

SUNFIELD PHASE THREE, SECTION SIX "A" FINAL PLAT 27.517 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS

THE STATE OF TEXAS) COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

PLAT INFORMATION: TOTAL ACRES: 27.517 TOTAL NUMBER OF LOTS: 116 NUMBER OF BLOCK: 8 NUMBER OF DRAINAGE, UTILITY AND PEDESTRIAN EASEMENT LOTS: 4 NUMBER OF RESIDENTIAL LOTS: 112 NUMBER OF COMMERCIAL LOTS: 0 NUMBER OF LOTS OVER 10 ACRES: 0 NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 0 NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 0 NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0 NUMBER OF LOTS LESS THAN 1 ACRE: 116

THAT 2428 SF PH I LLC, ACTING HEREIN BY AND THROUGH C. Blaine Peterson and Barry S. Villines OWNERS OF 27.517 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 20042115 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS OUT OF THE W. PORTER SURVEY NO. 6, ABSTRACT NO. 359, DO HEREBY SUBDIVIDE SAID 27.517 ACRES OF LAND TO BE KNOWN AS "SUNFIELD, PHASE THREE, SECTION SIX "A" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

GENERAL NOTES:

- 1. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF BUDA STANDARDS, TO BE MAINTAINED BY SUNFIELD MUD #3, AND IN NO CASE SHALL THEY BE CONSTRUCTED TO A STANDARD LESS THAN CITY OF BUDA STANDARDS. 2. THIS SECTION IS LOCATED IN THE ONION CREEK AND PLUM CREEK WATERSHEDS, WHICH IS CLASSIFIED AS SUBURBAN, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. 3. THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SUNFIELD M.U.D. NO. 3 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE GOFORTH WATER SUPPLY CORPORATION FOR REVIEW. 4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF BUDA FOR REVIEW. RAINFALL SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. 5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. 6. A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER FOUR OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, ARE RECORDED IN VOLUME 3341, PAGE 143-221 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. 7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF BUDA STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, AND WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 3. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART. 8. THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ALL TREE WORK IN COMPLIANCE WITH CHAPTER SEVEN OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. 9. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING TO BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. 10. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC COOPERATIVE, INC. WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. 11. ALL DRAINAGE EASEMENTS, ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. 12. PRIOR TO THE RECORDING OF THIS FINAL PLAT, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS: A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: MANZANITA DRIVE, SABINO DRIVE, GAMBLE DRIVE, PERSA DRIVE, AND WILD PECAN LOOP. B) ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS: MANZANITA DRIVE, SABINO DRIVE, GAMBLE DRIVE, PERSA DRIVE, AND WILD PECAN LOOP. 13. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8 OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. 14. ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT. 15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. 16. THIS SITE IS NOT LOCATED WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER NOR THE EDWARDS AQUIFER RECHARGE ZONE. 17. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY. 18. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE SUNFIELD MUD #3 ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 9 SECTION 9.6 OF THE 2004 CITY OF BUDA UNIFIED DEVELOPMENT CODE. 19. CITY OF BUDA PARKLAND REQUIREMENTS: 972 LOTS / 50 LOTS / ACRE PARKLAND = 19.44 ACRES. AREA DEDICATED WITH PRELIMINARY PLAN = 48.10 ACRES. 20. ALL PARKS, MEDIUM LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. NO. 3. 21. SUNFIELD PHASE THREE, SECTION SIX "A" IS LOCATED WITHIN THE HAYS CONSOLIDATED ISD AND ESD #8 AND #2. 22. ALL LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS WILL BE USE FOR PEDESTRIAN ACCESS. 23. PEDERNALES ELECTRIC COOPERATIVE, TO PROVIDE ELECTRIC UTILITY.

2428 SF PH I LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: C. Blaine Peterson Senior Vice President Barry S. Villines Chief Financial Officer

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Orange

ON August 12 2020 BEFORE ME, Roslyn Nuyton, Notary Public PERSONALLY APPEARED C. Blaine Peterson and Barry S. Villines WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.



WITNESS MY HAND AND OFFICIAL SEAL. SIGNATURE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF

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WITNESS MY HAND AND OFFICIAL SEAL. SIGNATURE

THE STATE OF TEXAS) COUNTY OF TRAVIS)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEERED BY: Brian J. Parker, P.E. 8/12/2020 REGISTERED PROFESSIONAL ENGINEER No. 90248 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD AVALON IV, SUITE 300 AUSTIN, TEXAS 78759



THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDAATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48209C0285F DATED SEPTEMBER 2, 2005.

8/12/2020

Brian J. Parker, P.E. REGISTERED PROFESSIONAL ENGINEER No. 90248 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD AVALON IV, SUITE 300 AUSTIN, TEXAS 78759

UTILITY PROVIDERS: WATER: GOFORTH WATER SUPPLY CORPORATION WASTEWATER: SUNFIELD MUD NO. 3 ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE

STATE OF TEXAS COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF BUDA FOR SUBDIVISION REGULATION WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF BUDA.

Caitlyn Strickland, Director, Hays County Development Services. 8-24-2020

STATE OF TEXAS COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF SEPTEMBER, A.D. 2020 AT 10:00 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER 20042115

WITNESS MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF September, A.D. 2020

Elaine H. Cardenas by: Sallie Kohn, Deputy County Clerk, Hays County, Texas

I, ALICIA RAMIREZ, CITY SECRETARY OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING PLAT OF SUNFIELD PHASE THREE, SECTION SIX "A" WAS APPROVED ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS, ON THE DAY OF SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

WITNESS MY HAND THIS THE 9th DAY OF SAID 2020 A.D.

Alicia Ramirez, TRMC, 2PM City of Buda City Secretary

WITNESS MY HAND THIS THE 11th DAY OF AUGUST, 2020.



Abel P. Stendahl REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6754 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH. 210-541-9166

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

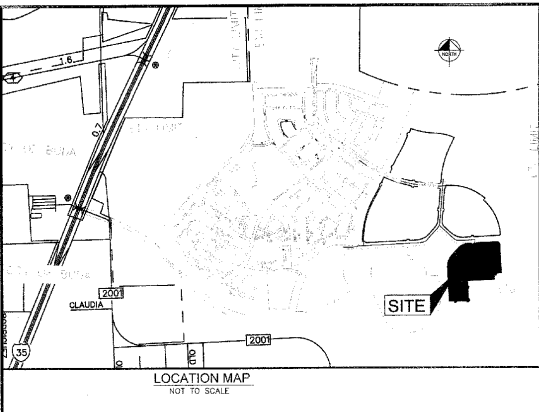
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Caitlyn Strickland, Director, Hays County Development Services. Tom Pope, R.S. C.F.M., Hays County Floodplain Administrator. 8-24-2020

Kimley Horn logo and contact information: 601 NW Loop 410, Suite 350 San Antonio, Texas 78216. TBP Firm # 928, TBPLS Firm # 10193973. Tel. No. (210) 541-9166, www.kimley-horn.com

Table with 6 columns: Scale (1"=100'), Drawn by (MAV), Checked by (APS), Date (05/10/2018), Project No. (064404034), Sheet No. (1 OF 3)

SUNFIELD PHASE THREE, SECTION SIX "A" FINAL PLAT 27.517 ACRES, CITY OF BUDA E.T.J. HAYS COUNTY, TEXAS



BLOCK A				BLOCK B				BLOCK C				BLOCK D			
LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE
1	0.192	8,358	S.F.L.	1	0.208	8,958	S.F.L.	1	0.193	8,386	S.F.L.	10	0.168	7,200	S.F.L.
2	0.165	7,200	S.F.L.	2	0.343	14,951	S.F.L.	2	0.202	8,791	S.F.L.	11	0.165	7,200	S.F.L.
3	0.175	7,893	S.F.L.	3	0.202	8,793	S.F.L.	3	0.202	8,791	S.F.L.	12	0.165	7,200	S.F.L.
4	0.187	8,155	S.F.L.	4	0.225	9,809	S.F.L.	4	0.202	8,791	S.F.L.	13	0.165	7,200	S.F.L.
5	0.187	8,155	S.F.L.	5	0.195	8,490	S.F.L.	5	0.202	8,791	S.F.L.	14	0.165	7,200	S.F.L.
6	0.187	8,155	S.F.L.	6	0.221	9,612	S.F.L.	6	0.192	8,358	S.F.L.	15	0.168	7,200	S.F.L.
7	0.175	7,834	S.F.L.	7	0.166	8,524	S.F.L.	7	0.192	8,358	S.F.L.	16	0.165	7,200	S.F.L.
8	0.182	7,913	S.F.L.	8	0.168	7,333	S.F.L.	8	0.202	8,791	S.F.L.	17	0.165	7,200	S.F.L.
9	0.187	8,151	S.F.L.	9	0.192	8,358	S.F.L.	9	0.202	8,791	S.F.L.	18	0.160	6,982	S.F.L.
10	0.181	7,895	S.F.L.	10	0.194	8,456	S.F.L.	10	0.202	8,791	S.F.L.	19	0.279	12,167	S.F.L.
11	0.187	8,155	S.F.L.	11	0.192	8,344	S.F.L.	11	0.202	8,791	S.F.L.	20	0.241	10,482	S.F.L.
12	0.187	8,155	S.F.L.	12	0.192	8,344	S.F.L.	12	0.195	8,478	S.F.L.	21	0.174	7,565	S.F.L.
13	0.190	8,293	S.F.L.	13	0.242	10,533	S.F.L.					22	0.165	7,200	S.F.L.
14	0.192	8,350	S.F.L.	14	0.203	8,851	S.F.L.					23	0.165	7,200	S.F.L.
500	0.041	1,800	PEDESTRIAN	15	0.241	10,480	S.F.L.					24	0.165	7,200	S.F.L.
				501	0.042	1,821	PEDESTRIAN					25	0.165	7,200	S.F.L.
				502	0.041	1,800	PEDESTRIAN					26	0.165	7,200	S.F.L.
												27	0.191	8,318	S.F.L.

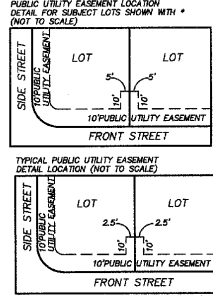
BLOCK E				BLOCK F				BLOCK J				BLOCK I			
LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE	LOT NO.	ACRES	SQ. FT.	LOT TYPE
1	0.195	8,478	S.F.L.	1	0.193	8,415	S.F.L.	1	0.192	8,358	S.F.L.	1	0.192	8,358	S.F.L.
2	0.165	7,200	S.F.L.	2	0.165	7,200	S.F.L.	2	0.165	7,200	S.F.L.	2	0.165	7,200	S.F.L.
3	0.165	7,200	S.F.L.	3	0.165	7,200	S.F.L.	3	0.193	8,400	S.F.L.	3	0.165	7,200	S.F.L.
4	0.165	7,200	S.F.L.	4	0.165	7,200	S.F.L.	4	0.193	8,400	S.F.L.	4	0.165	7,200	S.F.L.
5	0.165	7,200	S.F.L.	5	0.165	7,200	S.F.L.	5	0.165	7,200	S.F.L.	5	0.165	7,200	S.F.L.
6	0.165	7,200	S.F.L.	6	0.165	7,200	S.F.L.	6	0.179	7,800	S.F.L.	6	0.165	7,200	S.F.L.
7	0.165	7,200	S.F.L.	7	0.166	7,200	S.F.L.	7	0.179	7,800	S.F.L.	7	0.165	7,200	S.F.L.
8	0.278	12,108	S.F.L.	8	0.165	7,200	S.F.L.	8	0.192	8,358	S.F.L.	8	0.165	7,200	S.F.L.
9	0.222	9,684	S.F.L.	9	0.165	7,200	S.F.L.	9	0.192	8,358	S.F.L.	9	0.165	7,200	S.F.L.
10	0.215	9,380	S.F.L.	10	0.165	7,200	S.F.L.	10	0.179	7,800	S.F.L.	10	0.165	7,200	S.F.L.
11	0.176	7,887	S.F.L.	11	0.192	8,358	S.F.L.	11	0.179	7,800	S.F.L.	11	0.165	7,200	S.F.L.
12	0.165	7,200	S.F.L.	12	0.165	7,200	S.F.L.	12	0.165	7,200	S.F.L.	12	0.165	7,200	S.F.L.
13	0.165	7,200	S.F.L.	13	0.165	7,200	S.F.L.	13	0.193	8,400	S.F.L.	13	0.165	7,200	S.F.L.
14	0.165	7,200	S.F.L.	14	0.165	7,200	S.F.L.	14	0.193	8,400	S.F.L.	14	0.165	7,200	S.F.L.
15	0.165	7,200	S.F.L.	15	0.165	7,200	S.F.L.	15	0.165	7,200	S.F.L.	15	0.165	7,200	S.F.L.
16	0.165	7,200	S.F.L.	16	0.165	7,200	S.F.L.	16	0.192	8,358	S.F.L.	16	0.165	7,200	S.F.L.
17	0.165	7,200	S.F.L.	17	0.165	7,200	S.F.L.					504	0.055	2,400	D. & U. E.
18	0.195	8,478	S.F.L.	18	0.195	8,478	S.F.L.								

BLOCK	DESCRIPTION	ACRES
BLOCK A	LOTS 1-14 SINGLE FAMILY LOTS	2,676 AC.
BLOCK A	1 PEDESTRIAN EASEMENT (LOT 500)	0.041 AC.
BLOCK B	LOTS 1-15 SINGLE FAMILY LOTS	3,211 AC.
BLOCK B	1 PEDESTRIAN EASEMENT (LOT 501)	0.042 AC.
BLOCK B	1 PEDESTRIAN EASEMENT (LOT 502)	0.041 AC.
BLOCK C	LOTS 1-12 SINGLE FAMILY LOTS	2,385 AC.
BLOCK D	LOTS 10-27 SINGLE FAMILY LOTS	3,154 AC.
BLOCK E	LOTS 1-18 SINGLE FAMILY LOTS	3,265 AC.
BLOCK F	LOTS 1-10 SINGLE FAMILY LOTS	1,707 AC.
BLOCK I	LOTS 1-9 SINGLE FAMILY LOTS	1,514 AC.
BLOCK I	1 DRAINAGE & UTILITY EASEMENT (LOT 504)	0.055 AC.
BLOCK J	LOT 1-16 SINGLE FAMILY LOTS	2,916 AC.
	TOTAL DRAINAGE, UTILITY AND PEDESTRIAN EASEMENT LOTS = 4	0.179 AC.
	TOTAL SINGLE FAMILY LOTS = 112	26,767 AC.
	TOTAL RIGHT-OF-WAY	6,871 AC.
	TOTAL ACREAGE OF SUBDIVISION	27,517 AC.

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'	C42	32°56'25"	345.00'	198.35'	S54°39'41"W	195.63'
C2	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C43	50°38'20"	345.00'	304.92'	S22°52'17"W	295.09'
C4	89°59'58"	14.00'	21.99'	S47°26'52"E	19.80'	C44	90°00'00"	55.00'	86.39'	S42°33'07"W	77.78'
C5	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C45	45°00'00"	250.00'	195.35'	N20°03'07"E	191.34'
C6	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'	C46	45°00'00"	250.00'	195.35'	N65°03'07"E	191.34'
C7	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'	C47	90°00'00"	200.00'	314.16'	S42°33'07"W	282.84'
C8	45°00'00"	395.00'	310.23'	S20°03'07"W	302.32'						
C9	45°00'00"	395.00'	310.23'	S65°03'07"W	302.32'						
C10	36°52'12"	25.00'	16.09'	N20°52'59"W	15.81'						
C11	36°52'12"	25.00'	16.09'	S15°59'13"W	15.81'						
C12	88°49'52"	14.00'	21.95'	S47°31'57"E	19.77'						
C13	90°10'08"	14.00'	22.03'	N42°28'03"E	19.83'						
C14	45°00'00"	275.00'	215.98'	S65°03'07"W	210.48'						
C15	45°00'00"	275.00'	215.98'	S20°03'07"W	210.48'						
C16	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'						
C17	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'						
C18	45°00'00"	225.00'	176.71'	S20°03'07"W	172.21'						
C19	45°00'00"	225.00'	176.71'	S65°03'07"W	172.21'						
C20	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'						
C21	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'						
C22	90°00'00"	25.00'	36.27'	S47°26'53"E	35.36'						
C23	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'						
C24	90°00'00"	14.00'	21.89'	N47°26'53"W	19.80'						
C25	77°17'29"	14.00'	18.89'	N36°11'52"E	17.49'						
C26	77°17'29"	225.00'	303.62'	S36°11'52"W	281.03'						
C27	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'						
C28	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'						
C29	90°00'00"	175.00'	274.89'	S42°33'07"W	247.49'						
C30	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'						
C31	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'						
C32	48°11'23"	25.00'	21.03'	N83°27'28"E	20.41'						
C33	186°22'48"	50.00'	162.65'	N47°26'53"W	99.85'						
C34	48°11'23"	25.00'	21.03'	S21°38'48"W	20.41'						
C35	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'						
C36	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'						
C37	90°00'00"	14.00'	21.99'	N47°26'53"W	19.80'						
C38	90°00'00"	14.00'	21.99'	N42°33'07"E	19.80'						
C39	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'						
C40	90°00'00"	14.00'	21.99'	S42°33'07"W	19.80'						
C41	90°00'00"	14.00'	21.99'	S47°26'53"E	19.80'						

LINE TABLE		
NO.	BEARING	LENGTH
L1	N02°37'01"W	10.02'
L2	S87°33'07"W	50.00'
L3	S02°37'01"E	10.02'
L4	S87°33'07"W	47.56'
L5	S87°33'07"W	47.29'

STREET NAME	ROW WIDTH	CLASSIFICATION	LINEAR FT.	ACRES
SABINO DRIVE	50' ROW	RESIDENTIAL MINOR	1,494	1.662
WILD PECAN LOOP	50' ROW	RESIDENTIAL MINOR	2,898	3.070
MANZANITA DRIVE	50' ROW	RESIDENTIAL MINOR	329	0.415
GAMBILE DRIVE	50' ROW	RESIDENTIAL MINOR	1,106	1.005
PERISA DRIVE	50' ROW	RESIDENTIAL MINOR	410	0.419
TOTAL RIGHT-OF-WAY			5,627	6.671



Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216

TBP FIRM # 928
TBPLS FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	APS	05/10/2018	084404034	3 OF 3

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

20042115 PLAT
09/23/2020 10:20:56 AM Total Fees: \$171.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

