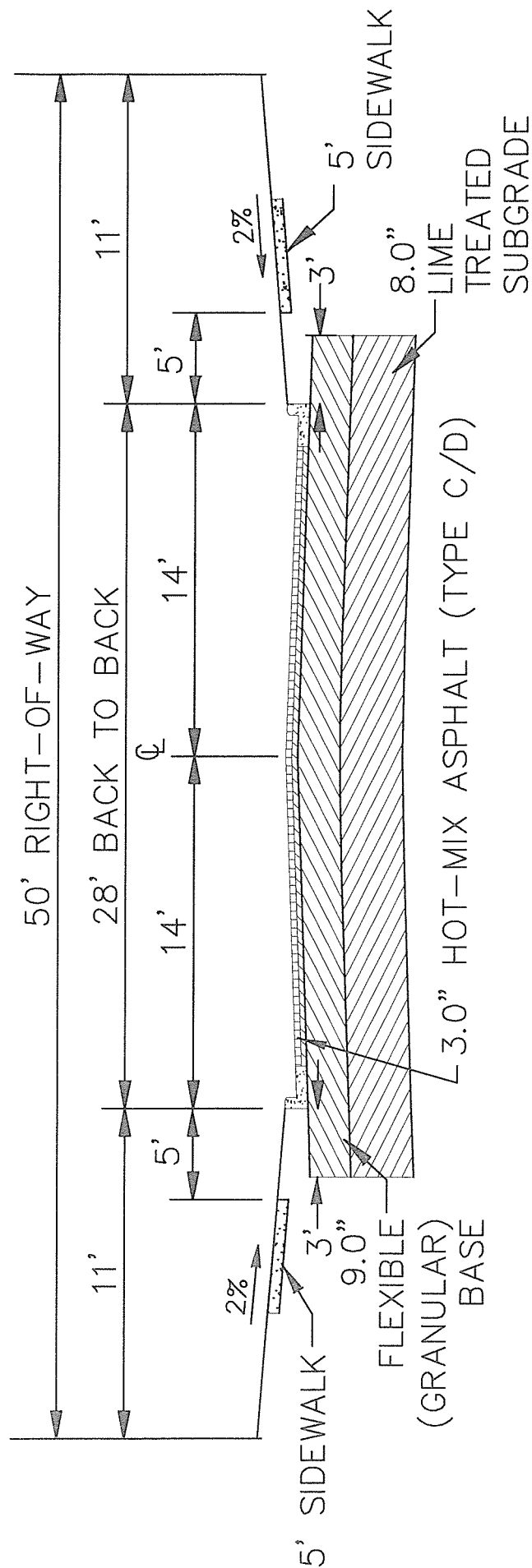
REC'D 5-12-2015



REC'D 5-12-2015

EXHIBIT EX-08	SUNFIELD PUD CITY OF AUSTIN HAYS/TRAVIS COUNTY, TEXAS	SLOPE MAP AND LAND USE PLAN	KHA PROJECT 064404014 DATE NOV 2014 SCALE: AS SHOWN DESIGNED BY: KB DRAWN BY: KB CHECKED BY: SS	<b>Kimley»Horn</b> 10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM © 2014 KIMLEY-HORN AND ASSOCIATES, INC. TYPE Form No. 319	NO.	REVISIONS	DATE	BY





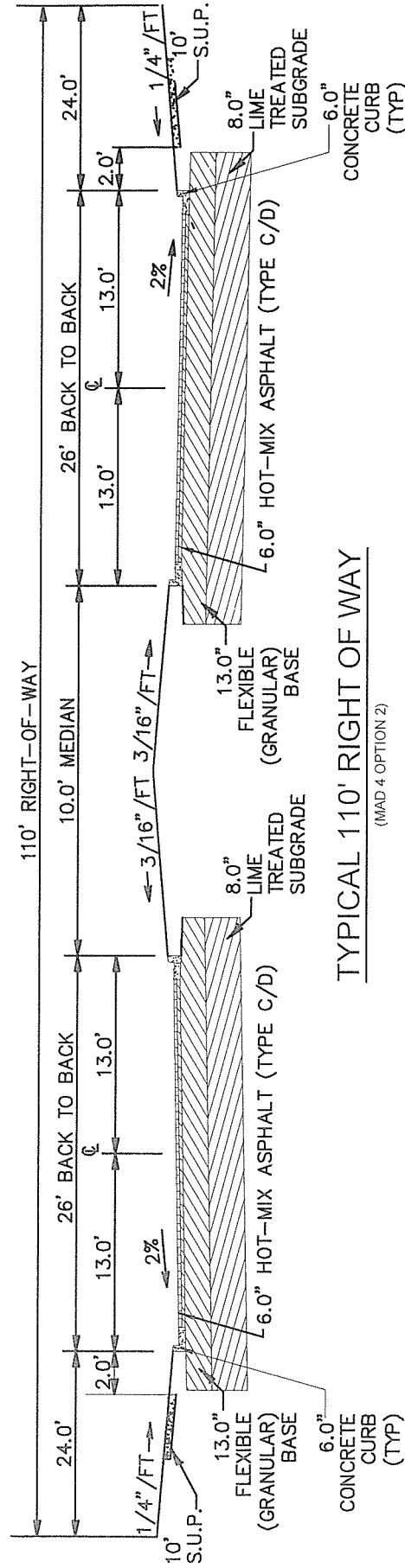
# TYPICAL 50' RIGHT-OF-WAY SECTION

(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 RADIUS MINIMUM.

SUNFIELD PUD  
TYPICAL STREET SECTIONS



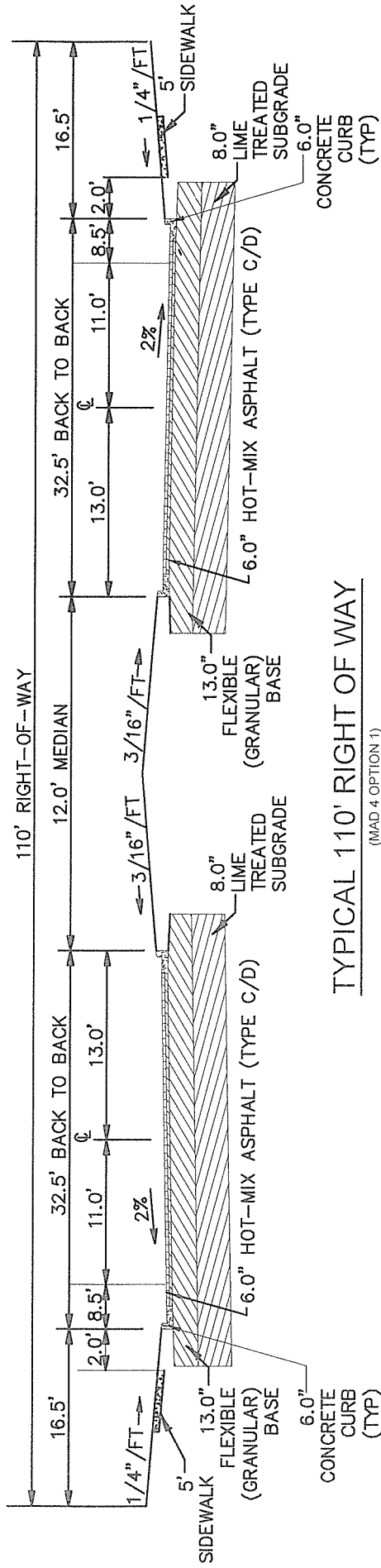
# TYPICAL 110' RIGHT OF WAY

(MAD 4 OPTION 2)

## 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



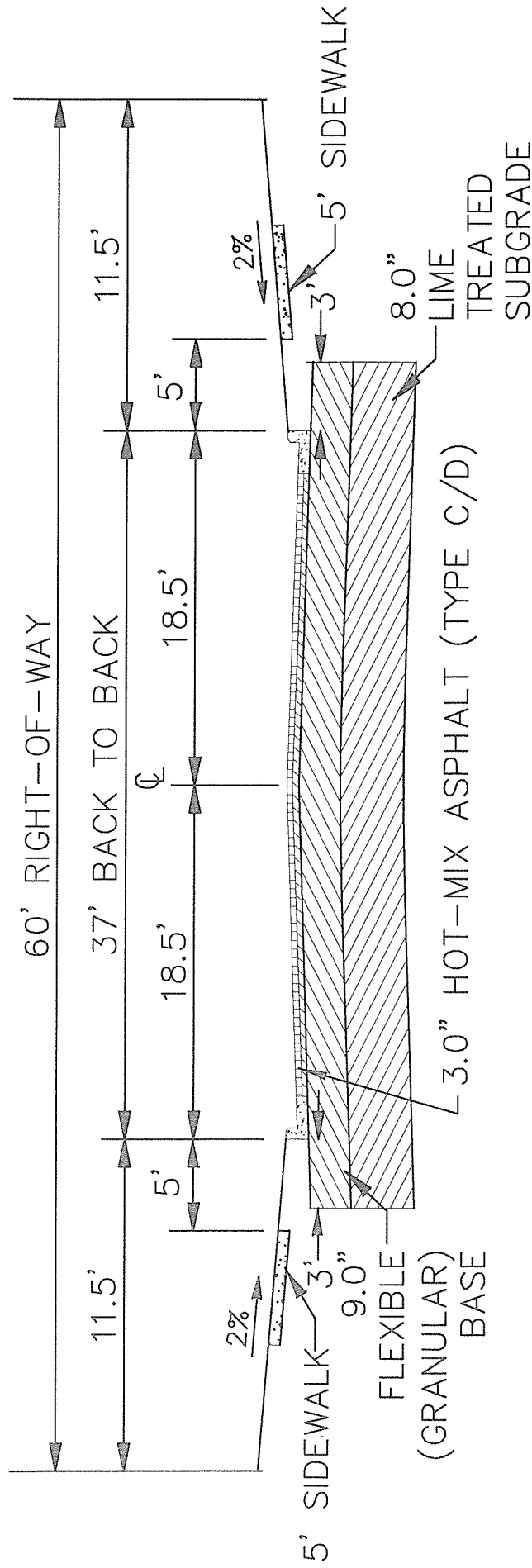
# TYPICAL 110' RIGHT OF WAY

(MAD 4 OPTION 1)

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

SUNFIELD PUD  
TYPICAL STREET SECTIONS



## TYPICAL 60' RIGHT-OF-WAY SECTION

(NEIGHBORHOOD COLLECTOR OPTION 1)

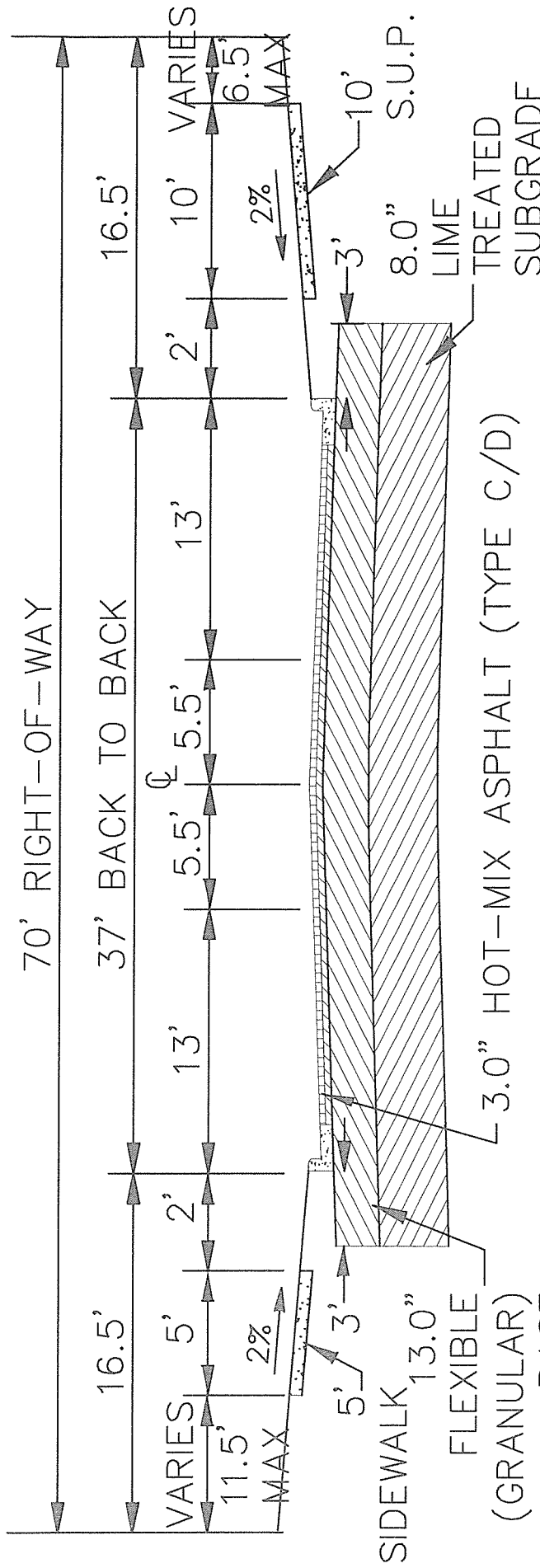
### NOTES:

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 4 OF 6

**Kimley»Horn**



# TYPICAL 70' RIGHT-OF-WAY SECTION

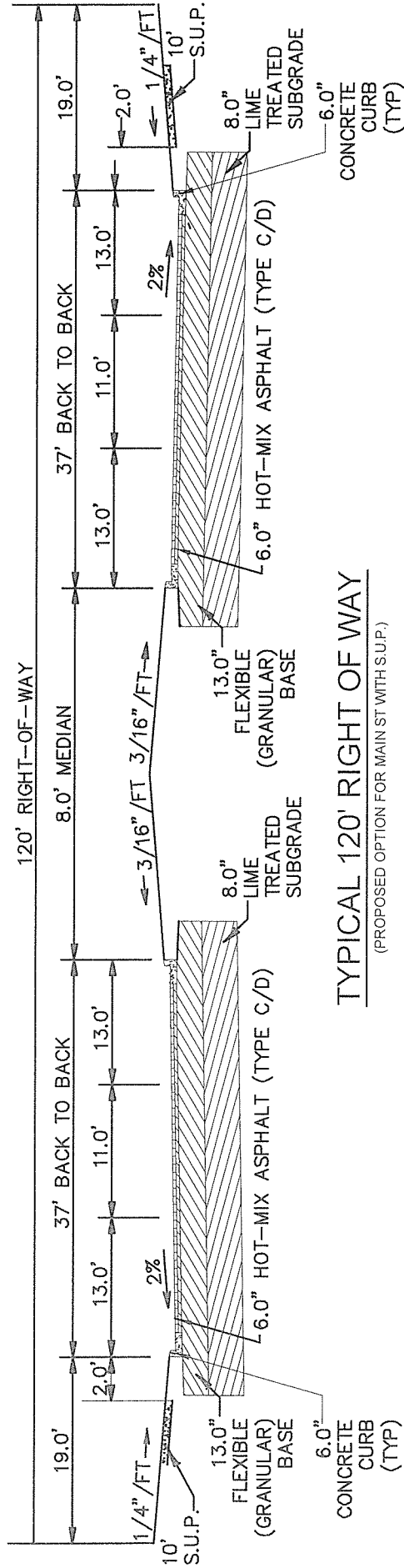
(NEIGHBORHOOD COLLECTOR OPTION 2)

## 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 DRIVEWAY CONNECTIONS BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
4. INTERSECTIONS OF NEIGHBORHOOD STREETS TO INCLUDE 20' CURB RADIUS MINIMUM.

SUNFIELD PUD  
TYPICAL STREET SECTIONS





## TYPICAL 120' RIGHT OF WAY

(PROPOSED OPTION FOR MAIN ST WITH S.U.P.)

### 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

SHEET 6 OF 6

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