

**FIRST AMENDMENT TO THE**  
**DEVELOPMENT AGREEMENT REGARDING**  
**CARMEL**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF TRAVIS     §

This First Amendment to the Development Agreement (the “First Amendment”) is made and entered into as of the last date of execution below, by and between the City of Pflugerville, Texas, a municipal corporation, (“City”) and CE Development, Inc. (“Developer”).

WHEREAS, the Developer is a party the Development Agreement which was entered into on October 13, 2015 (the “Development Agreement”) and became effective as of October 13, 2015 for development of approximately 791.89 acres that lie partially inside the City’s corporate limits and extraterritorial jurisdiction and partially outside the City’s jurisdiction; and

WHEREAS, the City and the Developer (collectively, the “Parties”) desire to further amend the Development Agreement as it affects the Subdivision Project, as herein defined, governing real property described on Exhibit A attached hereto (the “Property”) to reflect further agreements concerning residential architectural requirements for the Property; and

WHEREAS, it is the Parties’ intent that in all other matters, the Development Agreement, shall remain in full force and effect.

NOW THEREFORE, for and in consideration of the mutual premises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the City hereby acknowledge that the foregoing recitals are correct and are incorporated as part of this First Amendment for all purposes and, further, the Parties agree as follows:

1. Amend Provision 2.3.1 of the Development Agreement to require that the subdivision development shall be reviewed and approved by the CITY in accordance with all applicable provisions of the Unified Development Code (“UDC”) as amended from time to time, with the following exceptions: the CITY agrees that architectural standards for single family residential homes shall be constructed in accordance with Exhibit B.
2. Miscellaneous.

a. Entire Agreement. This First Amendment, together with the Development Agreement, sets forth the entire understanding of the Parties and supersedes all prior agreements or understanding, whether written or oral, with respect to the subject matter hereof. No amendments or modifications hereto will be valid unless made in writing and signed by all parties. The First Amendment shall supersede any conflicting

provision of the Development Agreement and, to the extent that the Development Agreement does not conflict with this First Amendment, the same shall remain in full force and effect.

b. Memorandum of Agreement. City and Developer acknowledge and agree that either party may record a memorandum of agreement providing notice of the existence of the Development Agreement, as amended by this First Amendment, and the respective obligations of the Parties concerning covenants and conditions affecting subdivision, land usage, and site development, in the Real Property Records of Travis County, Texas.

c. Binding Effect. The Development Agreement, as amended by this First Amendment, will extend to and be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

d. Execution. To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the Parties hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature or PDF signature will be deemed to be an original signature for all purposes. All executed counterparts of this instrument will be deemed to be originals, but all such counterparts, when taken together, constitute one and the same First Amendment.

e. Governing Law. The Development Agreement, as amended by this First Amendment, will be governed by and construed in accordance with the laws of the State of Texas with venue in Travis County, Texas.

f. Representations and Warranties by Developer. If Developer is a corporation or a limited liability company, or limited partnership, Developer warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary power and has received all necessary approvals to execute and deliver this First Amendment to the Development Agreement, and the individual executing this First Amendment on behalf of Developer has been duly authorized to act for and bind Developer. Developer acknowledges that the Development Agreement may be terminated and payment may be withheld if this certification is inaccurate.

f. Payment of Debt or Delinquency to the Local or State Government. Developer agrees that any payments owing to Developer under any agreement with the City may be applied directly toward any debt or delinquency that Developer owes the State of Texas, Travis County, Williamson County, the City or any other political subdivision of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.

g. Child Support Certification. Developer hereby certifies that none of the officers of the corporation or partners of the partnership are delinquent in their court ordered child support obligations (if any) and shall acknowledge that any agreement with the City may be terminated and payment may be withheld if this certification is inaccurate.

**AGREED AND ACCEPTED:**

**CITY OF PFLUGERVILLE, TEXAS,**

A Texas home-rule municipality

By: \_\_\_\_\_  
Brandon Wade, City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Karen Thompson, City Secretary

Date: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public – State of Texas

(seal)

**DEVELOPER:**

**Current Owners**

**SBJV INVESTMENTS, LTD.**, a Texas  
limited partnership

By: SBJV, L.L.C.,  
a Texas limited liability company

By: \_\_\_\_\_  
John S. Lloyd, Manager

Date: \_\_\_\_\_

**130 CACTUS INVESTMENTS, L.P.**,  
a Texas limited partnership

By: CIGEN, LLC,  
a Texas limited liability company,  
its General partner

By: \_\_\_\_\_  
Charlie Nichols, Manager

Date: \_\_\_\_\_

**ARP AUTUMN RIDGE PARTNERS, LP**,  
a Texas limited partnership

By: Autumn GP, LLC,  
a Texas limited liability company,  
its General Partner

By: \_\_\_\_\_  
John S. Lloyd, Co-Managing Member

Date: \_\_\_\_\_

By: Mopac Financial, Inc.,  
a Texas corporation,  
its Co-Managing Member

By: \_\_\_\_\_  
Charlie Nichols, President

Date: \_\_\_\_\_

**Owner/Optionee**

**CE DEVELOPMENT, Inc.**,  
a Texas corporation

By: \_\_\_\_\_  
John S. Lloyd, President

Date: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_,  
2017, by John S. Lloyd, President of CE DEVELOPMENT, Inc., a Texas corporation, on  
behalf of said entity.

\_\_\_\_\_  
Notary Public Signature

(seal)

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_,  
2017, by John S. Lloyd, SBJV, LLC, a Texas limited liability company, general partner  
to SBJV Investments, Ltd., a Texas limited partnership by, on behalf of said entity.

\_\_\_\_\_  
Notary Public Signature

(seal)

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_,  
2017, by Charlie Nichols, Manager of CIGEN, LLC, a Texas limited liability company  
general partner to 130 Cactus Investments, L.P., a Texas limited partnership, on behalf of  
said entity.

\_\_\_\_\_  
Notary Public Signature

(seal)

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_,  
2017, by John S. Lloyd, Co-Managing Member of ARP GRP, LLC, a Texas limited  
liability company general partner to ARP Autumn Ridge Partners, L.P. on behalf of said  
entity.

\_\_\_\_\_  
Notary Public Signature

(seal)

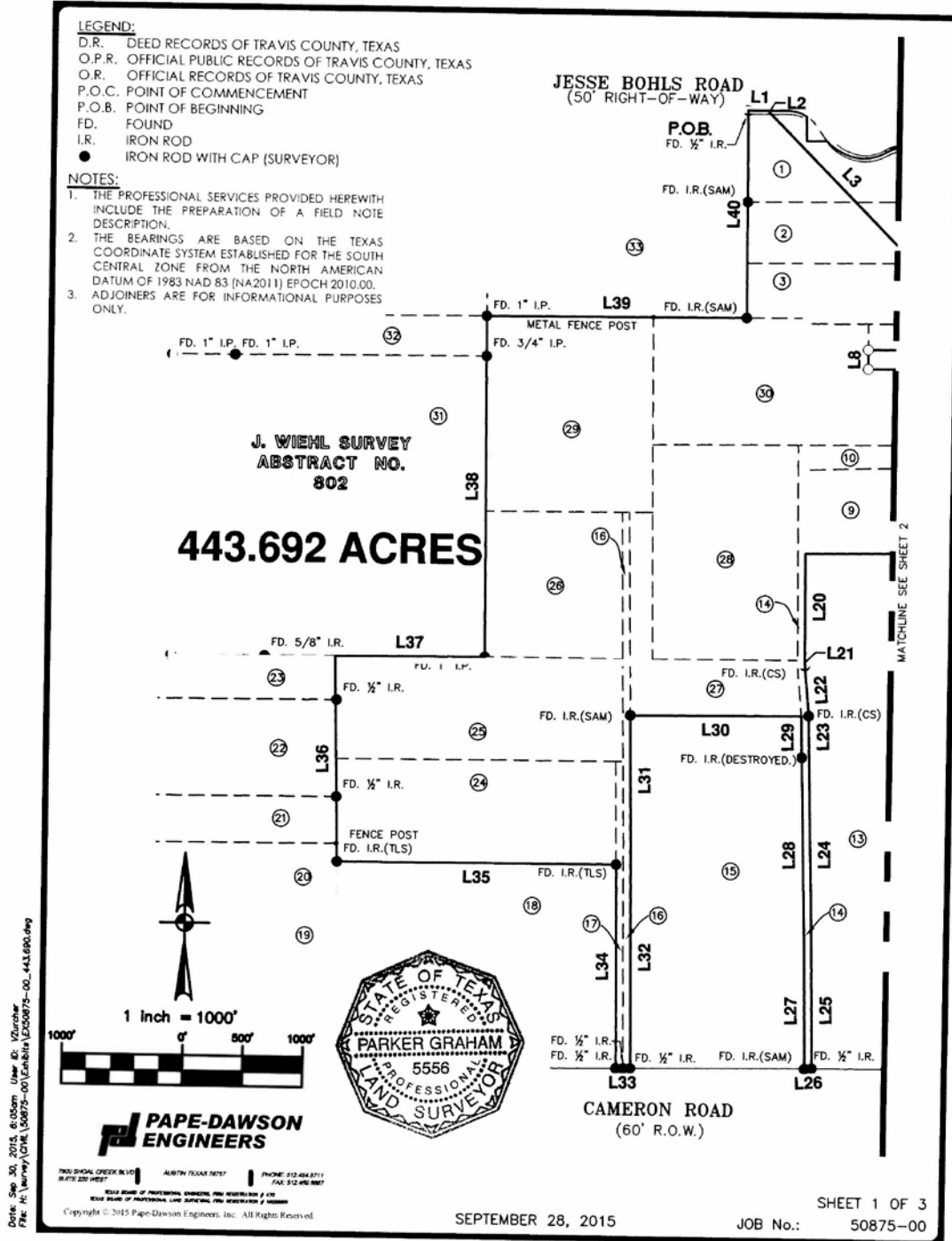
STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS      §

      This instrument was acknowledged before me on \_\_\_\_\_,  
2017, by Douglas B. Kadison, President, Mopac Financial Inc., a Texas corporation, Co-  
Managing Member to ARP Autumn Ridge Partners, L.P. on behalf of said entity.

(seal)

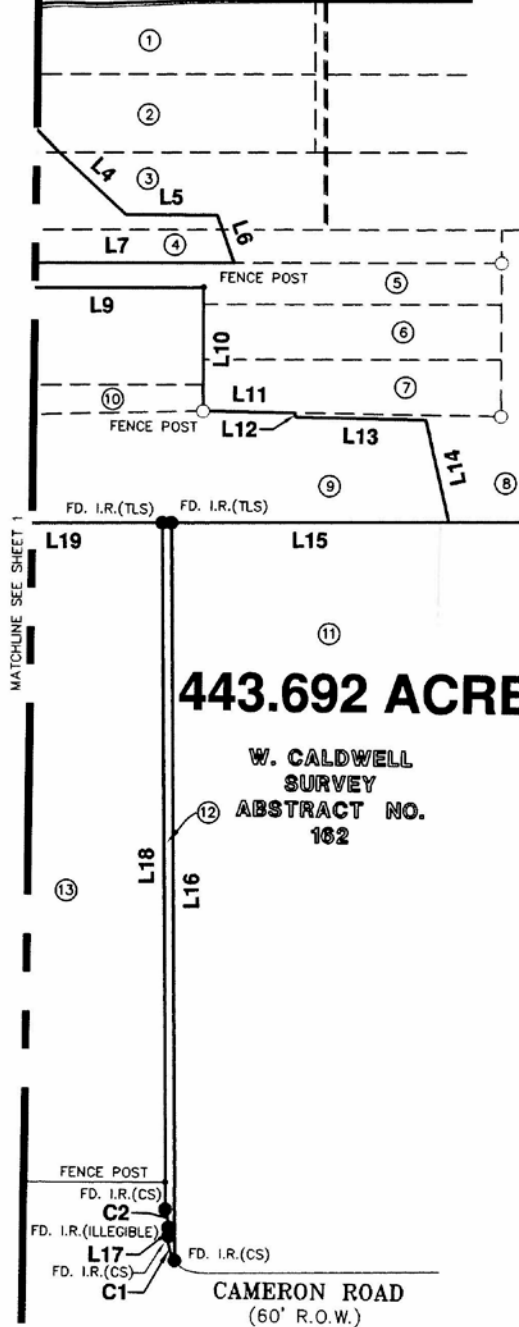
\_\_\_\_\_  
Notary Public Signature

## Exhibit A – Property Description



**J. LEISSE SURVEY  
ABSTRACT NO.  
496**

**JESSE BOHLS ROAD  
(50' RIGHT-OF-WAY)**



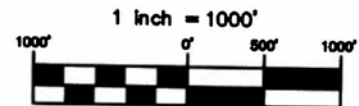
LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°16'50"E	174.49'
L2	S27°45'19"W	14.34'
L3	S16°36'55"E	1731.52'
L4	S19°40'52"E	605.67'
L5	S62°27'52"E	595.82'
L6	S07°56'38"W	329.77'
L7	N62°45'50"W	1524.30'
L8	S27°14'10"W	161.08'
L9	S62°45'50"E	1326.26'
L10	S27°31'48"W	804.67'
L11	S61°46'00"E	592.54'
L12	S01°56'44"W	30.30'
L13	S61°32'27"E	842.79'
L14	S14°48'04"W	684.03'
L15	N62°54'30"W	1800.80'
L16	S26°59'02"W	4798.60'
L17	N25°59'36"E	56.03'
L18	N26°58'50"E	4465.93'
L19	N62°55'06"W	1573.77'
L20	S27°23'02"W	884.60'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S27°22'26"W	48.74'
L22	S22°39'01"W	418.95'
L23	S26°43'14"W	346.00'
L24	S26°22'50"W	1615.52'
L25	S26°53'42"W	967.28'
L26	N65°30'00"W	60.00'
L27	N26°53'48"E	967.51'
L28	N26°22'56"E	1617.32'
L29	N26°42'03"E	344.23'
L30	N62°33'32"W	1418.56'
L31	S26°58'45"W	1088.82'
L32	S27°13'21"W	1842.71'
L33	N62°34'54"W	119.94'
L34	N27°13'49"E	1689.95'
L35	N62°15'52"W	2325.15'
L36	N26°42'22"E	1709.57'
L37	S62°26'30"E	1243.34'
L38	N27°32'01"E	2838.51'
L39	S62°29'37"E	2157.26'
L40	N27°30'34"E	1729.37'

**443.692 ACRES**

**W. CALDWELL  
SURVEY  
ABSTRACT NO.  
162**

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	262.41'	36°20'04"	N13°05'34"E	163.63'	166.41'
C2	404.11'	17°01'30"	N17°34'48"E	119.64'	120.08'



**PAPE-DAWSON  
ENGINEERS**

7800 SPANIAL DRIVE, SUITE 200 WEST, AUSTIN TEXAS 78757  
PHONE: 512.464.8711 FAX: 512.464.8867  
SOLE AGENTS OF PROFESSIONAL ENGINEERS, REAL ESTATE BROKERS & LAND SURVEYORS OF TEXAS  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.

SEPTEMBER 28, 2015

SHEET 2 OF 3  
JOB No.: 50875-00

Date: Sep 30, 2015, 6:05am User ID: VZurcher  
File: H:\Survey\CAH\50875-00\Conbits\EX50875-00\_443.690.dwg



- |  |   |
|--|---|
| <p>① OLIN MAHLOW &amp; JOYLENE MAHLOW BEHRENS<br/>CALLED 111.77 ACRES (FIRST TRACT)<br/>DOCUMENT NO. 2007104162<br/>O.P.R.</p> <p>② 130 CACTUS INVESTMENTS, LP<br/>CALLED 35.758 ACRES (TRACT 2A)<br/>DOCUMENT NO. 2009093048<br/>O.P.R.</p> <p>③ 130 CACTUS INVESTMENTS, LP<br/>CALLED 35.540 ACRES (TRACT 1)<br/>DOCUMENT NO. 2007104161<br/>O.P.R.</p> <p>④ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 16.747 ACRES (TRACT 1)<br/>DOCUMENT NO. 2007100730<br/>O.P.R.</p> <p>⑤ AUGUST KUHN ESTATE<br/>CALLED 16.925 ACRES (TRACT 2)<br/>DOCUMENT NO. 2012081067<br/>O.P.R.</p> <p>⑥ AUGUST KUHN ESTATE<br/>CALLED 15.967 ACRES (TRACT 2)<br/>DOCUMENT NO. 2012081067<br/>O.P.R.</p> <p>⑦ AUGUST KUHN ESTATE<br/>CALLED 15.623 ACRES (TRACT 3)<br/>DOCUMENT NO. 2012081067<br/>O.P.R.</p> <p>⑧ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 85 ACRES (TRACT 1)<br/>DOCUMENT NO. 2007114908<br/>O.P.R.</p> <p>⑨ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 85 ACRES (TRACT 1)<br/>DOCUMENT NO. 2007114908<br/>O.P.R.</p> <p>⑩ 130 CACTUS INVESTMENTS, LP<br/>CALLED 7.94 ACRES (TRACT 2B)<br/>DOCUMENT NO. 2009089987<br/>O.P.R.</p> <p>⑪ CALLED 161.3 ACRE TRACT (SECOND TRACT)<br/>ROSA PFLUGER ET AL<br/>VOL. 930, PG. 61 D.R.T.C.</p> <p>⑫ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 6.43 ACRES (ACCESS TRACT)<br/>DOCUMENT NO. 2007114908<br/>O.P.R.</p> <p>⑬ CALLED 125.15 ACRE TRACT (FIRST TRACT)<br/>WINNIE MAE MURCHISON ET AL<br/>VOL. 4796, PG. 1140 D.R.T.C.</p> <p>⑭ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 7.140 ACRES (TRACT 2)<br/>DOCUMENT NO. 20070059998<br/>O.P.R.</p> <p>⑮ CALLED 118.16 ACRE TRACT<br/>(FIRST TRACT)<br/>HENRY KUEMPEL<br/>VOL. 317, PG. 124 D.R.T.C.</p> <p>⑯ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 6.365 ACRES (TRACT 2)<br/>DOCUMENT NO. 2007065360<br/>O.P.R.</p> | <p>⑰ LANIER C. BOHLS AND WIFE, JANET R. BOHLS<br/>CALLED 104 ACRES SECOND TRACT<br/>SAVE AND EXCEPT 5.00 ACRES)<br/>VOLUME 12820, PAGE 18466<br/>R.P.R.T.C.</p> <p>⑱ CHARLES A. SCHNABEL AND WIFE,<br/>NADINE L. SCHNABEL<br/>CALLED 17.76 ACRE TRACT<br/>VOLUME 7087, PAGE 1478<br/>D.R.T.C.</p> <p>⑳ RONALD P. MCDAVID<br/>CALLED 5.149 ACRE TRACT (TRACT II)<br/>DOCUMENT NO. 2000102735<br/>R.P.R.T.C.</p> <p>㉑ RONALD P. MCDAVID<br/>A CALLED 3.750 ACRE TRACT (TRACT I)<br/>DOCUMENT NO. 2000102735<br/>R.P.R.T.C.</p> <p>㉒ VETERANS' LAND BOARD<br/>(10.40 ACRES)<br/>VOLUME 5329, PAGE 193<br/>D.R.T.C.</p> <p>㉓ C. J. KING AND WIFE, IRENE KING<br/>(5.00 ACRES)<br/>VOLUME 5426, PAGE 1856<br/>D.R.T.C.</p> <p>㉔ 130 CACTUS INVESTMENTS, LP<br/>CALLED 45.680 ACRES<br/>DOCUMENT NO. 2008059998<br/>O.P.R.</p> <p>㉕ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 46.615 ACRES (TRACT 1)<br/>DOCUMENT NO. 2007059997<br/>O.P.R.</p> <p>㉖ 130 CACTUS INVESTMENTS, LP<br/>CALLED 31.782 ACRES (TRACT 2A)<br/>DOCUMENT NO. 2008121344<br/>O.P.R.</p> <p>㉗ 130 CACTUS INVESTMENTS, LP<br/>CALLED 20.287 ACRES (TRACT 2B)<br/>DOCUMENT NO. 2008121344<br/>O.P.R.</p> <p>㉘ 130 CACTUS INVESTMENTS, LP<br/>CALLED 49.42 ACRES (TRACT 2A)<br/>DOCUMENT NO. 2009089987<br/>O.P.R.</p> <p>㉙ CALLED 89.65 ACRE TRACT<br/>(SECOND TRACT)<br/>HENRY KUEMPEL<br/>VOL. 317, PG. 124 D.R.T.C.</p> <p>㉚ ARP AUTUMN RIDGE PARTNERS, LP<br/>CALLED 62.00 ACRES (TRACT 1)<br/>DOCUMENT NO. 20070059998<br/>O.P.R.</p> <p>㉛ THEODORE TIMMERMAN<br/>CALLED 150.00 ACRE TRACT<br/>VOL. 4232, PG. 2153 R.P.R.</p> <p>㉜ 10.00 AC<br/>IRBY M. FORD<br/>VOL. 12317, PG. 572<br/>R.P.R.T.C.</p> <p>㉝ NORMAN WEISS, ET. UX.<br/>CALLED 86.5 ACRE TRACT<br/>VOL. 3431, PG. 2019 D.R.</p> |
|--|---|

**PAPE-DAWSON  
ENGINEERS**

7800 SHANK CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.464.8711 FAX: 512.468.0887  
REAL ESTATE BOARD OF PROFESSIONAL ENGINEERS, REAL ESTATE BOARD OF PROFESSIONAL LAND SURVEYORS, REAL ESTATE BOARD OF PROFESSIONAL LAND SURVEYORS / REAL ESTATE BOARD OF PROFESSIONAL LAND SURVEYORS / REAL ESTATE BOARD OF PROFESSIONAL LAND SURVEYORS  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.

SEPTEMBER 28, 2015

SHEET 3 OF 3  
JOB No.: 50875-00



FIELD NOTES

FOR

A 443.692 ACRE TRACT OF LAND SITUATED IN THE J. LEISSE SURVEY, ABSTRACT NO. 496, SITUATED IN THE J. WIEHL SURVEY, ABSTRACT NO. 802, AND SITUATED IN THE W. CALDWELL SURVEY, ABSTRACT NO. 162 BEING A PORTION OF A CALLED 111.77 ACRE TRACT (FIRST TRACT) CONVEYED TO OLIN MAHLOW & JOYLENE MAHLOW BEHRENS RECORDED IN DOCUMENT NO. 20071041622 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.758 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009093048 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.540 ACRE TRACT (TRACT 1) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.747 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007100730 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 62.00 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 20070059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.94 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009089987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 85 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007114908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 6.43 ACRE TRACT (ACCESS TRACT) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007114908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.140 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 20070059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 6.365 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007065360 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 45.680 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2008059998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 46.615 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 200759997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 20.287 ACRE TRACT CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2008121344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.507

ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007059997 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 49.42 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009089987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 31.782 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS RECORDED IN DOCUMENT NO. 2008121344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 443.692 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a found ½" iron rod being the northwest corner of said 111.77 acre tract, same being the northeast corner of a called 86.5 acre tract conveyed to Normoan Weiss. Et. Ux. recorded in Volume 3431, Page 2019 of the Deed Records of Travis County, Texas, also being a point in the south right of way line of Jesse Bohls Road, a 50' right of way;

**THENCE S 62°16'50" E**, with the north line of said 111.77 acre tract, same being the south right of way line of said Jesse Bohls Road, a distance of **174.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE** departing the south right of way line of said Jesse Bohls Road, through the interior of said 111.77 acre tract (First Tract), said 35.758 acre tract (Tract 2A), said 35.540 acre tract (Tract 1) and said 16.747 acre tract (Tract 1) the following five (5) courses and distances:

1. **S 27°45'19" W**, a distance of **14.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **S 16°36'55" E**, a distance of **1731.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **S 19°40'52" E**, a distance of **605.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **S 62°27'52" E**, a distance of **595.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
5. **S 07°56'38" W**, a distance of **329.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north line of a called 16.925 acre tract (Tract 2) conveyed to August Kuhn Estate recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas,

**THENCE N 62°45'50" W**, with the north line of said 16.925 acre tract (Tract 2), a distance of **1524.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE S 27°14'10" W**, with the west line of said 16.925 acre tract (Tract 2), a distance of **161.08 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE S 62°45'50" E**, with a south line of said 16.925 acre tract (Tract 2), a distance of **1326.26 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE S 27°31'48" W**, in part with a west line of said 16.925 acre tract, the west line of a called 15.967 acre tract (Tract 2) and the west line of a called 15.623 acre tract (Tract 3) both conveyed to August Kuhn Estate in Document No. 2012081067 of the Official Public Records of Travis County, Texas, a distance of **804.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the southwest corner of said 15.623 acre tract (Tract 3) and a point in the north line of the aforementioned 85 acre tract (Tract 1)

**THENCE S 61°46'00" E**, with the south line of said 15.623 acre tract (Tract 3) and the north line of said 85 acre tract (Tract 1), a distance of **592.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

**THENCE** departing the south line of said 15.623 acre tract (Tract 3), through the interior of said 85 acre tract (Tract 1) the following three (3) courses and distances:

1. **S 01°56'44" W**, a distance of **30.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **S 61°32'27" E**, a distance of **842.79 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
3. **S 14°48'04" W**, a distance of **684.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south line of said 85 acre tract (Tract 1), same being the north line of a called 161.3 acre tract (Tract 6) conveyed to Rosa Pfluger Et. Al in Volume 930, Page 61 of the Deed Records of Travis County, Texas,

**THENCE N 62°54'30" W**, with the south line of said 85 acre tract (Tract 1), same being the north line of said 161.3 acre tract, a distance of **1800.80 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 161.3 acre tract (Tract 6), same being the northeast corner of the aforementioned 6.43 acre tract (Access Tract), also being a point in the south line of said 85 acre tract (Tract 1);

**THENCE S 26°59'02" W**, with the east line of said 6.43 acre tract (Access Tract), same being the west line of said 161.3 acre tract, a distance of **4798.60 feet** to a, iron rod with cap marked "CS LTD" found for the southwest corner of said 161.3 acre tract (Tract 6), same being the southernmost corner of said 6.43 acre tract (Access Tract), also being a point in the north right of way line of Cameron Road, a 60' right of way and point of non-tangent curvature;

**THENCE** with the west line of said 6.43 acre tract (Access Tract), same being the east right of way line of said Cameron Road the following three (3) courses and distances:

1. along the arc of said curve to the right, having a **radius of 262.41 feet**, a **central angle of 36°20'04"**, a **chord bearing and distance of N 13°05'34" E, 163.63 feet**, an **arc length of 166.41 feet** to an iron rod with cap marked "CS LTD" found and point of tangency,
2. **N 25°59'36" E**, a distance of **56.03 feet** to a ½" iron rod with illegible cap found, a point of non-tangent curvature and,
3. along the arc of said curve to the left, having a **radius of 404.11 feet**, a **central angle of 17°01'30"**, a **chord bearing and distance of N 17°34'48" E, 119.64 feet**, an **arc length of 120.08 feet** to an iron rod with cap marked "CS LTD" found being a point in the west line of said 6.43 acre tract, same being a point in the north right of way line of said Cameron Road, also being the southeast corner of a called 125.15 acre tract (Tract 3) conveyed to Winnie Mae Murchison Et. Al. recorded in Volume 4796, Page 1140 of the Deed Records of Travis County, Texas,

**THENCE N 26°58'50" E**, with the west line of said 6.43 acre tract (Access Tract), same being the east line of said 125.15 acre tract (Tract 3), a **distance of 4465.93 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 6.43 acre tract (Access Tract), same being the northeast corner of said 125.15 acre tract (Tract 3), also being a point in the south line of said 85 acre tract (Tract 1);

**THENCE N 62°55'06" W**, with the north line of said 125.15 acre tract (Tract 3), same being the south line of said 85 acre tract, a distance of **1573.77 feet** to a iron rod with cap marked "Walker & Partners" found being the southwest corner of said 85 acre tract (Tract 1), same being the northwest corner of said 125.15 acre tract (Tract 3), also being a point in the east line of the aforementioned 7.140 acre tract (Tract 2);

**THENCE** with the west line of said 125.15 acre tract (Tract 3), same being the east line of said 7.140 acre tract (Tract 2) the following six (6) courses and distances:

1. **S 27°23'02" W**, a distance of **884.60 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

2. **S 27°22'26" W**, a distance of **48.74 feet** to an iron rod with cap marked "CS LTD" found,
3. **S 22°39'01" W**, a distance of **418.95 feet** to an iron rod with cap marked "CS LTD" found,
4. **S 26°43'14" W**, a distance of **346.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **S 26°22'50" W**, a distance of **1615.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
6. **S 26°53'42" W**, a distance of **967.28 feet** to a ½" iron rod found being the southwest corner of said 125.151 acre tract (Tract 3), same being the southeast corner of said 7.140 acre tract (Tract 2), also being a point in the north right of way line of said Cameron Road;

**THENCE N 65°30'00" W**, with the south line of said 7.140 acre tract (Tract 2), also being the north right of way line of said Cameron Road, a distance of **60.00 feet** to a iron rod with cap marked "Sam Inc." found being the southwest corner of said 7.140 acre tract (Tract 2), same being a point in the north right of way line of said Cameron Road, also being the southeast corner of a called 118.16 acre tract (Tract 2) conveyed to Henry Kuempel recorded in Volume 317, Page 124 of the Deed Records of Travis County, Texas;

**THENCE** departing the north right of way line of said Cameron Road, with the west line of said 7.140 acre tract (Tract 2), same being the east line of said 118.16 acre tract (Tract 2) the following three (3) courses and distances:

1. **N 26°53'48" E**, a distance of **967.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 26°22'56" E**, a distance of **1617.33 feet** to a iron rod with destroyed cap found and,
3. **N 26°42'03" E**, a distance of **344.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 118.16 acre tract (Tract 2), same being a point in the west line of said 7.140 acre tract (Tract 2), also being the southeast corner of the aforementioned 20.287 acre tract (Tract 2B);

**THENCE N 62°33'32" W**, with the south line of said 20.287 acre tract (Tract 2B), same being the north line of said 118.16 acre tract (Tract 2), a distance of **1418.56 feet** to an iron rod with cap marked "Sam Inc." found for the southwest corner of said 20.287 acre tract (Tract 2B), same being the northwest corner of said 118.16 acre tract (Tract 2), also being a point in the east line of the aforementioned 6.365 acre tract (Tract 2);



**THENCE** with the west line of said 118.16 acre tract (Tract 2), same being the east line of said 6.365 acre tract the following two (2) courses and distances:

1. **S 26°58'45" W**, a distance of **1088.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and,
2. **S 27°13'21" W**, a distance of **1842.71 feet** to a ½" iron rod found being the southwest corner of said 118.16 acre tract (Tract 2), same being the southeast corner of said 6.365 acre tract (Tract 2), also being a point in the north right of way line of said Cameron Road;

**THENCE N 62°34'54" W**, with the south line of said 6.365 acre tract (Tract 2), same being the north right of way line of said Cameron Road, a distance of **119.94 feet** to a ½" iron rod found being the southwest corner of said 6.365 acre tract (Tract 2), same being a point in the north line of said Cameron Road, also being the southeast corner of a called 104 acre tract (Tract 1) conveyed to Lanier C. Hohls and Wife, Janet R. Bohls recorded in Volume 12820, Page 18466 of the Real Property Records of Travis County, Texas;

**THENCE N 27°13'49" E**, with the west line of said 6.365 acre tract (Tract 2), same being the east line of said 104 acre tract (Tract 1), a distance of **1689.95 feet** to an iron rod with cap marked "TLS Inc." found for the northeast corner of said 104 acre tract (Tract 1), same being a point in the west line of said 6.365 acre tract (Tract 2), also being the southeast corner of the aforementioned 45.680 acre tract;

**THENCE N 62°15'52" W**, with the north line of said 104 acre tract (Tract 1), same being the south line of said 45.680 acre tract, a distance of **2325.15 feet** to an iron rod with cap marked "TLS Inc." found for the northwest corner of said 104 acre tract (Tract 1), same being the southwest corner of said 45.680 acre tract, also being a point in the east line of a called 17.78 acre tract conveyed to Charles A. Schnabel and wife Nadine L. Schnabel recorded in Volume 7087, Page 1478 of the Deed Records of Travis County, Texas;

**THENCE N 26°42'22" E**, with the west line of said 45.680 acre tract and the aforementioned 46.815 acre tract (Tract 1), same being the east line of said 17.78 acre tract, a called 5.149 acre tract conveyed to Ronald P. McDavid recorded in Document No. 2000102735 of the Real Property Records of Travis County, Texas, a called 3.750 acre tract conveyed to Ronald P. McDavid recorded in Document No. 2000102735 of the Real Property Records of Travis County, Texas, and a called 5.00 acre tract conveyed to C.J. King and wife Irene King recorded in Volume 5426, Page 1856 of the Deed Records of Travis County, Texas, a distance of **1709.57 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northwest corner of said 46.615 acre tract (Tract 1), same being the northeast corner of said 5.00 acre tract, also being a point in the south line of a called 150.00 acre tract conveyed to Theodor Timmerman in Volume 4232, Page 2153 of the Deed Records of Travis County, Texas;



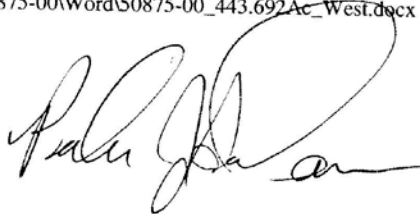
**THENCE S 62°26'30" E**, with the north line of said 46.615 acre tract (Tract 1), same being the south line of said 150.00 acre tract, a distance of **1243.34 feet** to a 1" iron pipe found for the southeast corner of said 150.00 acre tract, same being a point in the north line of said 46.615 acre tract (Tract 1), also being the southwest corner of the aforementioned 31.782 acre tract (Tract 2A);

**THENCE N 27°32'01" E**, with the east line of said 150.00 acre tract, same being the west line of said 31.782 acre tract (Tract 2A) and the aforementioned 89.65 acre tract (Tract 2), a distance of **2838.51 feet** to a 1" iron pipe found for the northwest corner of said 89.65 acre tract (Tract 2), same being the northeast corner of said 150.00 acre tract, also being the southwest corner of the aforementioned 86.5 acre tract;

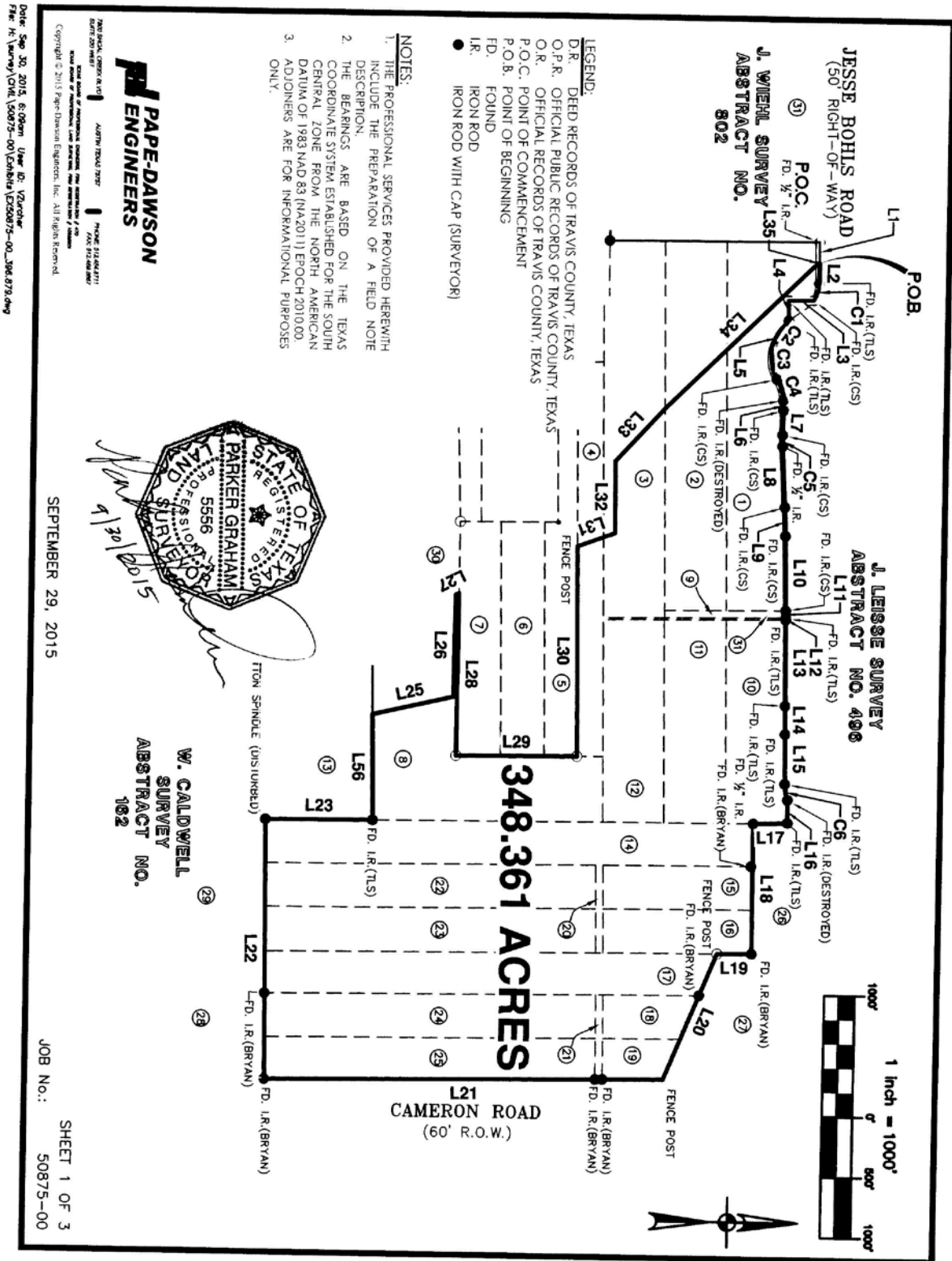
**THENCE S 62°29'37" E**, with the south line of said 89.65 acre tract and in part the north line of the aforementioned 62.00 acre tract (Tract 1) and the south line of said 86.5 acre tract, a distance of **2157.26 feet** to an iron rod with cap marked "Sam Inc." found

**THENCE N 27°30'34" E**, with the east line of said 89.65 acre tract and the west line of the aforementioned 35.540 acre tract (Tract 1), the west line of the aforementioned 35.758 acre tract (Tract 2A), and the west line of the aforementioned 111.77 acre tract (First Tract), a distance of **1729.37 feet** to the **POINT OF BEGINNING** and containing 443.692 acres in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 50875-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 28, 2015  
Job No.: 50790-00  
DOC. ID: H:\survey\CIVIL\50875-00\Word\50875-00\_443.692Ac\_West.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01







LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°16'50"E	174.49'
L2	S62°16'50"E	166.13'
L3	S27°16'47"W	205.70'
L4	S62°49'41"E	167.76'
L5	S37°26'44"E	23.90'
L6	S64°53'23"E	82.36'
L7	S60°55'23"E	203.77'
L8	S65°00'50"E	504.45'
L9	S64°03'34"E	237.95'
L10	S63°03'43"E	617.43'
L11	S63°11'33"E	59.96'
L12	S63°15'24"E	16.67'
L13	S62°32'58"E	709.94'
L14	S62°55'52"E	234.25'
L15	S62°35'19"E	410.53'
L16	S62°46'51"E	190.78'
L17	S26°07'51"W	281.20'
L18	S62°10'36"E	1075.29'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S27°26'48"W	284.76'
L20	S39°34'52"E	1128.06'
L21	S27°10'44"W	3297.44'
L22	N62°32'52"W	2141.15'
L23	N27°33'51"E	863.45'
L24	N62°54'30"W	873.02'
L25	N14°48'04"E	684.03'
L26	N61°32'27"W	842.79'
L27	N01°56'44"E	30.30'
L28	S61°46'00"E	1341.23'
L29	N27°30'25"E	999.40'
L30	N62°45'50"W	1736.03'
L31	N07°56'38"E	329.77'
L32	N62°27'52"W	595.82'
L33	N19°40'52"W	605.67'
L34	N16°36'55"W	1731.52'
L35	N27°45'19"E	14.34'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	282.30'	30°42'08"	S44°57'04"E	149.47'	151.27'
C2	398.00'	23°49'04"	S25°32'37"E	164.26'	165.45'
C3	358.00'	55°39'49"	S65°15'35"E	334.28'	347.80'
C4	372.98'	28°06'53"	S79°06'37"E	181.19'	183.02'
C5	1300.00'	4°06'43"	S62°56'37"E	93.28'	93.30'
C6	389.00'	19°48'41"	S72°31'30"E	133.84'	134.51'

**Pape-Dawson**  
**ENGINEERS**

2005 SOUTH CHERRY BLVD. SUITE 200 WEST  
PACIFIC, ID 83441  
509.335.0000  
FAX 509.335.0001  
WWW.PAPE-DAWSON.COM  
Pape-Dawson Engineers, Inc. All Rights Reserved.  
Copyright © 2015 Pape-Dawson Engineers, Inc. All Rights Reserved.

Date: Sep 30, 2015, 6:09pm User ID: VZurine  
File: H:\Survey\CDM\50875-00\50875-00\50875-00\_50875.dwg

SEPTEMBER 29, 2015

JOB No.:  
SHEET 2 OF 3  
50875-00





FIELD NOTES

FOR

A 348.361 ACRE TRACT OF LAND SITUATED IN THE J. LEISSE SURVEY, ABSTRACT NO. 496, SITUATED IN THE J. WIEHL SURVEY, ABSTRACT NO. 802, AND SITUATED IN THE W. CALDWELL SURVEY, ABSTRACT NO. 162 BEING A PORTION OF A CALLED 111.77 ACRE TRACT (FIRST TRACT) CONVEYED TO OLIN MAHLOW & JOYLENE MAHLOW BEHRENS RECORDED IN DOCUMENT NO. 20071041622 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.758 ACRE TRACT (TRACT 2A) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2009093048 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.540 ACRE TRACT (TRACT 1) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.377 ACRE TRACT (TRACT 2) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 16.747 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007100730 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 59.12 ACRE TRACT (SECOND FIRST) RECORDED IN VOLUME 7945, PAGE 831 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 19.594 ACRE TRACT (TRACT 2B) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 20090930481 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 19.336 ACRE TRACT (TRACT 2) CONVEYED TO 130 CACTUS INVESTMENTS, LP RECORDED IN DOCUMENT NO. 2007104161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.747 ACRE TRACT CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007100730 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 85 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007114908 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 33.233 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.997 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.107 ACRE TRACT (TRACT 4) CONVEYED TO ARP AUTUMN RIDGE

Austin | San Antonio | Houston | Fort Worth | Dallas  
Transportation | Water Resources | Land Development | Surveying | Environmental  
7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)

PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.184 ACRE TRACT (TRACT 6) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 29.034 ACRE TRACT (TRACT 2) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.958 ACRE TRACT (TRACT 1) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.920 ACRE TRACT (TRACT 4) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 4.371 ACRE TRACT (TRACT 6) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.379 ACRE TRACT (TRACT 5) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 22.539 ACRE TRACT (TRACT 3) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094927 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 22.926 ACRE TRACT (TRACT 5) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 22.610 ACRE TRACT (TRACT 3) CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP RECORDED IN DOCUMENT NO. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN TRAVIS COUNTY, TEXAS. SAID 348.361 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at a found ½" iron rod being the northwest corner of said 111.77 acre tract, same being the northeast corner of a called 86.5 acre tract conveyed to Normoan Weiss. Et. Ux. recorded in Volume 3431, Page 2019 of the Deed Records of Travis County, Texas, also being a point in the south right of way line of Jesse Bohls Road, a 50' right of way;

**THENCE S 62°16'50" E**, with the south right of way line of said Jesse Bohls Road, with the north line of said 111.77 acre tract (First Tract), a distance of **174.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the POINT OF BEGINNING of herein described tract;



**THENCE** with the south right of way line of said Jesse Bohls Road, with the north lines of said 111.77 acre tract (First Tract), said 1.377 acre tract (Tract 2), said 16.747 acre tract (Tract 1), and said 59.12 acre tract (Second First) the following twenty-one (21) courses and distances:

1. **S 62°16'50" E**, a distance of **166.13 feet** to an iron rod with cap marked "TLS Inc." found and a point of non-tangent curvature,
2. along the arc of said curve to the right, having a **radius of 282.30 feet**, a **central angle of 30°42'08"**, a **chord bearing and distance of S 44°57'04" E, 149.47 feet**, an **arc length of 151.27 feet** to an iron rod with cap marked "CS Ltd" found and point of tangency,
3. **S 27°16'47" W**, a distance of **205.70 feet** to an iron rod with cap marked "TLS Inc." found,
4. **S 62°49'41" E**, a distance of **167.76 feet** to an iron rod with cap marked "TLS Inc." found and point of non-tangent curvature,
5. along the arc of said curve to the left, having a **radius of 398.00 feet**, a **central angle of 23°49'04"**, a **chord bearing and distance of S 25°32'37" E, 164.26 feet**, an **arc length of 165.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and point of tangency,
6. **S 37°26'44" E**, a distance of **23.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set and point of non-tangent curvature,
7. along the arc of said curve to the left, having a **radius of 358.00 feet**, a **central angle of 55°39'49"**, a **chord bearing and distance of S 65°15'35" E, 334.28 feet**, an **arc length of 347.80 feet** to an iron rod with cap marked "CS Ltd" found and point of reverse curvature,
8. along the arc of said curve to the right, having a **radius of 372.98 feet**, a **central angle of 28°06'53"**, a **chord bearing and distance of S 79°06'37" E, 181.19 feet**, an **arc length of 183.02 feet** to an iron rod with destroyed cap found and point of tangency,
9. **S 64°53'23" E**, a distance of **82.36 feet** to an iron rod with cap marked "CS Ltd" found
10. **S 60°55'23" E**, a distance of **203.77 feet** to an iron rod with cap marked "CS Ltd" found and point of non-tangent curvature,

11. along the arc of said curve to the left, curve a **radius** of **1300.00 feet**, a **central angle** of **04°06'43"**, a **chord bearing** and **distance** of **S 62°56'37" E, 93.28 feet**, an **arc length** of **93.30 feet** to a ½" iron rod found,
  12. **S 65°00'50" E**, a distance of **504.45 feet** to an iron rod with cap marked "CS Ltd" found,
  13. **S 64°03'34" E**, a distance of **237.95 feet** to an iron rod with cap marked "CS Ltd" found,
  14. **S 63°03'43" E**, a distance of **617.43 feet** to a an iron rod with cap marked "CS Ltd" found,
  15. **S 63°11'33" E**, a distance of **59.96 feet** to an iron rod with cap marked "TLS Inc." found,
  16. **S 63°15'24" E**, a distance of **16.67 feet** to an iron rod with cap marked "TLS Inc." found,
  17. **S 62°32'58" E**, a distance of **709.94 feet** to an iron rod with cap marked "TLS Inc." found,
  18. **S 62°55'52" E**, a distance of **234.25 feet** to an iron rod with cap marked "TLS Inc." found,
  19. **S 62°35'19" E**, a distance of **410.53 feet** to an iron rod with cap marked "TLS Inc." found and point of non-tangent curvature,
  20. along the arc of said curve to the left, having a **radius** of **389.00 feet**, a **central angle** of **19°48'41"**, a **chord bearing** and **distance** of **S 72°31'30" E, 133.84 feet**, an **arc length** of **134.51 feet** to an iron rod with destroyed cap, a point of tangency and,
  21. **S 62°46'51" E**, a distance of **190.78 feet** to an iron rod with cap marked "TLS Inc. found being the northeast corner of said 59.12 acre tract (Second First), same being a point in the south right of way line of said Jesse Bohls Road, also being the northwest corner of a called 45 acre tract (Second Tract) conveyed to Raymond Hees recorded in Volume 7594, Page 208 of the Deed Records of Travis County, Texas,
- THENCE S 26°07'51" W**, with the east line of said 59.12 acre tract (Second First), same being the west line of said 45 acre tract (Second Tract), a distance of **281.20 feet** to a ½" iron rod found being the southwest corner of said 45 acre tract, same being a point in the east line of said 59.12 acre tract, also being the northwest corner of said 33.233 acre tract (Tract 2)

**THENCE S 62°10'36" E**, with the south line of said 45 acre tract (Second Tract), same being the north lines of said 33.233 acre tract (Tract 2), the north line of said 10.107 acre tract (Tract 4) and said 10.184 acre tract (Tract 6) a distance of **1075.29 feet** to an iron rod with cap marked "Bryan Tech" found being the southeast corner of said 45 acre tract, same being the northeast line of said 10.184 acre tract, also being a point in the west line of a called 50 acre tract (First Tract) conveyed to Raymond Hees recorded in Volume 7594, Page 208 recorded in the Deed Records of Travis County, Texas,

**THENCE S 27°26'48" W**, with the east line of said 10.184 acre tract (Tract 6), same being the west line of said 50 acre tract (First Tract), a distance of **284.76 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the southwest corner of said 50 acre tract (First Tract), same being a point in the east line of said 10.184 acre tract (Tract 6), also being the northwest corner of said 29.034 acre tract (Tract 2),

**THENCE S 39°34'52" E**, with the south line of said 50 acre tract (First Tract), same being the north lines of said 29.034 acre tract (Tract 2), said 5.920 acre tract (Tract 4) and said 4.371 acre tract (Tract 6), a distance of **1128.06 feet** to a cedar post found being the northeast corner of said 4.371 acre tract (Tract 6), same being the southeast corner of said 50 acre tract, also being a point in the west right of way line of Cameron Road, a 60' right of way;

**THENCE S 27°10'44" W**, with the west right of way line of said Cameron Road, same being the east lines of said 4.371 acre tract (Tract 6), said 0.958 acre tract (Tract 1) and said 21.379 acre tract (Tract 5), a distance of **3297.44 feet** to an iron rod with cap marked "Bryan Tech" found being the southeast corner of said 21.379 acre tract, same being a point in the west right of way line of said Cameron Road, also being the northeast corner of a called 8.90 acre tract conveyed to Larry Mills, Sr. and Christine H. Milles recorded in Document No. 2002240294 of the Official Public Records of Williamson County, Texas;

**THENCE N 62°32'52" W**, with the north line of said 8.90 acre tract and the north line of a called 98.38 acre tract conveyed to James Whiteley and Nadine M. Whitely recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas, same being the south lines of said 21.379 acre tract (Tract 5), said 22.539 acre tract (Tract 3), said 29.034 acre tract (Tract 2), said 22.926 acre tract (Tract 5), said 22.610 acre tract (Tract 3) and said 33.233 acre tract (Tract 2), a distance of **2141.15 feet** to a cotton gin spindle found for the southwest corner of said 33.233 acre tract (Tract 2), same being the northeastern ell corner of said 98.38 acre tract;

**THENCE N 27°33'51" E**, with the east line of said 98.38 acre tract, same being the west line of said 33.233 acre tract (Tract 2), a distance of **883.49 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 98.38 acre tract, same being a point in the west line of said 33.233 acre tract (Tract 2), also being the southeast corner of the aforementioned 85 acre tract (Tract 1),





**THENCE N 62°54'30" W**, with the north line of said 98.38 acre tract, same being the south line of said 85 acre tract (Tract 1), a distance of **873.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

**THENCE** departing the north line of said 98.38 acre tract, through the interior of said 85 acre tract (Tract 1) the following three (3) courses and distances:

1. **N 14°48'04" E**, a distance of **684.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 61°32'27" W**, a distance of **842.79 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 01°56'44" E**, a distance of **30.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north line of said 85 acre tract (Tract 1), same being the south line of a called 15.623 acre tract (Tract 3) conveyed to the August Kuhn Estate recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas,

**THENCE S 61°46'00" E**, with the north line of said 85 acre tract (Tract 1), same being the south line of said 15.623 acre tract (Tract 3), a distance of **1341.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest ell corner of said 85 acre tract (Tract 1), same being the southeast corner of said 15.623 acre tract (Tract 3);

**THENCE N 27°30'25" E**, with the west line of said 85 acre tract (Tract 1), same being the east lines of said 15.623 acre tract (Tract 3), the east line of a called 15.967 acre tract (Tract 2) conveyed to August Kuhn Estates recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas, and the east line of a called 16.925 acre tract (Tract 2) conveyed to August Kuhn Estate recorded in Document No. 2012081067 of the Official Public Records of Travis County, Texas, a distance of **999.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set being the northeast corner of said 16.925 acre tract (Tract 2), same being the southeast corner of the aforementioned 16.747 acre tract (Tract 1) and a point in the west line of said 85 acre tract (Tract 1);

**THENCE N 62°45'50" W**, with the north line of said 16.925 acre tract (Tract 2), same being the south line of said 16.747 acre tract (Tract 1), a distance of **1736.03 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

**THENCE** through the interiors of said 16.747 acre tract (Tract 1), said 35.540 acre tract (Tract 1), said 35.758 acre tract (Tract 2A) and through the interior of said 111.77 acre tract (First Tract) the following five (5) courses and distances:

1. **N 07°56'38" E**, a distance of **329.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 62°27'52" W**, a distance of **595.82 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **N 19°40'52" W**, a distance of **605.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 16°36'55" W**, a distance of **1731.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **N 27°45'19" E**, a distance of **14.34 feet** to the **POINT OF BEGINNING**, and containing 348.361 acres in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 50875-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 29, 2015  
Job No.: 50790-00  
DOC. ID. H:\survey\CIVIL\50875-00\Word\50875-00\_348.361Ac\_East.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

*Parker J. Graham*



## **Exhibit B – Single Family Detached Residential Architectural Design Requirements**

### **SINGLE FAMILY GARAGES ON LOTS WITH LESS THAN 50 FEET OF WIDTH**

Single wide, tandem garages are permitted if the following criteria are met:

- Two tandem spaces are provided with a total minimum depth of 38' and width of 10' within the enclosed garage space, and a driveway measuring a minimum depth of 20' is provided.
- A slip road shall be provided in front of the house to limit the number of driveways onto the public street and additional parking.
- The area between the public right of way and the slip road shall contain one small ornamental tree (Type C per Table 11.11.3 of the Unified Development Code) every 20 linear feet, and 15 shrubs per 100 linear feet.

### **SINGLE FAMILY ARCHITECTURAL STYLES**

Historical styles like Tudor Revival, Arts & Crafts, Craftsman, and Farmhouse may be permitted within the Carmel Subdivision lots provided they include all of the features provided for with each style in lieu of the requirements outlined in Sections 9.1.2 and 9.1.3(A) of the Unified Development Code (UDC). Single family residential detached units not meeting all of the design standards for the Historical Styles provided below will need to comply with UDC Sections 9.1.2 and 9.1.3(A).

#### ***CRAFTSMAN and ARTS & CRAFTS***

1. Homes may be one, one and one-half, or two-stories.
2. 100% cementitious material installed as horizontal clapboard or vertical board and batten may be considered.
3. Roof pitches may vary but on one-story homes the primary roof pitch should not exceed 7:12. Accent roofs do not have to meet this requirement. There is no roof pitch requirement for one and one-half and two-story homes.
4. Primary windows' proportion ratio of height to width is between 1.7-2.2 to 1. Accent windows do not have to meet this proportion requirement.
  - a. Window division patterns of 2 over 1, 3 over 1, 4 over 1, 6 over 1, and 4 over 4 are permitted. Accent windows do not have to meet this pattern requirement
  - b. Window groupings of two to five windows joined together is permitted.
5. Doors should have some rectilinear glass or glass pattern in some part of the upper third of the front door.

6. Where siding or board and batten “turns the corner” from a front to side elevation<sup>1</sup> the corner requires a trim piece painted a contrasting color to the siding/board and batten.
7. Front columns should generally be tapered, however straight columns are permitted.
  - a. A base shall be provided for all columns with the lower part of the column being wider than the top part of the column.
  - b. A tapered column base shall be constructed of stone or brick.
  - c. The base should generally not exceed 3 feet above the porch.
8. Functional covered front porch is required on all homes and is defined as a minimum of sixty (60) square feet with at least six (6) feet of continuous depth, measured between the front façade of the house and the column.
  - a. All front porches shall include columns and a decorative railing between columns to establish an enclosed porch.
  - b. Corner houses shall include a porch along both facades of the house that face a public street or open space area to create what is commonly known as a “wrap-around porch”.
9. Brick, stone, or similar interest shall be added along the lower part of the front elevation (exposed slab) to create an appearance of height.
10. The side elevations visible from public right-of-way or open space shall have architectural elements that carry from the front elevation such as window styles and materials consistent with the front elevation, gables, dormers, wrap-around porches, and/or other architectural accents.
11. Side elevations facing public right-of-way or open space shall have architectural interest and appearance to complement the front elevation, including but not limited to masonry, windows.
12. Gables shall include architectural brackets, windows, or other architectural elements near the top and bottom portions of the gable.
13. Door proportions, exterior trim, hardware, and other architectural elements are acceptable if set forth in <http://owenlumber.com/products/craftsman-bungalow.pdf>
14. A covered rear patio or deck with a minimum of a one hundred square feet is required on all floor plans.

---

<sup>1</sup> Or where a side elevation meets a rear elevation where visible from a public right-of-way or open space.

## ***FARMHOUSE***

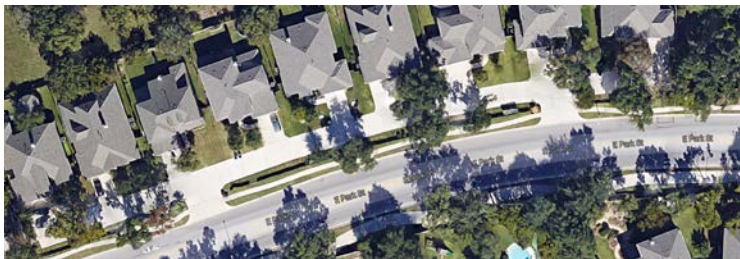
1. Farmhouses are one and one-half or two-story plans.
2. 100% cementitious material installed as horizontal clapboard or vertical board and batten may be considered.
3. Roof pitches are 7:12 or steeper; however accent roofs may have a roof pitch less than 8:12.
4. Metal roofs may be permitted.
5. Primary window style should primarily have tall, rectangular proportion. Primary windows' proportion ratio of height to width is between 2.0-2.5 to 1. Accent windows do not have to meet this proportion requirement.
6. Window division patterns of 2 over 2, 2 over 1, 6 over 6 or no divided light are permitted. Accent windows do not have to meet this pattern requirement.
7. Window groupings can be single or double/triple pairings with spacing from 0" to 8" between windows on double/triple pairings
8. Doors should have some rectilinear glass or glass pattern in some part of the upper half of the front door. Where siding or board and batten "turns the corner" from a front to side elevation the corner requires a trim piece painted the same color as the siding/board and batten.
9. Functional covered front porch is required on all homes and is defined as a minimum of sixty (60) square feet with at least six (6) feet of continuous depth, measured between the front façade of the house and the column.
  - a. All front porches shall include columns. A decorative railing is not required between columns.
  - b. Corner houses shall include a porch along both facades of the house that face a public street or open space area to create what is commonly known as a "wrap-around porch".
10. The side elevations visible from public right-of-way or greenbelts should have architectural elements that carry from the front elevation such as window styles and materials consistent with the front elevation, gables, dormers, wrap-around porches, and/or other architectural accents.
11. Side elevations facing public right-of-way or greenbelts should have architectural interest and appearance to complement the front elevation.
12. Gables should be simple forms on Farmhouses.
13. Door proportions, hardware, and other architectural elements are acceptable if set forth in <http://owenlumber.com/products/farmhouse.pdf>

14. A covered rear patio or deck with a minimum of a one hundred square feet is required on all floor plans.

### ***TUDOR REVIVAL***

1. Tudor houses are one, one and one-half, or two-story plans.
2. Brick or natural stone on first story, with stucco and decorative half-timbering on the second. Single story is encouraged to include half-timbering in the gable. A prominent front facing gable with a secondary material may be considered in lieu of half timbering, if the gable contains a swooped roof.
3. Roof pitches are 8:12 or steeper; however accent roofs may have a roof pitch less than 8:12.
4. Front and side facing gables; side facing dormer windows.
5. Embellished doorways with natural masonry surrounding a recessed doorway, and/or adding a small roof over the door to make the doorway a focal point and enhance curb appeal.
6. Brick or stone chimneys with multiple flues.
7. Tall, narrow, multi-paned windows in groups of two, three, or four.
  - a. Casement style windows
  - b. Double hung windows with two sashes that slide up and down for ventilation
8. A covered rear patio or deck with a minimum of a one hundred square feet is required on all floor plans.

### **Example of compliant slip road and alley style:**



**Examples of compliant features per architectural style:**

**Farmhouse**



Farmhouse (open porch)



Farmhouse (open porch)





Farmhouse (open porch)



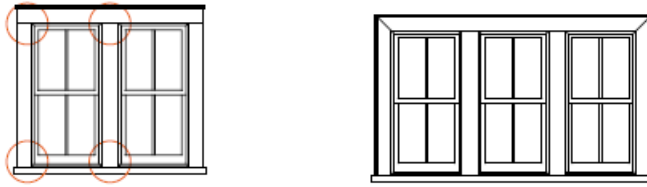
Farmhouse (open porch)

### Farmhouse Front Door Examples



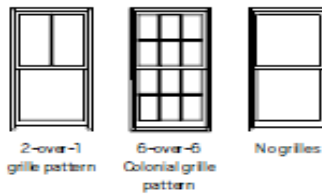


## Farmhouse Window Pairing Examples



## Window Division Pattern Examples

Primary Windows



2-over-1  
grille pattern

6-over-6  
Colonial grille  
pattern

No grilles

## Craftsman





Craftsman – porch railing



Craftsman – porch railing





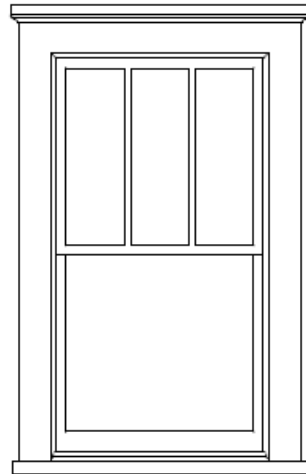
Craftsman Front Porch Railing

Craftsman Front Door Examples

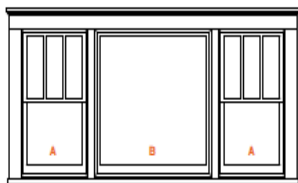
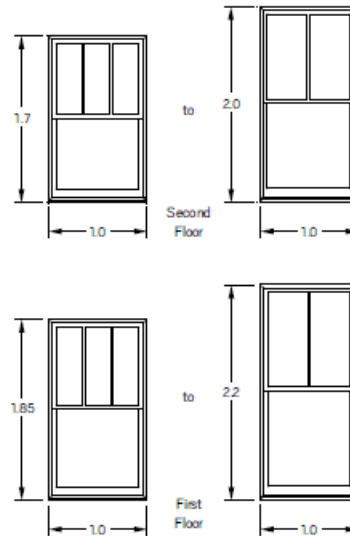


## Craftsman Window Styles and Proportions

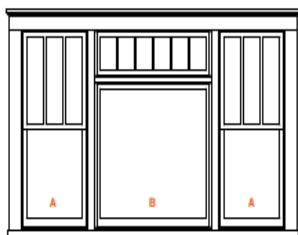
### QUINTESSENTIAL PRIMARY WINDOW WITH TRIM



### Typical Proportion Ratios



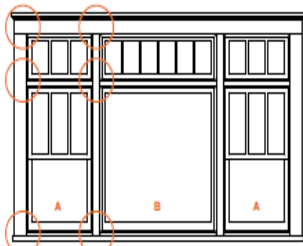
Triple front "Type 1"



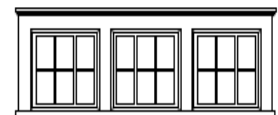
Triple front "Type 2"



Entry door with double-hung window flankers



Three-wide double-hung window grouping.  
Typical windows measure between 3' and 5' in height.



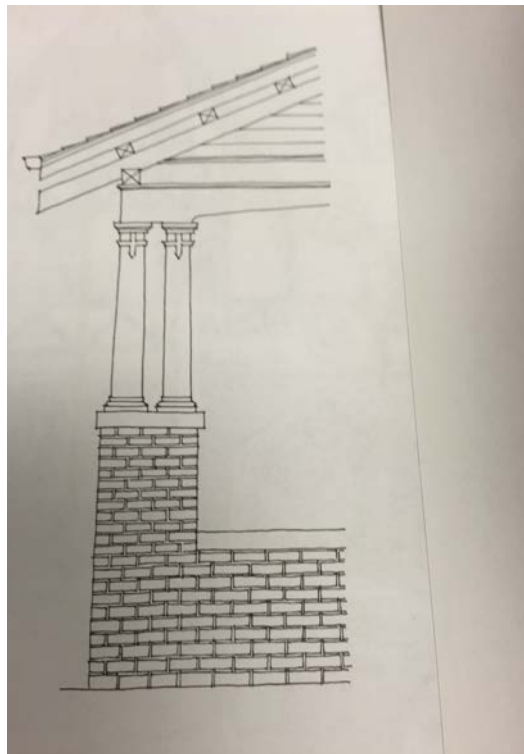
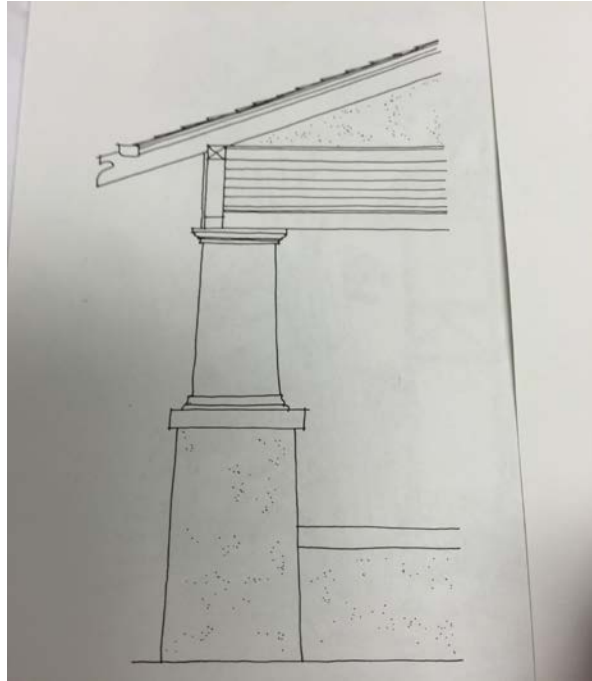
This grouping is commonly found in dormers. As a single accent unit, this window would also be common on either side of a chimney.



## Craftsman Window Styles and Proportions



## Column Detail Example



## **Tudor Revival**

