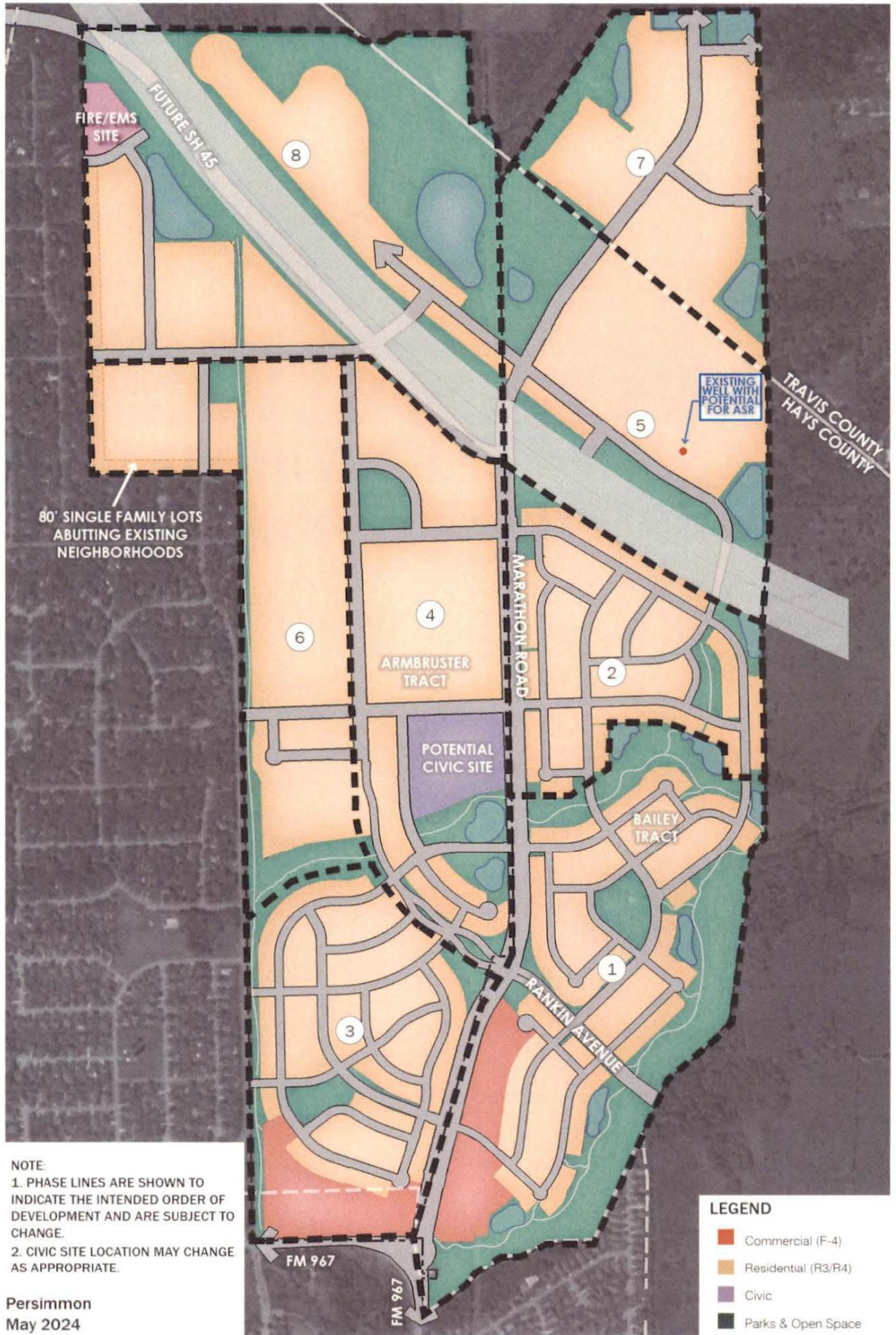
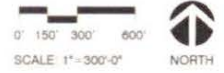


# EXHIBIT B - Conceptual Plan with PID Improvement Areas



NOTE:  
 1. PHASE LINES ARE SHOWN TO INDICATE THE INTENDED ORDER OF DEVELOPMENT AND ARE SUBJECT TO CHANGE.  
 2. CIVIC SITE LOCATION MAY CHANGE AS APPROPRIATE.

Persimmon  
 May 2024

LEGEND	
<span style="color: red;">■</span>	Commercial (F-4)
<span style="color: orange;">■</span>	Residential (R3/R4)
<span style="color: purple;">■</span>	Civic
<span style="color: green;">■</span>	Parks & Open Space





METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 171.664 ACRES OF LAND OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NOS. 5 AND 11 OF HAYS AND TRAVIS COUNTIES, TEXAS; BEING A PORTION OF A CALLED 348.277 ACRE TRACT OF LAND AS CONVEYED TO BAILEY LAND INVESTMENTS, LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 21030241 AND CORRECTED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 21030465, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021126135 AND CORRECTED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021126836, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 171.664 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found lying on the East line of a called 209.402 acre tract as described in an instrument to Chance Armbruster recorded in Document Number 2011006800 of the Official Public Records of Travis County, Texas, being the most Southerly corner of RING TRACT PHASE TWO, a platted subdivision recorded in Document Number 201700120 of the Plat Records of Travis County, Texas and being the most Southerly corner of a previously conveyed 11-acre tract of land described as Tract 2 in an instrument to The Randolph Company recorded in Volume 12391, Page 348 of the Real Property Records of Travis County, Texas, and being the most Westerly Northwest corner of the herein described tract, from which a 1-inch iron pipe found for an angle point on the West line of said RING TRACT PHASE TWO bears North 02°33'30" West, a distance of 1,140.14 feet;

THENCE, with the Southeast line of said RING TRACT PHASE TWO and a Northwest line of the herein described tract, North 33°47'22" East, a distance of 1,552.16 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the South line of a called 73 acre tract described in an instrument to Robert Cyril Jerome Hejl in Document Number 2011131371 of the Official Public Records of Travis County, Texas, being the most Easterly corner of said 11-acre tract of land and being the most Northerly Northwest corner of the herein described tract, from which a found Railroad Spike bears South 85°14'54" West, a distance of 34.20 feet;

THENCE, generally along a fence, with the South line of said 73 acre tract and the North line of the herein described tract, North 88°33'23" East, a distance of 1,008.55 feet to a 1/2-inch iron pipe found for the Northwest corner of a called 29.615 acre tract of land described in an instrument to Walter B. Hector recorded in Volume 11125, Page 875 of the Real Property Records of Travis County, Texas;

THENCE, generally along a fence, with the West line of said 29.615 acre tract and the East line of the herein described tract, the following five (5) courses:

EXHIBIT D

- 1) South 01°17'31" East, a distance of 220.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner at a dead 14-inch tree;
- 2) South 02°28'42" East, a distance of 414.20 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner at fence post;
- 3) South 02°17'45" East, a distance of 889.74 feet to a to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner at a double 12-inch Hackberry;
- 4) South 02°03'46" East, a distance of 241.91 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner at fence post; and
- 5) South 00°13'52" West, a distance of 452.24 feet to a 1/2-inch iron pipe found for the Northwest corner of a called 28.09 acre tract of land described in an instrument to Jeffery Lee Grubert recorded in Document Number 2008-80014950 of the Official Public Records of Hays County, Texas;

THENCE, with the West line of said 28.09 acre tract and the East line of the herein described tract, South 01°07'16" East, a distance of 1,318.47 feet to 1/2-inch iron pipe found for the Southwest corner of said 28.09 acre tract and being the Northwest corner of a called 97.36 acre tract described as "First Tract" in an instrument to Gene Ledoux recorded in Volume 153, Page 490 of the Deed Records of Hays County, Texas;

THENCE, generally along a fence, with the West line of said 97.36 acre tract and the East line of the herein described tract, the following four (4) courses:

- 1) South 01°58'05" East, a distance of 140.05 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;
- 2) South 04°43'07" West, a distance of 684.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;
- 3) South 01°57'53" East, a distance of 291.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner; and
- 4) South 01°18'09" East, a distance of 15.79 feet to a calculated point on the Northerly City of Buda Extraterritorial Jurisdiction (ETJ) line and the Southerly City of Austin 2-mile ETJ (as extracted from City of Buda GIS data) for the Southeast corner of the herein described tract;

THENCE, over and across said 348.277 acre tract, with the common ETJ lines of the City of Austin and the City of Buda, the following five (5) courses:

- 1) North 72°26'48" West, a distance of 347.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;



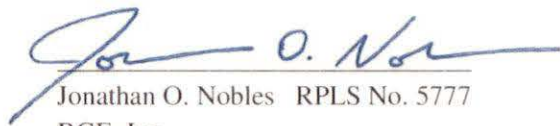
EXHIBIT D

- 2) North 64°10'31" West, a distance of 395.95 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;
- 3) North 65°19'16" West, a distance of 381.65 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;
- 4) North 57°40'22" West, a distance of 887.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point; and
- 5) North 54°27'08" West, a distance of 84.54 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the East line of a called 217.17 acre tract belonging to Henry Crews Armbruster as described in a Boundary Line Agreement recorded in Volume 222, Page 163 of the Deed Records of Hays County and being the Southwest corner of the herein described tract;

THENCE, generally along a fence, with the East line of said 217.17 acre tract and the West line of the herein described tract, North 01°44'45" West, a distance of 281.74 feet to a 1/2-inch iron rod found for corner;

THENCE, generally along a fence, partially continuing with an East line of said 217.17 acre tract, and partially the East line of said 209.402 acre tract, same being the West line of the herein described tract, North 01°37'31" West, a distance of 2,108.78 feet to the **POINT OF BEGINNING** and containing 171.664 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc, under my supervision on August 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, South Central Zone 4204.

  
Jonathan O. Nobles RPLS No. 5777

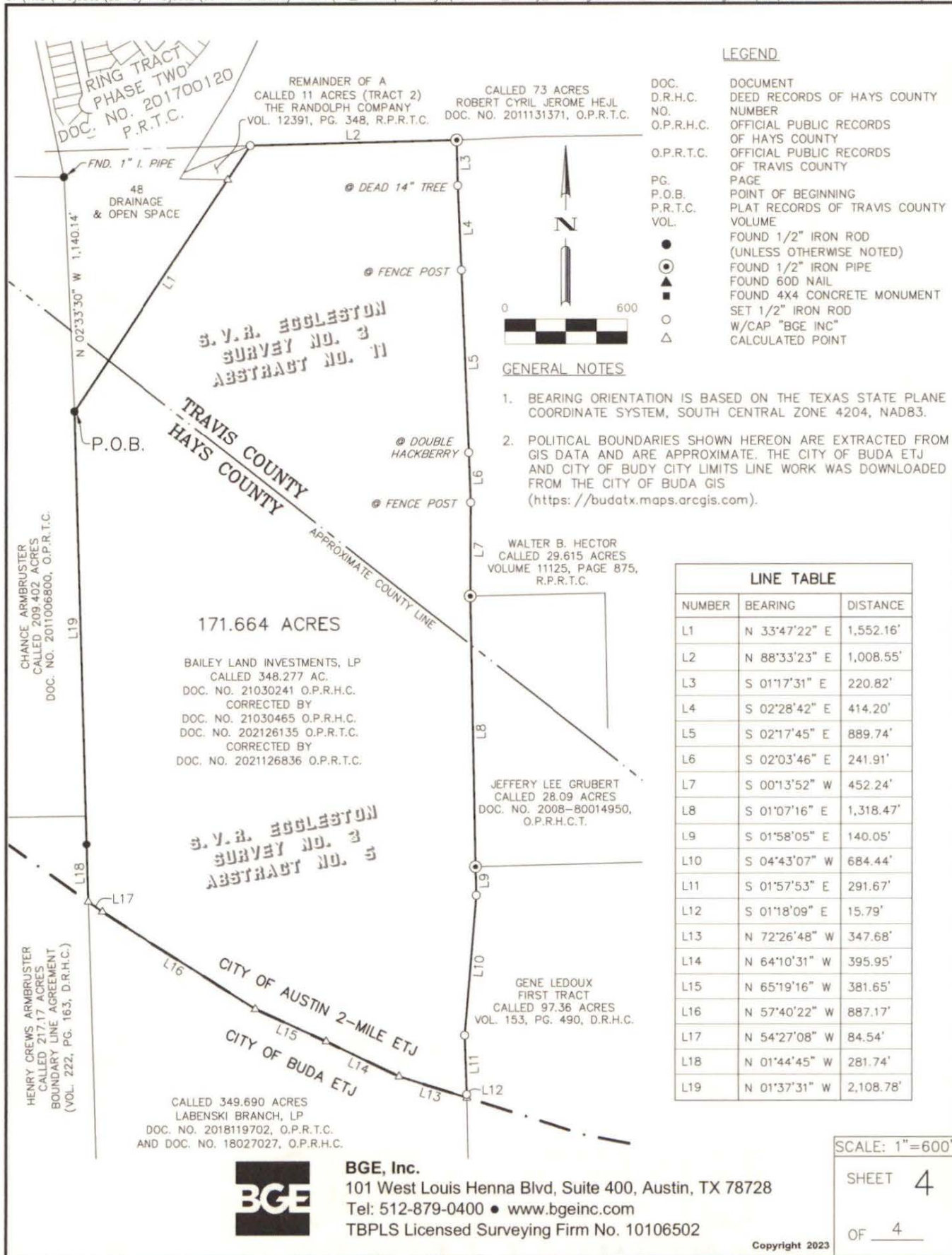
BGE, Inc.  
101 West Louis Henna Blvd, Suite 400  
Austin, Texas 78728  
Telephone: (512) 879-0400  
TBPLS Licensed Surveying Firm No. 10106502



11/30/2023  
Date

Date: November 30, 2023  
Job No: 6861-01

EXHIBIT D



LEGEND

- DOC. DOCUMENT
- D.R.H.C. DEED RECORDS OF HAYS COUNTY NUMBER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY VOLUME
- VOL. VOLUME
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON PIPE
- ▲ FOUND 60D NAIL
- FOUND 4X4 CONCRETE MONUMENT
- SET 1/2" IRON ROD W/CAP "BGE INC"
- △ CALCULATED POINT



GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
2. POLITICAL BOUNDARIES SHOWN HEREON ARE EXTRACTED FROM GIS DATA AND ARE APPROXIMATE. THE CITY OF BUDA ETJ AND CITY OF BUDY CITY LIMITS LINE WORK WAS DOWNLOADED FROM THE CITY OF BUDA GIS (<https://budatx.maps.arcgis.com>).

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 33°47'22" E	1,552.16'
L2	N 88°33'23" E	1,008.55'
L3	S 01°17'31" E	220.82'
L4	S 02°28'42" E	414.20'
L5	S 02°17'45" E	889.74'
L6	S 02°03'46" E	241.91'
L7	S 00°13'52" W	452.24'
L8	S 01°07'16" E	1,318.47'
L9	S 01°58'05" E	140.05'
L10	S 04°43'07" W	684.44'
L11	S 01°57'53" E	291.67'
L12	S 01°18'09" E	15.79'
L13	N 72°26'48" W	347.68'
L14	N 64°10'31" W	395.95'
L15	N 65°19'16" W	381.65'
L16	N 57°40'22" W	887.17'
L17	N 54°27'08" W	84.54'
L18	N 01°44'45" W	281.74'
L19	N 01°37'31" W	2,108.78'

171.664 ACRES

BAILEY LAND INVESTMENTS, LP  
 CALLED 348.277 AC.  
 DOC. NO. 21030241 O.P.R.H.C.  
 CORRECTED BY  
 DOC. NO. 21030465 O.P.R.H.C.  
 DOC. NO. 202126135 O.P.R.T.C.  
 CORRECTED BY  
 DOC. NO. 2021126836 O.P.R.T.C.

S.V.R. EGGLESTON  
 SURVEY NO. 3  
 ABSTRACT NO. 5

CALLED 349.690 ACRES  
 LABENSKI BRANCH, LP  
 DOC. NO. 2018119702, O.P.R.T.C.  
 AND DOC. NO. 18027027, O.P.R.H.C.



**BGE, Inc.**  
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
 Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
 TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=600'

SHEET 4

OF 4



SKETCH TO ACCOMPANY A DESCRIPTION OF 131.6 ACRES, OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBER 5 OF HAYS COUNTY, TEXAS AND THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBER 11 OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 217.066 ACRE TRACT, SAVE AND EXCEPT 79.000 ACRES, CONVEYED TO ARMBRUSTER LAND INVESTMENTS, LP., IN DOCUMENT NO. 2021284020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO(S). 21071107 AND 21071108 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS AND ALSO BEING A PORTION OF A 208.892 ACRE TRACT CONVEYED TO ARMBRUSTER LAND INVESTMENTS, LP., IN DOCUMENT NO(S). 2021280420, 2021280421, 2021280422, 2021280423, 2021280424, 2021280425 AND 2021280426, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO(S). 21071107, 21071109, 21071110, 21071111, 21071112, 21071114 AND 21071115, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°42'36"E	1044.87'
L2	S89°36'55"E	839.72'
L3	S60°49'12"E	74.39'
L4	S69°02'36"E	76.33'
L5	S87°22'15"E	127.86'
L6	N47°43'15"E	94.70'
L7	N89°13'53"E	172.17'
L8	S79°37'01"E	105.27'
L9	N78°37'51"E	113.30'
L10	S87°19'55"E	90.88'
L11	N89°43'14"E	42.23'
L12	S04°39'05"E	623.74'
L13	N72°24'34"E	100.28'
L14	S03°58'54"W	67.95'
L15	S73°19'44"E	42.20'
L16	S30°12'44"E	79.49'
L17	S05°45'08"E	87.94'
L18	S02°16'55"E	320.31'
L19	S01°38'47"E	1962.76'
L20	S01°45'39"E	461.18'
L21	N57°51'25"W	216.55'
L22	N50°36'22"W	482.65'
L23	N43°40'39"W	1026.83'
L24	N37°11'33"W	2952.81'
L25	N01°36'39"W	69.07'

LEGEND	
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
△	CALCULATED POINT
⊗	REFERENCED TREE FOUND (SIZE AND TYPE NOTED)
{ }	RECORD INFORMATION TRAVIS COUNTY TEXAS
[ ]	RECORD INFORMATION HAYS COUNTY TEXAS

7.07.2022

*Steven P. Timberlake*

DATE OF SURVEY: 12/08/21  
 PLOT DATE: 07/07/22  
 DRAWING NO.: 759-022-EX  
 PROJECT NO.: 759-022  
 T.B.P.E.L.S. FIRM NO. 10124500  
 DRAWN BY: JDB  
 SHEET 1 OF 2

**Chaparral**

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-022-EX



CITY OF AUSTIN  
E.T.J. EXHIBIT



1" = 500'

S.V.R. EGGLESTON  
SURVEY NO. 3  
ABSTRACT NO. 11

S.V.R. EGGLESTON  
SURVEY NO. 3  
ABSTRACT NO. 5

208.892 ACRES  
ARMBRUSTER LAND  
INVESTMENTS, LP  
\*SEE SURVEY

APPROX.  
131.6 ACRES  
WITHIN CITY OF  
AUSTIN E.T.J.

APPROXIMATE  
CITY OF AUSTIN  
E.T.J. LINE  
SCALED FROM  
CITY OF AUSTIN  
GIS PAGE

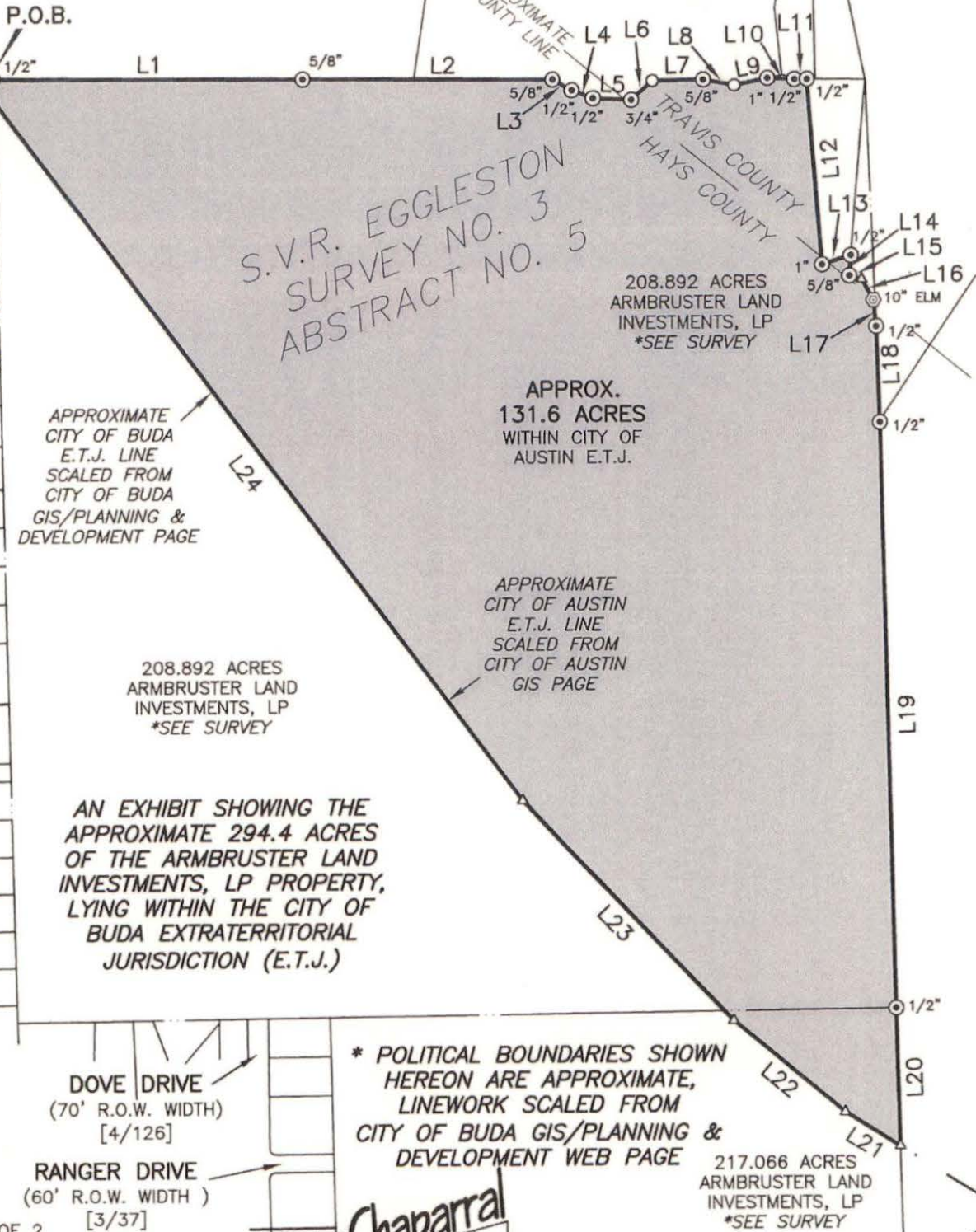
208.892 ACRES  
ARMBRUSTER LAND  
INVESTMENTS, LP  
\*SEE SURVEY

AN EXHIBIT SHOWING THE  
APPROXIMATE 294.4 ACRES  
OF THE ARMBRUSTER LAND  
INVESTMENTS, LP PROPERTY,  
LYING WITHIN THE CITY OF  
BUDA EXTRATERRITORIAL  
JURISDICTION (E.T.J.)

\* POLITICAL BOUNDARIES SHOWN  
HEREON ARE APPROXIMATE,  
LINEWORK SCALED FROM  
CITY OF BUDA GIS/PLANNING &  
DEVELOPMENT WEB PAGE

217.066 ACRES  
ARMBRUSTER LAND  
INVESTMENTS, LP  
\*SEE SURVEY

Chaparral



LAUREL PATH  
(60' R.O.W. WIDTH)  
[3/37]

DOVE DRIVE  
(70' R.O.W. WIDTH)  
[4/126]

RANGER DRIVE  
(60' R.O.W. WIDTH)  
[3/37]





**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**131.6 ACRES  
S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 5,  
HAYS COUNTY, TEXAS AND THE  
S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 11  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 131.6 ACRES, OUT OF THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBER 5 OF HAYS COUNTY, TEXAS AND THE S.V.R. EGGLESTON SURVEY NUMBER 3, ABSTRACT NUMBER 11 OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 217.066 ACRE TRACT, SAVE AND EXCEPT 79.000 ACRES, CONVEYED TO ARMBRUSTER LAND INVESTMENTS, LP., IN DOCUMENT NO. 2021284020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO(S). 21071107 AND 21071108 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS AND ALSO BEING A PORTION OF A 208.892 ACRE TRACT CONVEYED TO ARMBRUSTER LAND INVESTMENTS, LP., IN DOCUMENT NO(S). 2021280420, 2021280421, 2021280422, 2021280423, 2021280424, 2021280425 AND 2021280426, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO(S). 21071107, 21071109, 21071110, 21071111, 21071112, 21071114 AND 21071115, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 131.6 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** a 1/2" iron pipe found for the northwest corner of said 208.892 acre tract, being the northeast corner of a 1.46 acre tract described in Volume 796, Page 317 of the Deed Records, all of Hays County, Texas and also being an angle point in the south line of a 65.112 acre tract described in Document No. 14021499 of the Official Public Records of Hays County, Texas;

**THENCE** South 89°42'36" East, with the north line of the 208.892 acre tract, same being the south line of the 65.112 acre tract, a distance of 1044.87 feet to a 5/8" iron pipe found for an angle point in the north line of the 208.892 acre tract, same being the south line of the 65.112 acre tract;

**THENCE** South 89°36'55" East, continuing with the north line of the 208.892 acre tract, same being the south line of the 65.112 acre tract and the south line of a 48.354 acre tract described in Volume 7588, Page 451 of the Deed Records of Travis County, Texas, a distance of 839.72 feet to a 5/8" iron pipe found for an angle point in the north line of the 208.892 acre tract, same being the south line of said 48.354 acre tract;

**THENCE** continuing with the north line of the 208.892 acre tract, same being the south

line of the 48.354 acre tract, the following seven (7) courses and distances:

1. South 60°49'12" East, a distance of 74.39 feet to a 1/2" iron pipe found;
2. South 69°02'36" East, a distance of 76.33 feet to a 1/2" iron pipe found;
3. South 87°22'15" East, a distance of 127.86 feet to a 3/4" iron pipe found;
4. North 47°43'15" East, a distance of 94.70 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 89°13'53" East, a distance of 172.17 feet to a 5/8" iron pipe found;
6. South 79°37'01" East, a distance of 105.27 feet to a 1/2" rebar with "Chaparral" cap set;
7. North 78°37'51" East, a distance of 113.30 feet to a 1" iron pipe found;

**THENCE** continuing with the north line of the 208.892 acre tract, the following two (2) courses and distances:

1. South 87°19'55" East, crossing Little Bear Creek, a distance of 90.88 feet to a 1/2" iron pipe found;
2. North 89°43'14" East, a distance of 42.23 feet to a 1/2" iron pipe found for the northwest corner of a 1.998 acre tract, described in Volume 12391, Page 348 of the Real Property Records of Travis County, Texas, being in the south line of a 2.143 acre tract described in Volume 7628, page 817 of the Deed Records of Travis County, Texas;

**THENCE** with the common lines of the 208.892 and said 1.998 acer tract, the following two (2) courses and distances:

1. South 04°39'05" East, a distance of 623.74 feet to a 1" iron pipe found for the southwest corner of the 1.998 acre tract;
2. North 72°24'34" East, a distance of 100.28 feet to a 1/2" iron pipe found for the southeast corner of the 1.998 acre tract, being in the easternmost northeast corner of the 208.892 acre tract;

**THENCE** with the east line of the 208.892 acre tract, the following four (4) courses and distances:

1. South 03°58'54" West, a distance of 67.95 feet to a 5/8" iron pipe found on the north bank of Little Bear Creek;



2. South 73°19'44" East, a distance of 42.20 feet to a calculated point in Little Bear Creek;
3. South 30°12'44" East, a distance of 79.49 feet to a 10" Elm tree found on the south bank of Little Bear Creek, as referenced in Volume 711, Page 598 of the Deed Records of Hays County, Texas;
4. South 05°45'08" East, a distance of 87.94 feet to a 1/2" iron pipe found in the west line of said Lot 16, Block A, Ring Tract Phase Two, Final Plat, a subdivision of record in Document No. 201700120 of the Official Public Records of Travis County, Texas;

**THENCE** South 02°16'55" East, with the east line of the 208.892 acre tract, same being the west line of Lot 16, a distance of 320.31 feet to a 1/2" iron pipe found in the west line of a 348.277 acre tract described in Document No. 21030465 of the Official Public Records of Hays County, Texas;

**THENCE** South 01°38'47" East, with the east line of the 208.892 acre tract, same being the west line of said 348.277 acre tract, a distance of 1962.76 feet to a 1/2" iron pipe found for the southeast corner of said 208.892 acre tract, being the northeast corner of said 217.066 acre tract;

**THENCE** South 01°45'39" East, with the east line of the 217.066 acre tract, same being the west line of the 348.277 acre tract, a distance of 461.18 feet to a calculated point;

**THENCE** crossing the 217.066 acre tract and the 208.892 acre tract, the following four (4) courses and distances:

1. North 57°51'25" West, a distance of 216.55 feet to a calculated point;
2. North 50°36'22" West, a distance of 482.65 feet to a calculated point;
3. North 43°40'39" West, a distance of 1026.83 feet to a calculated point;
4. North 37°11'33" West, a distance of 2952.81 feet to a calculated point in the west line of the 208.892 acre tract, same being the east line of said 1.46 acre tract;

**THENCE** North 01°36'39" West, with the west line of the 208.892 acre tract, same being the east line of the 1.46 acre tract, a distance of 69.07 feet the **POINT OF BEGINNING**, containing 131.6 acres of land, more or less.

Surveyed on the ground on November 12, 2021. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from The National Geodetic Survey (RTN) on-line positioning user service (OPUS) for Chaparral control point "3". Attachments: Survey Drawing No. 759-022-EX2.

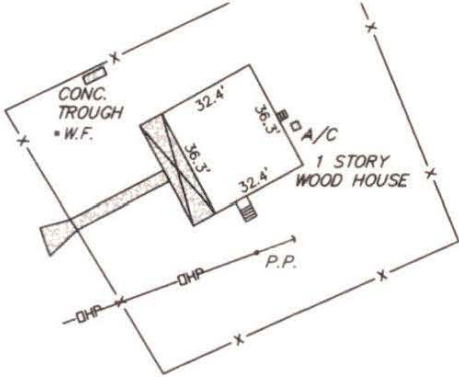


Steven P. Timberlake                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6240  
TBPLS Firm No. 10124500

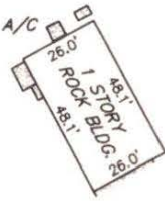




EXHIBIT E - AMENITY CONCEPT



DAIRY HOUSE



DAIRY BARN



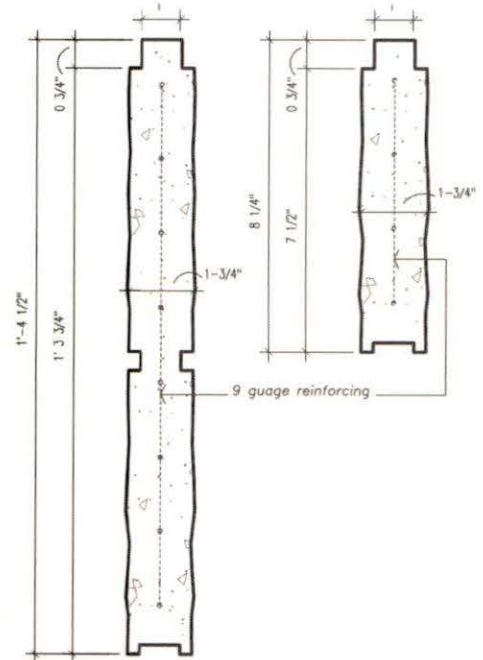
Historic precedent image







Split-Face CMU Style Concrete Fence



Typical Panel Sections

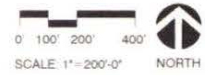


Post-Tension Rock Wall

The subdivision wall shall be no less than six (6) feet and no more than eight (8) feet tall and shall be constructed of one of the above styles.



# EXHIBIT G-1 - PERSIMMON PHASE 1 (DETAIL PARK PLAN)



PARK AREA SUMMARY TABLE							
Park	Dedicated Area Acres	Area >5% Slope Acres	Area >5% Slope Percent	100yr FP Acres	Frontage		
					Arterial	Collector	Local Street
A	4,562	1,456	31.93%	3,092	447		
B	5,092	5,738	17.16%	7,584	504		176
C	14,445	8,043	55.70%	6,933	472	414	34
D	2,881	0,848	29.43%	1,187	490	512	26
E	6,772	4,124	60.76%	2,973		625	
F	0,705	0,707	101.13%	0,22			120
<b>Total</b>	<b>34,457</b>	<b>28,476</b>	<b>82.67%</b>	<b>21,648</b>	<b>1,913</b>	<b>1,160</b>	<b>469</b>
<b>Private</b>							
1	0,782	0,178	22.76%	0	534	48	
2	3,519	0	0%	0	640		858
3	2,249	0	0%	0	278		643
<b>Total</b>	<b>6,550</b>	<b>0,178</b>	<b>2.72%</b>	<b>0</b>	<b>1,452</b>	<b>48</b>	<b>1,501</b>
<b>Total</b>	<b>44,992</b>	<b>28,654</b>	<b>63.68%</b>	<b>21,648</b>	<b>2,365</b>	<b>1,208</b>	<b>2,012</b>

PARKS IMPROVEMENT TABLE		
Park	Proposed Parkland Improvement	Estimated Cost
A, B & C	Trailhead, nature trails, benches, pet waste stations and trash/recycle receptacles.	\$330,000.00
D & E	Urban trail, East West Trail & neighborhood trail, nature playscapes, fitness station, drinking fountains, fencing, benches, tables, pet waste stations and trash/recycle receptacles.	\$428,000.00
<b>Total Cost</b>		<b>\$758,000.00</b>

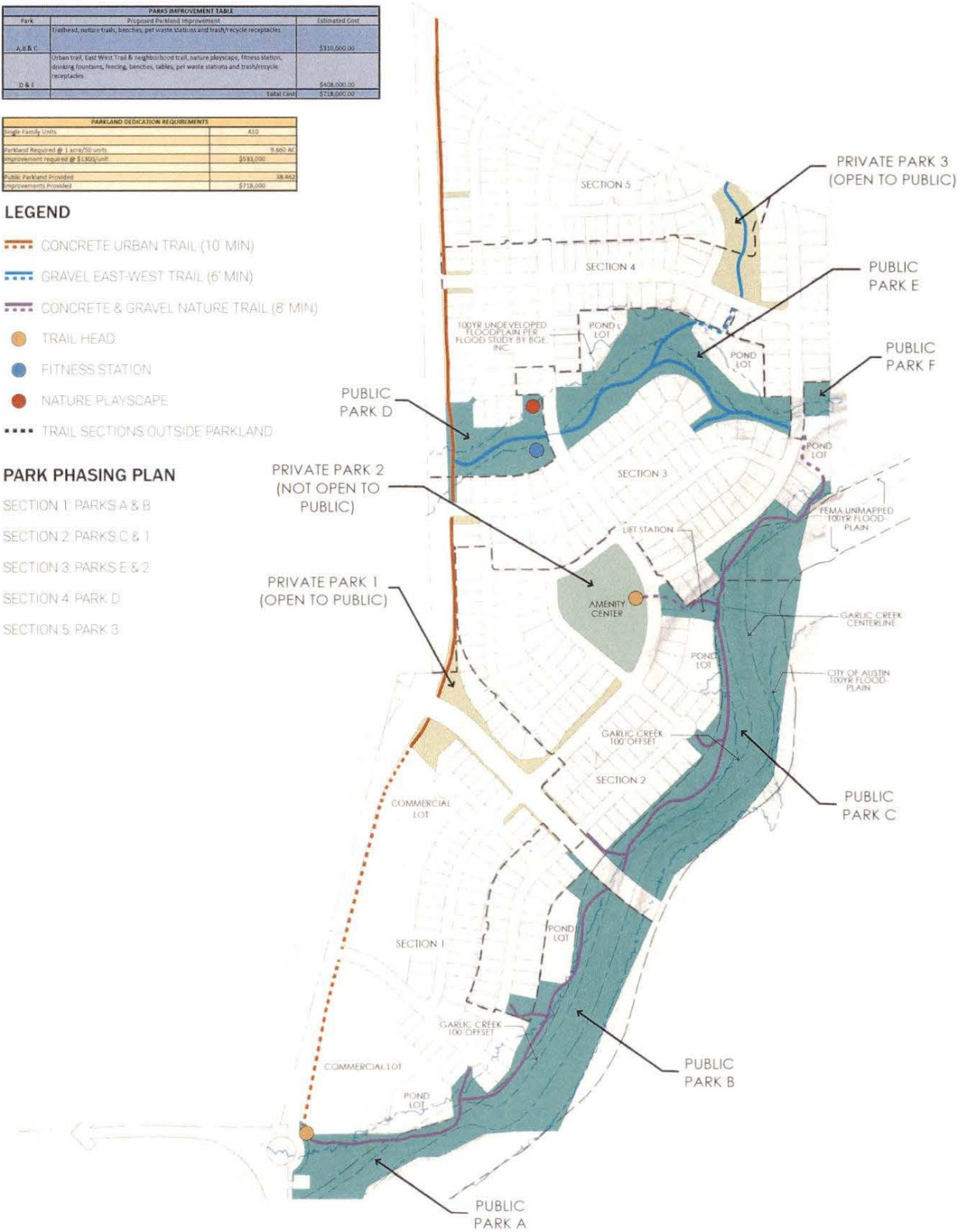
PARKLAND DEDICATION REQUIREMENTS	
Single Family Units	410
Parkland Required @ 1 acre/250 units	1.640 AC
Improvement required @ \$1,500/unit	\$615,000
Public Parkland Provided	18,652
Improvements Provided	\$718,000

## LEGEND

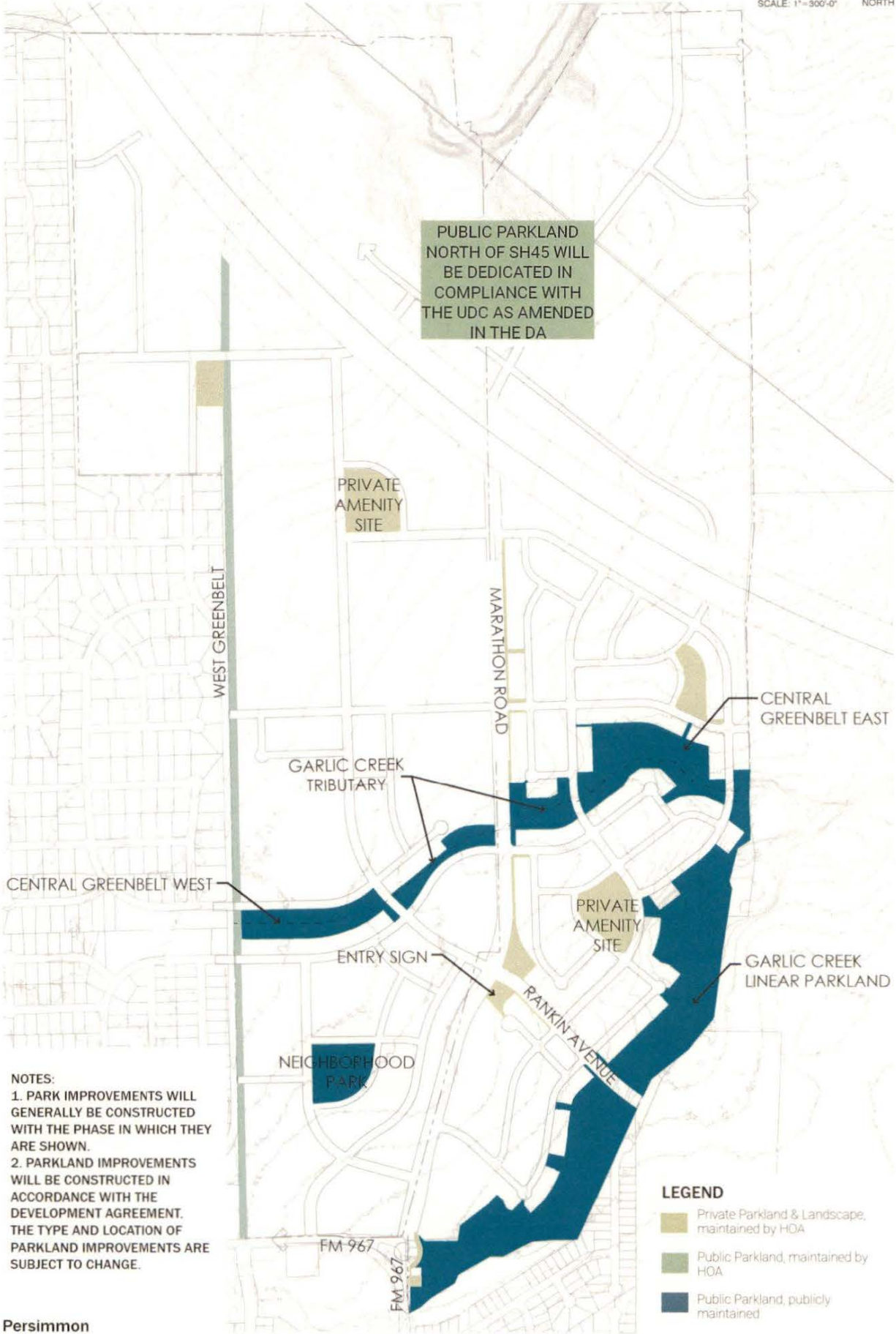
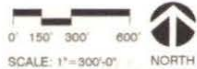
- CONCRETE URBAN TRAIL (10' MIN)
- GRAVEL EAST-WEST TRAIL (6' MIN)
- CONCRETE & GRAVEL NATURE TRAIL (8' MIN)
- TRAIL HEAD
- FITNESS STATION
- NATURE PLAYSCAPE
- TRAIL SECTIONS OUTSIDE PARKLAND

## PARK PHASING PLAN

- SECTION 1: PARKS A & B
- SECTION 2: PARKS C & 1
- SECTION 3: PARKS E & 2
- SECTION 4: PARK D
- SECTION 5: PARK 3



**EXHIBIT G-2 - PARKS AND OPEN SPACE SUMMARY**



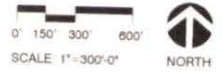
**NOTES:**  
 1. PARK IMPROVEMENTS WILL GENERALLY BE CONSTRUCTED WITH THE PHASE IN WHICH THEY ARE SHOWN.  
 2. PARKLAND IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. THE TYPE AND LOCATION OF PARKLAND IMPROVEMENTS ARE SUBJECT TO CHANGE.

**LEGEND**

	Private Parkland & Landscape, maintained by HOA
	Public Parkland, maintained by HOA
	Public Parkland, publicly maintained



# EXHIBIT H - TRAILS PLAN

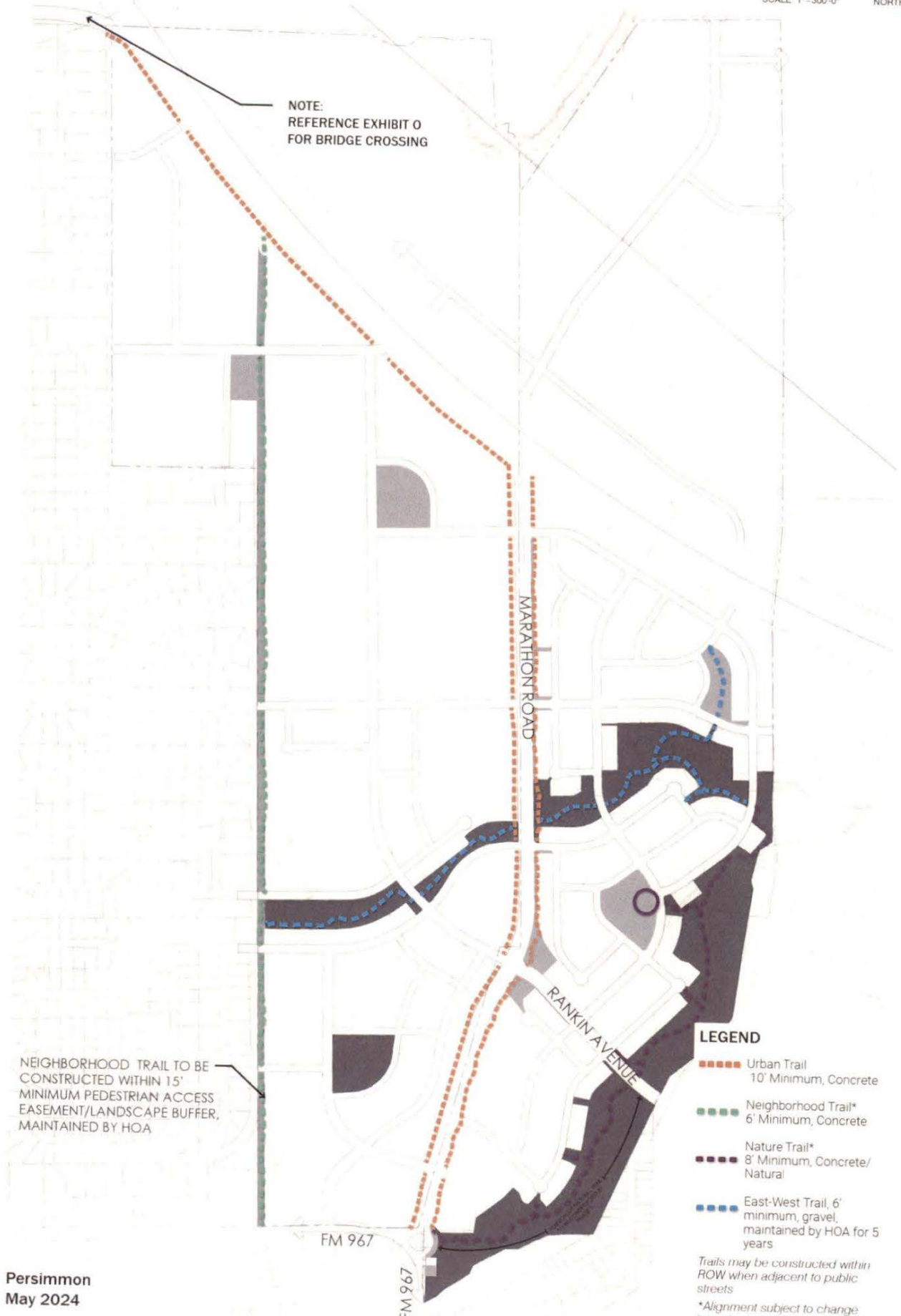


NOTE:  
REFERENCE EXHIBIT O  
FOR BRIDGE CROSSING

NEIGHBORHOOD TRAIL TO BE  
CONSTRUCTED WITHIN 15'  
MINIMUM PEDESTRIAN ACCESS  
EASEMENT/LANDSCAPE BUFFER,  
MAINTAINED BY HOA

- LEGEND**
- Urban Trail  
10' Minimum, Concrete
  - Neighborhood Trail\*  
6' Minimum, Concrete
  - Nature Trail\*  
8' Minimum, Concrete/  
Natural
  - East-West Trail, 6'  
minimum, gravel,  
maintained by HOA for 5 years

*Trails may be constructed within  
ROW when adjacent to public  
streets*  
*\*Alignment subject to change  
based on conditions in the field*



# Exhibit I -City Limits Parcel



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

---

**12.045 ACRES**  
**S.V.R. EGGLESTON SURVEY NO. 3, ABS. NO. 5,**  
**HAYS COUNTY, TEXAS AND THE**

A DESCRIPTION OF 12.045 ACRES IN THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, HAYS COUNTY, TEXAS, BEING A PORTION OF A 79.000 ACRE TRACT CONVEYED TO ARMBRUSTER LAND INVESTMENT, LP, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 22, 2021 AND RECORDED IN DOCUMENT NO. 21071113 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 12.045 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/8" rebar found in the north right-of-way line of F.M. 967 (right-of-way width varies), being the southwest corner of said 79.000 acre tract, also being the south termination of the agreed boundary line described in Volume 222, Page 163 of the Deed Records of Hays County, Texas and being also the southeast corner of Lot 1, Cimarron Professional Park Section One, a subdivision of record in Volume 7, Page 306 of the Plat Records of Hays County, Texas,

**THENCE** North 01°35'28" West, with said boundary line agreement, with the west line of the 79.00 acre tract, same being the east line of said Lot 1, a distance of 454.21 feet to a calculated point, from which a 1/2" iron pipe found for the northwest corner of a 217.066 acre tract described in Document No. 2021280420 of the Official Public Records of Travis County, Texas and Document No(s). 21071107 and 21071108, both of the Official Public Records of Hays County, Texas, being the northeast corner of Lot 4, Block F, Cimarron Park Section III, Phase III a subdivision of record in Volume 3, Page 37 of the Plat Records of Hays County, Texas and also being in the south line of a 208.892 acre tract described in Document No(s). 2021280420, 2021280421, 2021280422, 2021280423, 2021280424, 2021280425 and 2021280426, all of the Official Public Records of Travis County, Texas and Document No(s). 21071107, 21071109, 21071110, 21071111, 21071112, 21071114 and 21071115, all of the Official Public Records of Hays County, Texas, bears North 01°35'28" West, a distance of 5009.08 feet;

**THENCE** crossing the 79.000 acre tract, the following two (2) courses and distances:

1. North 87°51'02" East, a distance of 1207.60 feet to a to a calculated point;
2. South 14°47'42" West, a distance of 499.03 feet to a to a calculated point in the north right-of-way line of F.M. 967, same being the south line of the 79.000 acre tract, from which a 1/2" rebar with "BGE" cap found for the southeast corner of



# Exhibit I -City Limits Parcel

Page 2

the 79.000 acre tract, being an angle point in the north right-of-way line of F.M. 967, bears North 88°34'15" East, a distance of 84.09 feet;

**THENCE** with the north right-of-way line of F.M. 967, same being the south line of the 79.000 acre tract, the following four (4) courses and distances:

1. South 88°34'15" West, a distance of 302.27 feet to a to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 560.87 feet, a delta angle of 14°40'07", an arc length of 143.59 feet, and a chord which bears North 84°21'53" West, a distance of 143.20 feet to a concrete highway monument found;
3. South 88°18'03" West, a distance of 333.04 feet to a to a concrete highway monument found, from which a concrete highway monument found in the south right-of-way line of F.M. 967, bears South 01°41'57" East, a distance of 80.00 feet;
4. South 87°19'41" West, a distance of 289.44 feet to the **POINT OF BEGINNING**, containing 12.045 acres of land, more or less.

Surveyed on the ground on November 12, 2021. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from The National Geodetic Survey (RTN) on-line positioning user service (OPUS) for Chaparral control point "3". Attachments: Survey Drawing No. 759-022-EX4.

*Paul J. Flugel* 11-20-2023

Paul J. Flugel                      Date  
Registered Professional Land Surveyor  
State of Texas No. 5096  
TBPLS Firm No. 10124500

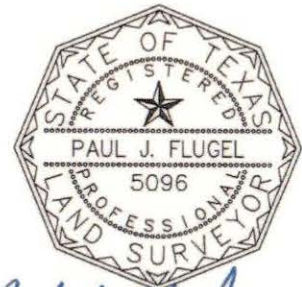


SKETCH TO ACCOMPANY A DESCRIPTION OF 12.045 ACRES IN THE S.V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5, HAYS COUNTY, TEXAS, BEING A PORTION OF A 79.000 ACRE TRACT CONVEYED TO ARMBRUSTER LAND INVESTMENT, LP, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 22, 2021 AND RECORDED IN DOCUMENT NO. 21071113 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	[RECORD]
L1	S88°34'15"W	302.27'	[S89°18'W]
L2	S88°18'03"W	333.04'	[S89°54'W 333.59']
L3	S87°19'41"W	289.44'	[S88°55'W 289.45']
L4	N88°34'15"E	84.09'	
L5	S01°41'57"E	80.00'	

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● <sup>B</sup>	1/2" REBAR WITH "BGE" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
■	CONCRETE HIGHWAY MONUMENT FOUND
△	CALCULATED POINT
[ ]	RECORD INFORMATION HAYS COUNTY TEXAS

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	[RECORD]
C1	560.87'	14°40'07"	143.59'	N84°21'53"W	143.20'	[N84°19'51"W 143.20']



*Paul J. Flugel* 11-20-23

DATE OF SURVEY: 11/12/2021  
 PLOT DATE: 11/20/2023  
 DRAWING NO.: 759-022-EX4  
 PROJECT NO.: 759-022  
 T.B.P.E.L.S. FIRM NO. 10124500  
 DRAWN BY: JDB  
 SHEET 1 OF 2

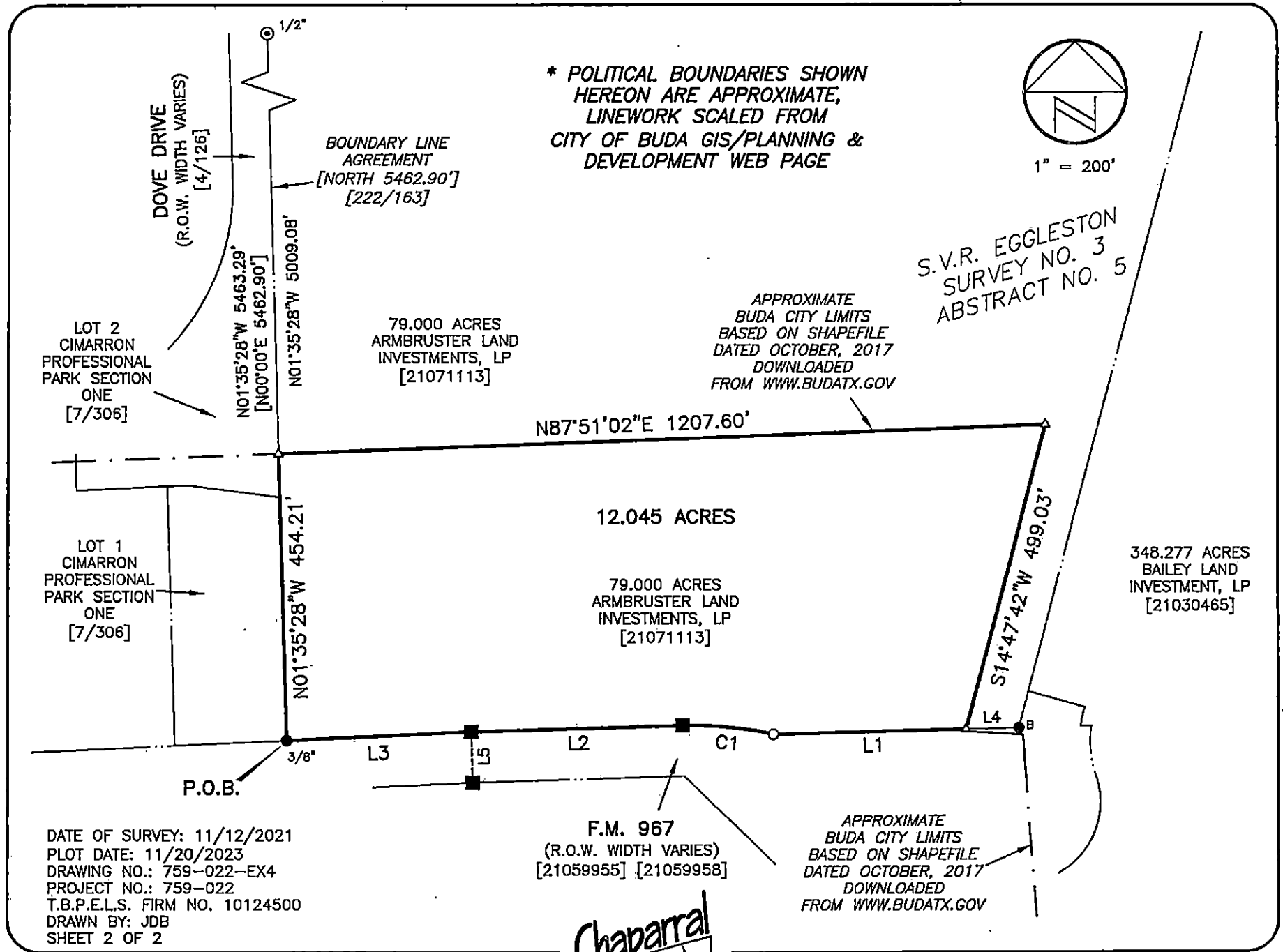
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
 759-022-EX4

*Chaparral*



Exhibit I - City Limits Parcel



## Exhibit J - 1 STAR ENERGY ELEMENTS

### 1. Codes and Energy Performance

#### Intent

To build a green building rated home, which must comply, at a minimum to meet all current codes and laws associated with the built environment. These codes are in place to assure energy-efficient quality buildings and protect the health and safety of building occupants, our community, and the natural environment.

#### Requirements

All new construction residential buildings, as defined by the 2015 IECC as amended by the City of Austin, shall meet all current City of Austin Codes as amended.

- City of Austin Energy Code compliance can be met by one of the following methods:
  - o Minimum percentage above code required shall be 0% using International Code Compliance Calculator (IC3),
  - OR
  - o Maximum Energy Rating Index (ERI) value of 59.

### 2. HVAC Efficiency and Design

#### Intent

To reduce energy use and increase occupant comfort through energy-efficient and climate-appropriate design and appropriate sizing of mechanical cooling systems.

#### Requirements

Meet all of the following:

- Cooling and heating equipment and duct sizing based on complete and accurate manual J and manual D calculations.
- Design home such that 600 sq. ft. of living space per ton of cooling is met. Homes smaller than 900 sq. ft. must be equipped with a mini-split or other appropriate system
- Cooling equipment minimum efficiency for split systems 15 SEER / 12 EER
  - o Gas furnace rated at 80 AFUE or greater
  - o Heat Pump rated at 8.2 HSPF or greater
- Ductwork is masked/sealed at supplies and returns during construction
- Ceiling registers: curved blade-type--fixed or adjustable

### 3. Insulation Installation

#### Intent

To reduce energy use and increase occupant comfort through energy efficient and climate appropriate Design

#### Requirements



## EXHIBIT J – 1 STAR ENERGY ELEMENTS

Meet all of the following:

- Insulation installation meets 2015 IECC criteria and ENERGY STAR Grade I requirements, including
- insulated headers, 2-stud corners, and ladder blocking
- Insulation contains no added urea formaldehyde

### 4. Skylights

#### Intent

To reduce heat gain and heat loss associated with skylights

#### Requirements

Meet one of the following:

- No skylights in the conditioned space  
OR
- Any skylights installed meet current ENERGY STAR criteria for SHGC and U-Factor

### 5. Indoor Environmental Quality

#### Intent

To reduce air contaminants that are odorous or potentially irritating and unhealthy for both installers and occupants

#### Requirements

Meet all of the following:

- Exhaust fans for bathrooms with a tub or shower:
  - Must vent to the outside
- Range hood exhaust vents to outside
- Low-VOC (volatile organic compound) interior wall and ceiling paint:
  - Max VOC level of 50 grams per liter
  - City of Austin recycled paint

### 6. Electrical

#### Intent

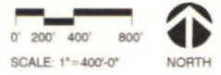
To install ENERGY STAR appliances, which incorporate advanced technologies that use 10–50% less energy and water than standard models. The money saved on utility bills can make up for the cost of a more expensive but very efficient ENERGY STAR model.

#### Requirements

Meet all of the following:

- Incorporate a minimum of 4 ENERGY STAR rated appliances and fixtures; no more than 2 of any item type in this measure or combined with Energy 6.
- Install a minimum of two ceiling fans within the conditioned space

# EXHIBIT K - DEPICTION OF RIGHT-OF-WAY DEDICATIONS AND MARATHON ROAD SEGMENTS



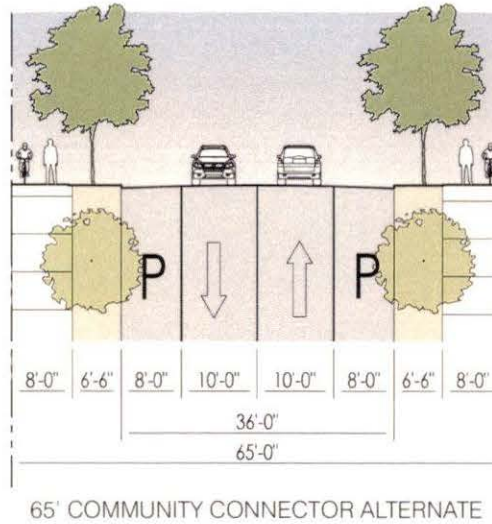
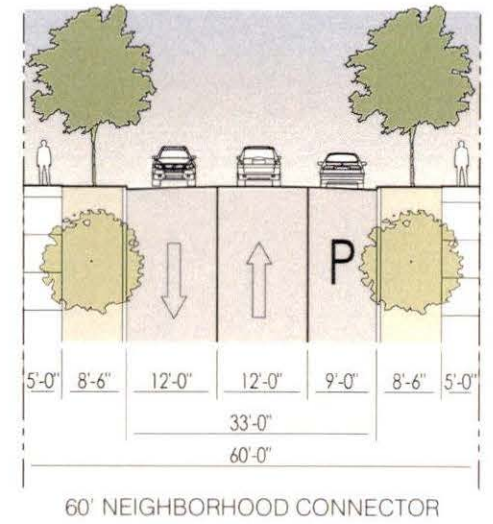
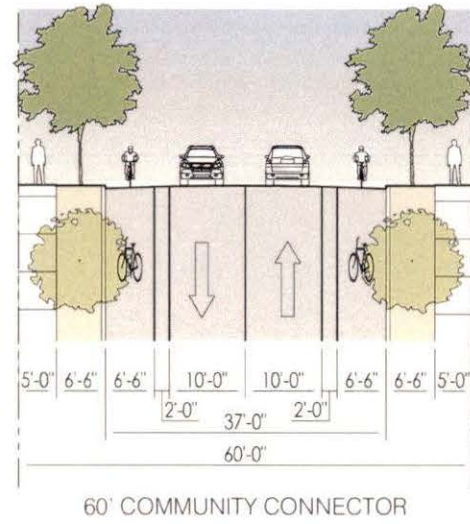
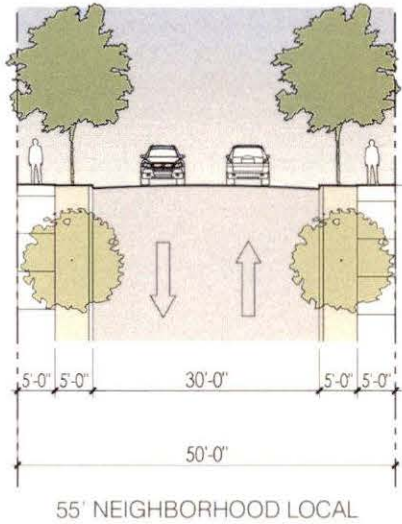
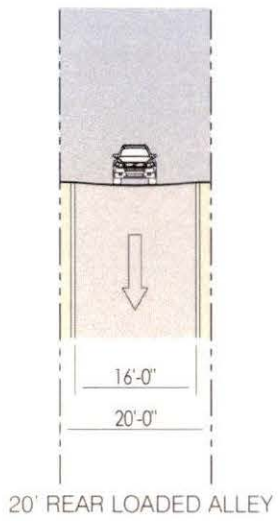
NOTE:  
ROADWAY ALIGNMENT SUBJECT TO CHANGE  
BASED ON CONDITIONS IN THE FIELD



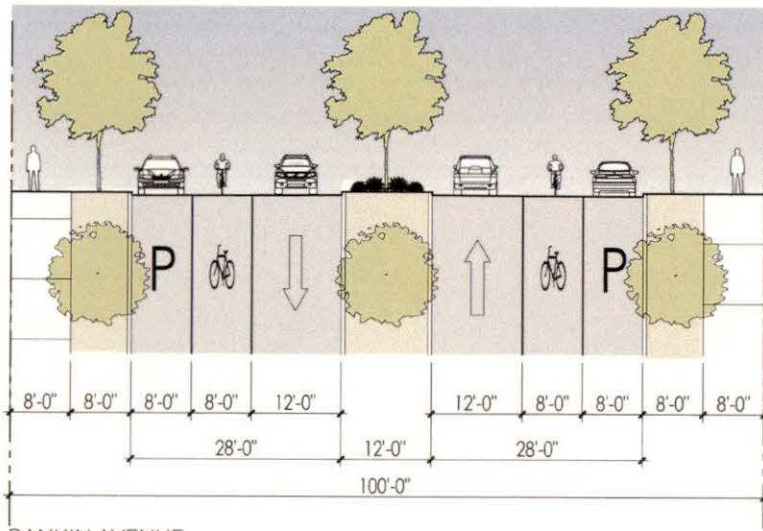
- LEGEND**
- FM 967 Intersection
  - Rankin Avenue
  - Marathon Road
  - 1626 Connector



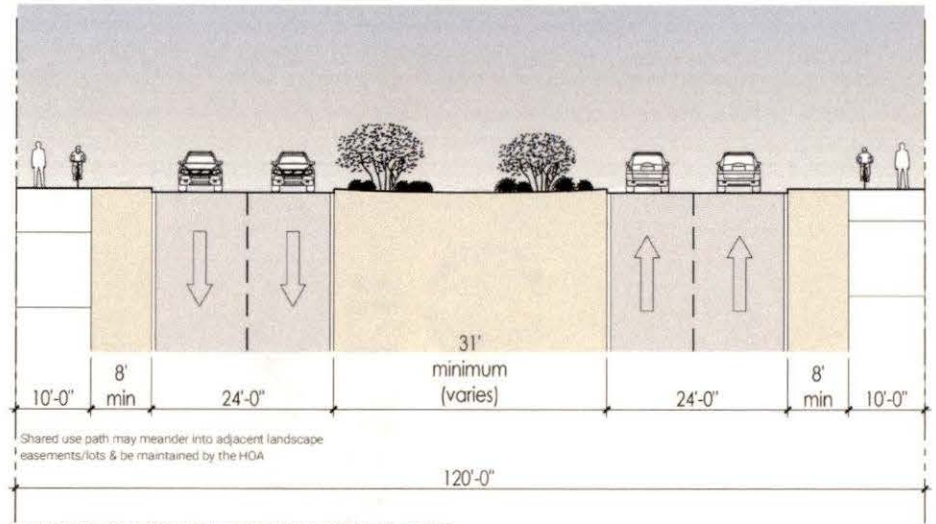
# EXHIBIT L - DEPICTION OF SUBDIVISION STREET SECTIONS



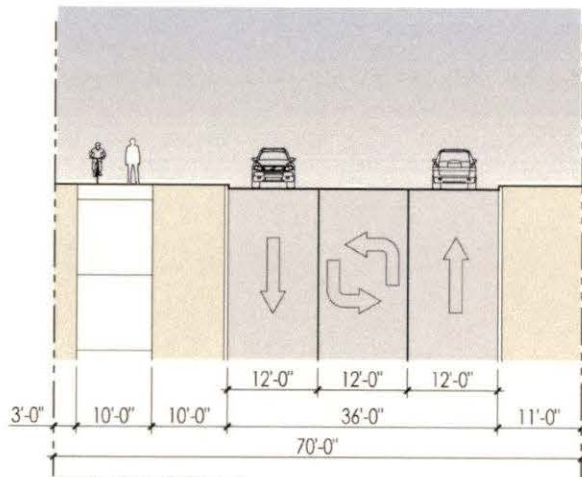
# EXHIBIT L - DEPICTION OF SUBDIVISION STREET SECTIONS



RANKIN AVENUE



MARATHON ROAD MINIMUM STANDARDS



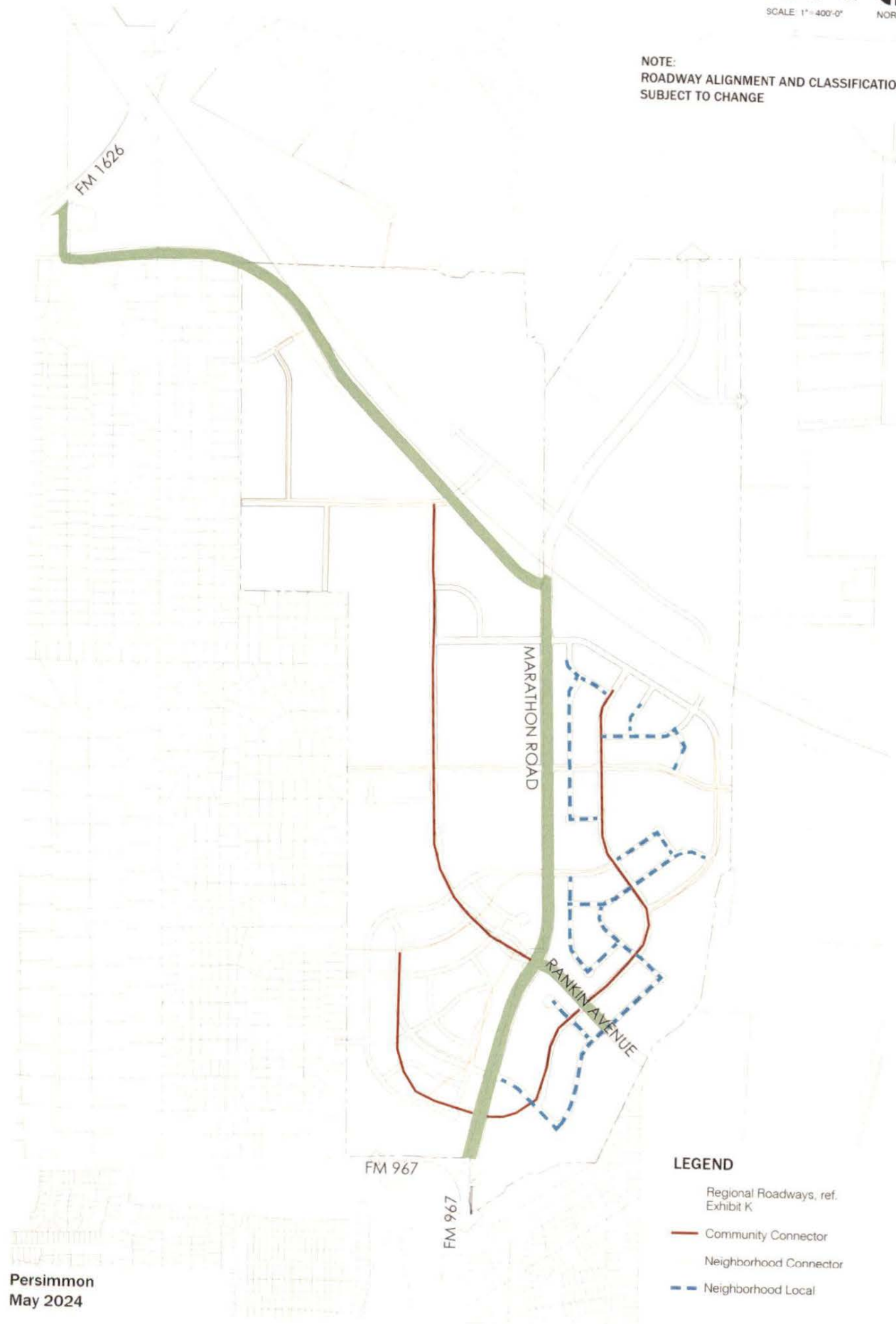
1626 CONNECTOR



# EXHIBIT M - ROADWAY CLASSIFICATIONS



NOTE:  
ROADWAY ALIGNMENT AND CLASSIFICATION  
SUBJECT TO CHANGE



## LEGEND

- Regional Roadways, ref. Exhibit K
- Community Connector
- Neighborhood Connector
- Neighborhood Local

EXHIBIT N  
*Written Agreement Regarding Services*

*To be provided at a later date*

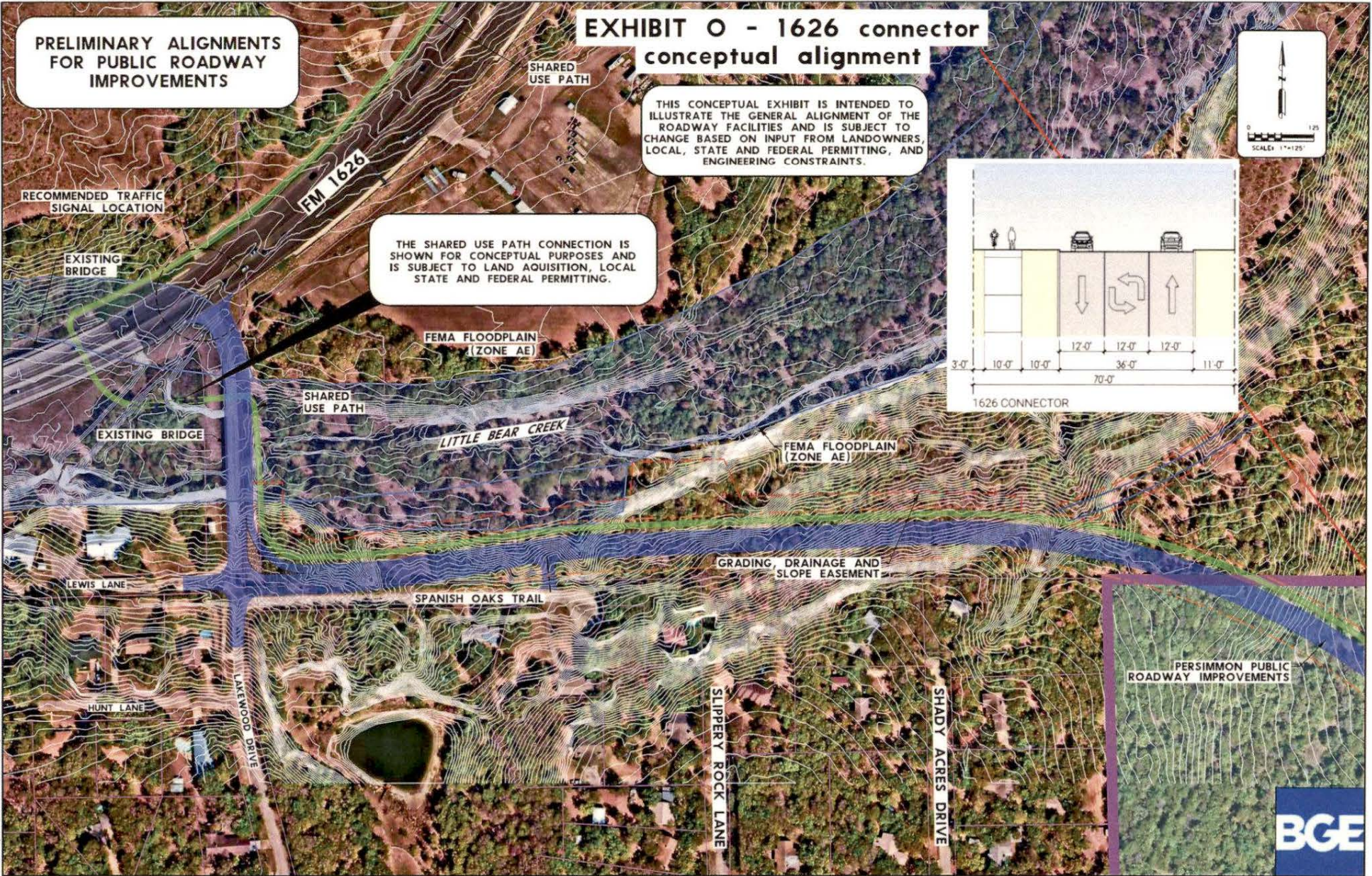
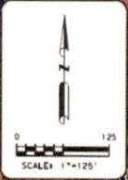
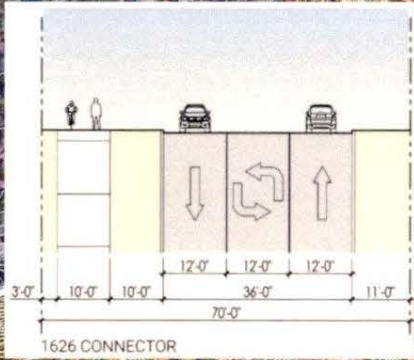


**PRELIMINARY ALIGNMENTS  
FOR PUBLIC ROADWAY  
IMPROVEMENTS**

**EXHIBIT O - 1626 connector  
conceptual alignment**

THIS CONCEPTUAL EXHIBIT IS INTENDED TO ILLUSTRATE THE GENERAL ALIGNMENT OF THE ROADWAY FACILITIES AND IS SUBJECT TO CHANGE BASED ON INPUT FROM LANDOWNERS, LOCAL, STATE AND FEDERAL PERMITTING, AND ENGINEERING CONSTRAINTS.

THE SHARED USE PATH CONNECTION IS SHOWN FOR CONCEPTUAL PURPOSES AND IS SUBJECT TO LAND ACQUISITION, LOCAL STATE AND FEDERAL PERMITTING.



PERSIMMON PUBLIC ROADWAY IMPROVEMENTS





# Exhibit P - Persimmon Development Procedures

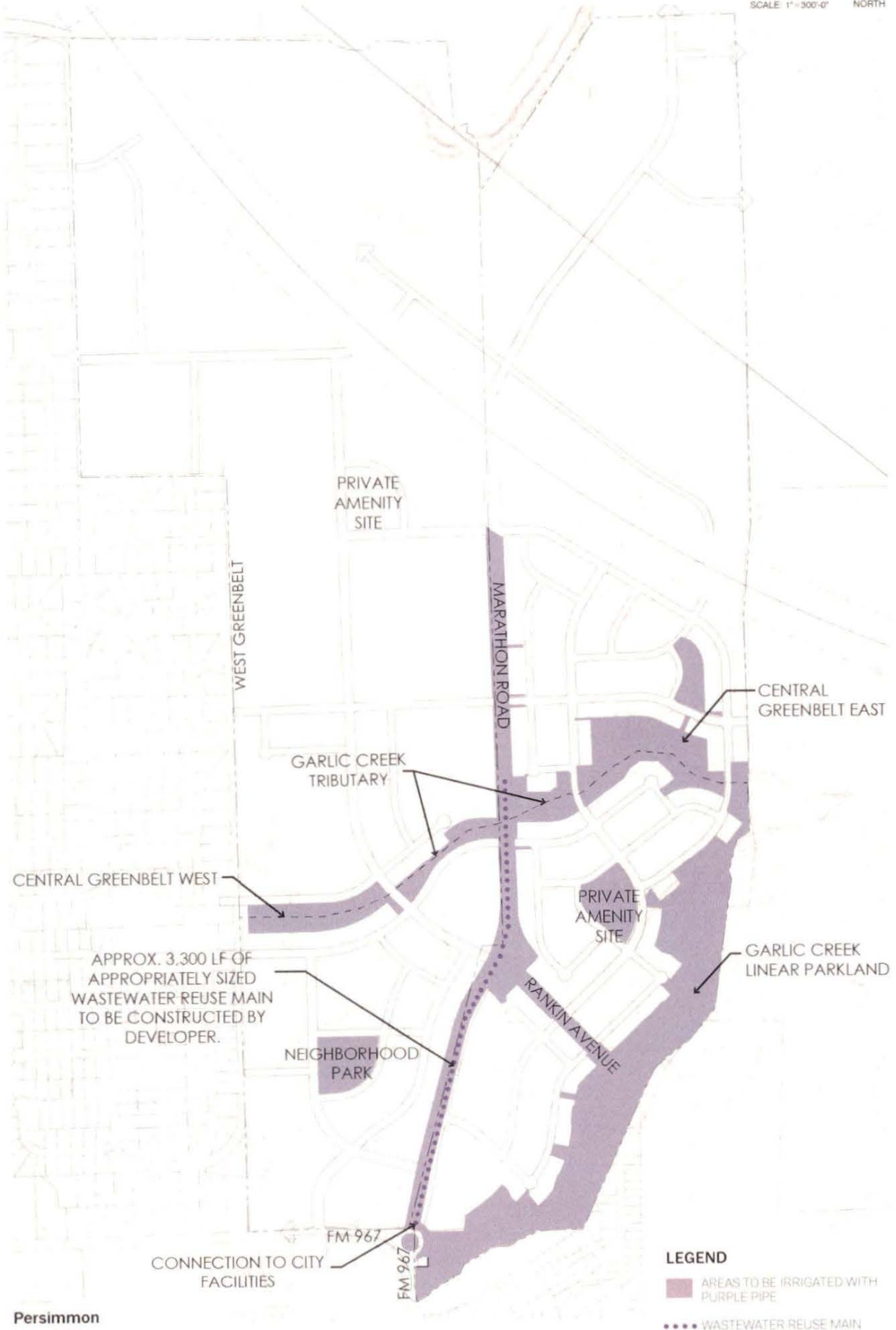
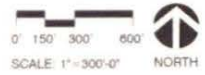
## 052124 Revised COB - Checklist & Timeline



Primary	Start Date	End Date	2023				2024				2025				2026				2027								
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
1																											
2	- CITY OF BUDA - ENTITLEMENTS	11/20/23	06/05/25																								
3	- DEVELOPMENT AGREEMENT (DA)	11/20/23	06/07/24																								
4	FINAL STAFF PAGE TURN (11/30)	11/20/23	11/20/23																								
5	CITY COUNCIL APPROVAL - First Reading	02/06/24	02/06/24																								
6	Hays County TIRZ ILA - First Meeting	04/23/24	04/23/24																								
7	CITY COUNCIL APPROVAL - Second Reading (6/4/24)	06/04/24	06/04/24																								
8	EXECUTED DEVELOPMENT AGREEMENT	06/07/24	06/07/24																								
9	- ETJ RELEASE AND ANNEXATION	04/16/24	08/04/24																								
10	PETITION CITY OF AUSTIN FOR ETJ RELEASE (45 DAYS)	04/16/24	05/20/24																								
11	VOLUNTARY CONDITIONAL ANNEXATION INTO CITY OF BUDA ETJ	06/04/24	06/04/24																								
12	- CITY APPROVAL - PUBLIC IMPROVEMENT DISTRICT (PID)	06/05/24	07/16/24																								
13	PID PETITION FOR ENTIRE TRACT DELIVERED TO CITY	06/05/24	06/05/24																								
14	CITY RESOLUTION - ACCEPTANCE OF PID PETITION, SETTING OF PUBLIC HEARING, AND AUTHORIZING ISSUANCE OF NOTICE OF PUBLIC HEARING	06/18/24	06/18/24																								
15	PUBLIC NOTICE REGARDING THE CREATION OF PID	06/19/24	07/03/24																								
16	PID/TIRZ CREATION	07/16/24	07/16/24																								
17	- TEXAS STATUTORY PID CREATION	07/17/24	12/03/24																								
18	DUE DILIGENCE QUESTIONNAIRE, ORDER APPRAISAL, ENGINEERS REPORT	07/17/24	07/17/24																								
19	SERVICE AND ASSESSMENT PLAN (MAJOR IA -1 AND IA -1)	07/18/24	08/16/24																								
20	DRAFT - DOCUMENTATION AND AGREEMENTS (MAJOR IA -1 AND IA -1)	08/17/24	09/01/24																								
21	COUNCIL APPROVAL (MAJOR IA -1 AND IA -1)	09/03/24	09/03/24																								
22	BOND PUBLICATION (MAJOR IA -1 AND IA -1)	09/04/24	10/03/24																								
23	CITY APPROVAL OF ANNEXATION & PD ZONING	10/04/24	10/04/24																								
24	BOND ISSUANCE, ASSESSMENTS LEVIED, TIRZ FINAL PROJECT & FINANCE PLAN	10/05/24	11/03/24																								
25	BOND - FINAL SALE AND CLOSING	11/04/24	12/03/24																								
26	INITIATE CONSTRUCTION OF IMPROVEMENTS	09/04/24	09/04/24																								
27	- PROJECT APPROVALS	03/22/24	06/05/25																								
28	CITY MANDATED - 120 DAY REVIEW OF PRELIMINARY PLAT	03/22/24	07/19/24																								
29	CITY MANDATED - 120 DAY REVIEW OF PHASE 1 & 2 - FINAL PLAT & CDS	06/05/24	10/02/24																								
30	CITY MANDATED - 120 DAY REVIEW OF PHASE 3 - FINAL PLAT & CDS	07/05/24	11/01/24																								
31	CITY MANDATED - 120 DAY REVIEW OF N/S PARKWAY - CD	04/21/24	08/18/24																								
32	FM 1626 CONNECTOR - CONSTRUCTION DOCUMENTS	06/08/24	03/04/25																								
33	TRANSPORTATION CONSTRUCTION BEGINS (RM 967 ROUNDABOUT)	09/05/24	03/05/25																								
34	IMPROVEMENT AREA 1 (IA-1) CONSTRUCTION BEGINS (PHASE 1 and 2)	11/04/24	06/05/25																								



# EXHIBIT Q - WASTEWATER REUSE PLAN



vote of four or more members of the City council, this Ordinance is adopted and enacted without further readings. In the event a second reading is necessary, this Ordinance is adopted and enacted upon the affirmative vote of four or more members of the City Council upon second reading.

**Section 7. Effective Date:** This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

**Section 8. Proper Notice & Meeting:** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED, APPROVED, AND ADOPTED on First and Final Reading** by the City Council of the City of Buda, on this, the 18th day of June, 2024.

**CITY OF BUDA, TEXAS**

---

Lee Urbanovsky, Mayor

ATTEST:

---

Alicia Ramirez, City Clerk



**ATTACHMENT "A"**

**The Petition**

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CITY OF BUDA, TEXAS, • SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025  
(PERSIMMON PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT)



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