

THE STATE OF TEXAS )  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HAYS )

THAT SUNFIELD DEVELOPMENT LLC, LOCATED AT 16380 ADDISON ROAD, ADDISON, TEXAS 75001, ACTING  
HEREIN BY AND THROUGH THE UNDERSIGNED, IS THE OWNER OF 12.686 ACRES, AS CONVEYED TO IT BY DEED  
RECORDED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF  
THE W. PORTER SURVEY NO. 6 ABSTRACT NO. 359, DOES HEREBY SUBDIVIDE SAID 12.686 ACRES OF LAND TO  
BE KNOWN AS SUNFIELD, PHASE SIX, SECTION TWO "B" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN  
HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES  
HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

SUNFIELD DEVELOPMENT LLC,  
a Delaware limited liability company

By: IHP SF Investment LLC,  
a Delaware limited liability company  
Its Manager

By: \_\_\_\_\_

By: \_\_\_\_\_

I, THE UNDERSIGNED, PRESIDENT OF SUNFIELD MUNICIPAL UTILITY  
DISTRICT NO. 4, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS  
TO ALL SUNFIELD MUNICIPAL UTILITY DISTRICT NO. 4 REQUIREMENTS AND  
CERTIFY THAT SUNFIELD MUNICIPAL UTILITY DISTRICT NO. 4 HEREBY  
ACCEPTS ALL EASEMENT(S) GRANTED TO SUNFIELD MUNICIPAL UTILITY  
DISTRICT NO. 4 PURSUANT TO THIS SUBDIVISION PLAT.

SUNFIELD MUNICIPAL UTILITY DISTRICT NO. 4

BY: \_\_\_\_\_

LANCE LEBRUN, PRESIDENT, BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED  
NOTARY, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BY LANCE LEBRUN,  
PRESIDENT OF THE BOARD OF DIRECTORS OF SUNFIELD MUNICIPAL  
UTILITY DISTRICT NO. 4, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS,  
ON BEHALF OF SAID POLITICAL SUBDIVISION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

ON \_\_\_\_\_, 20\_\_\_, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, WHO PROVED TO ME ON  
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE  
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED  
CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ (SEAL)

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

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

ENGINEERED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT B. WILLIAMS, P.E. REGISTERED PROFESSIONAL ENGINEER No. 122115  
KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735

NO PORTION OF THIS TRACT IS WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY  
100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD  
INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48209C0285F  
DATED SEPTEMBER 2, 2005.

ROBERT B. WILLIAMS, P.E. DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER No. 122115  
KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735

I JOHN G. MOSIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY  
THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF  
THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER  
MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166

POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A  
MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY  
RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR  
REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A  
MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY  
STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND  
MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE  
AVAILABLE FOR REVIEW UPON REQUEST.

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

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

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

ERIC VANGAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

DRIVEWAY PERMIT NOTE

"IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF  
PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS  
SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A  
PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER  
CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING  
REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT  
REGULATIONS."

UTILITY PROVIDERS:

WATER: GOFORTH WATER SUPPLY CORPORATION  
WASTEWATER: SUNFIELD MUD NO. 4  
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE

OWNER:  
SUNFIELD DEVELOPMENT LLC.  
16380 ADDISON ROAD, ADDISON TEXAS 75001  
PH: (972) 380-5900 FAX: (972) 380-5960  
CONTACT: BRUCE D. BROWNE  
TOTAL ACRES: 12.686  
CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 646-2237  
CONTACT: ROBERT B. WILLIAMS, P.E.  
SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
TBPLS FIRM REGISTRATION NO. 10193973  
PH: (210) 541-9166  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TOTAL NUMBER OF LOTS: 59  
NUMBER OF BLOCK: 3  
TOTAL LINEAR FEET OF ALL STREETS: 1,894.83 L.F.  
CONNECTION TO EX STREETS: 2  
STUB STREETS: 0  
SUBMITTAL DATE: X/XX/2024  
12.686 ACRE TRACT OF LAND SITUATED IN THE W.  
PORTER SURVEY No. 6, ABSTRACT No. 359, HAYS  
COUNTY, TEXAS.  
RIGHT-OF-WAY: 2.532 ACRES  
SINGLE FAMILY LOTS: 7.093 AC  
WATER QUALITY/DETENTION POND/  
DRAINAGE/PARK/DRAINAGE/ UTILITY/PEDESTRIAN  
ACCESS/EASEMENT LOTS: X.XXX AC  
NUMBER OF WATER QUALITY/DETENTION  
POND/DRAINAGE/PARK/DRAINAGE/  
UTILITY/PEDESTRIAN ACCESS/OPEN SPACE LOTS: X  
NUMBER OF RESIDENTIAL LOTS: 52

# FINAL PLAT

## SUNFIELD PHASE SIX, SECTION TWO "B"

### 12.686 ACRE (552,606 SQUARE FEET) TRACT OF LAND

### SITUATED IN THE W. PORTER SURVEY No. 6, ABSTRACT No. 359, HAYS COUNTY, TEXAS.

GENERAL NOTES:

- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO HAYS COUNTY STANDARDS, TO BE MAINTAINED BY SUNFIELD MUD #4, AND IN NO CASE SHALL THEY BE CONSTRUCTED TO A STANDARD LESS THAN HAYS COUNTY STANDARDS.
- THIS SECTION IS LOCATED IN THE ONION CREEK AND PLUM CREEK WATERSHEDS.
- THE WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PLANS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE SUNFIELD M.U.D. No. 4 STANDARDS. THE WATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH GOFORTH WATER SUPPLY CORPORATION STANDARDS AND IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PLANS AND SPECIFICATIONS. IN THE EVENT ANY STANDARD OR SPECIFICATION APPLICABLE TO THE WASTEWATER SYSTEM OR WATER SYSTEM CONFLICTS WITH ANOTHER APPLICABLE STANDARD OR SPECIFICATION, THE MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO HAYS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
- A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER FOUR OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE, ARE RECORDED IN VOLUME 3341, PAGE 143-221 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- PUBLIC SIDEWALKS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, AND WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. No. 4. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. INTERNAL STREETS ARE LISTED IN THE STREET STANDARD CHART.
- THE PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. PEDERNALES ELECTRIC COOPERATIVE, INC. WORK SHALL BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ALL DRAINAGE EASEMENTS, ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PRIOR TO THE RECORDING OF THIS FINAL PLAT, FISCAL SURETY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:  
A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: BITOU BUSH LANE, BAYOU MINT BOULEVARD, PROMENADE PKWY, SUGAR CANE ROAD, MAD PUPPER DRIVE, KALE DRIVE, JAKE PINE DRIVE.  
B) ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST WILL BE BASED ON DISTURBED AREA INCLUDING THE FOLLOWING STREETS: BITOU BUSH LANE, BAYOU MINT BOULEVARD, PROMENADE PKWY, SUGAR CANE ROAD, MAD PUPPER DRIVE, KALE DRIVE, JAKE PINE DRIVE.
- ALL FIFTEEN FOOT (15') DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THIS SITE IS NOT LOCATED WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER NOR THE EDWARDS AQUIFER RECHARGE ZONE.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE SUNFIELD MUD #4 ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS.
- ALL PARKS, MEDIUM LOTS, PEDESTRIAN AND LANDSCAPE EASEMENT LOTS WILL BE MAINTAINED BY THE SUNFIELD HOMEOWNERS ASSOCIATION OR SUNFIELD M.U.D. No. 4.
- SUNFIELD PHASE SIX, SECTION ONE "A" IS LOCATED WITHIN THE HAYS CONSOLIDATED ISD, AND END #8.
- PEDERNALES ELECTRIC COOPERATIVE TO PROVIDE ELECTRIC UTILITY.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PREDEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725.3.02.
- THE SUBJECT TRACT IS NOT SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC §213, PER HAYS COUNTY DEVELOPMENT REGULATIONS CHAPTER 705.5.03.
- ALL PROPOSED ROADWAYS WILL BE DEDICATED TO SUNFIELD M.U.D. No. 4.
- THIS SITE IS WITHIN THE PLUM CREEK CONSERVATION DISTRICT.
- THIS PROJECT FALLS WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY HAYS COUNTY.
- NO STRUCTURE (OTHER THAN THE RETAINING WALL), SWIMMING POOL, LANDSCAPING, OR ANY OTHER FEATURE WHICH ADDS LOAD TO THE RETAINING WALL, SHALL BE CONSTRUCTED WITHIN THE NO-BUILDING ZONE.
- NO CONSTRUCTION, OTHER THAN EARTH-MOVING ACTIVITIES, MAY BEGIN ON LOTS MARKED WITH AN ASTERISK (\*) UNTIL A LOMR IS APPROVED BY FEMA AND THE DEVELOPMENT IS PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
- THE HAYS COUNTY FLOODPLAIN SHOWN ON THIS PLAT WAS PROVIDED BY THE HAYS COUNTY FLOODPLAIN ADMINISTRATOR TO KIMLEY-HORN, AND IS BASED ON THE FLOOD STUDY OF ONION CREEK, BEAR CREEK, AND LITTLE BEAR CREEK WATERSHEDS PREPARED BY HALFF ASSOCIATES INC. ON FEBRUARY 2013.

STATE OF TEXAS  
COUNTY OF HAYS

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

MARCUS PACHECO, DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES.

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE  
FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED  
FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_, AT  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN  
INSTRUMENT NUMBER \_\_\_\_\_.

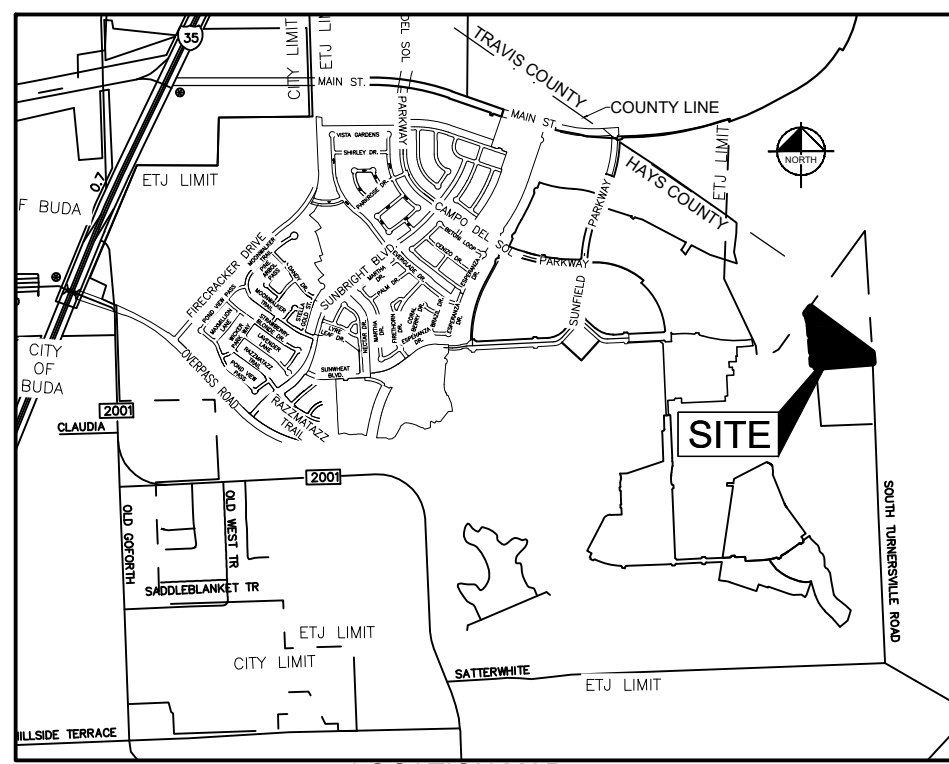
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 20\_\_\_.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

# Kimley»Horn

10101 Reunion Place, Suite 400 TBP FIRM # 928 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 TBPLS FIRM # 10193973 www.kimley-horn.com

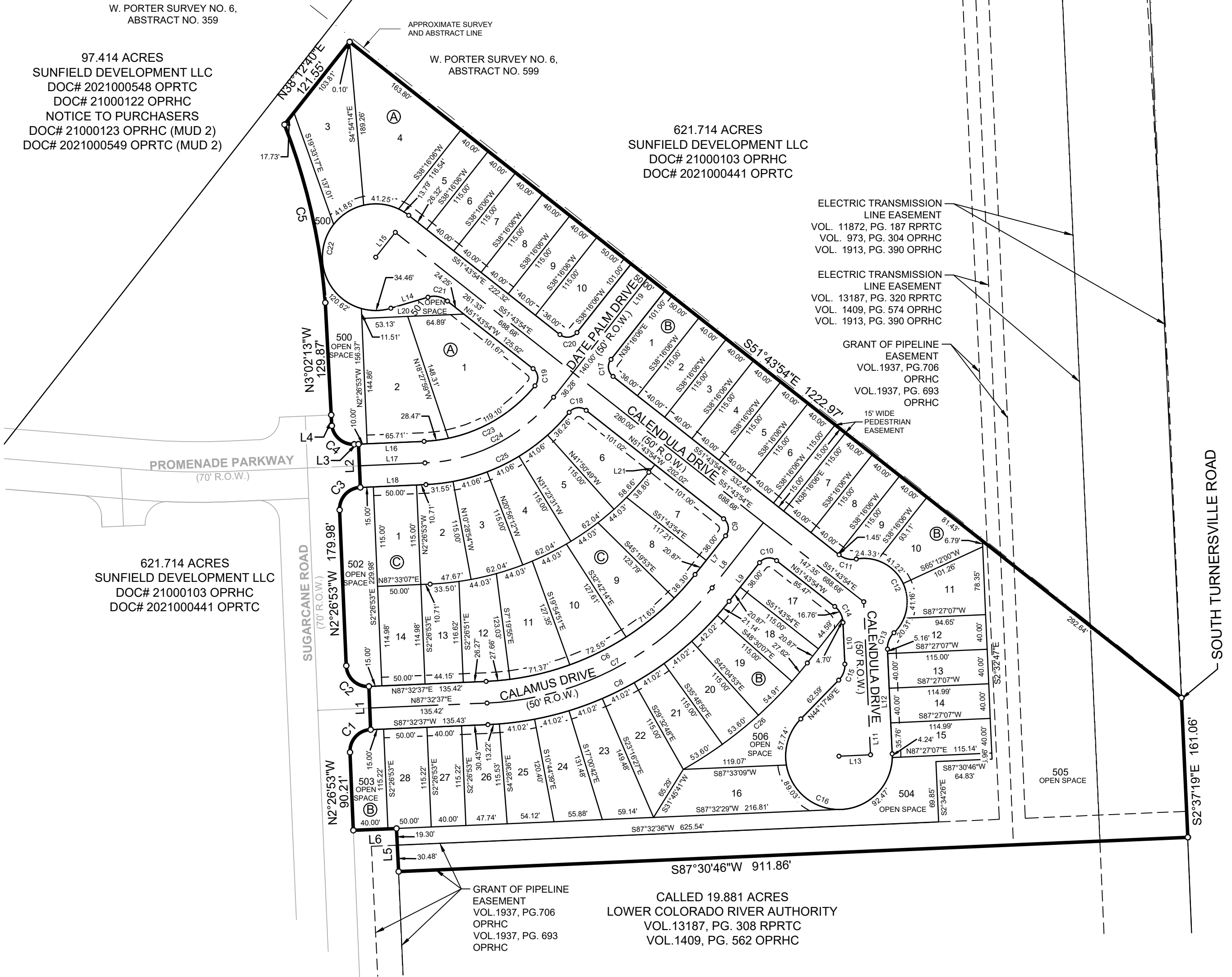
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	1/2/2024	064404090	1 OF 3



LOCATION MAP  
NOT TO SCALE

**BENCHMARK**  
 DATUM: NAVD'88  
 TBM# 319  
 "NAIL WITH WASHER" SET IN NORTHWEST CORNER OF DRAIN INLET NORTHSIDE OF SUGAR CANE DRIVE, APPROXIMATELY 100.00' EAST FROM INTERSECTION OF SUGAR CANE AND LIME STREET.  
 ELEVATION = 683.13 FEET (AS SHOWN)  
 TBM#320  
 "NAIL WITH WASHER" SET IN SOUTHEAST CORNER OF DRAIN INLET EASTSIDE OF PAPAYA STREET, APPROXIMATELY 100.00' SOUTH FROM INTERSECTION OF PAPAYA STREET AND LIME STREET.  
 ELEVATION = 665.44 FEET (AS SHOWN)

**FINAL PLAT**  
**SUNFIELD PHASE SIX, SECTION TWO "B"**  
 12.686 ACRE (552,606 SQUARE FEET) TRACT OF LAND  
 SITUATED IN THE W. PORTER SURVEY No. 6, ABSTRACT No. 359, HAYS COUNTY, TEXAS.

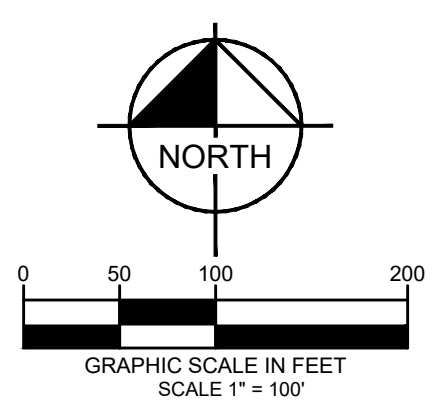


**SURVEYOR'S NOTES:**

- All corners of the platted lots in the subdivision will be monumented with 1/2-inch iron rods with a plastic cap stamped "KHA" after construction and prior to lot sales, unless otherwise noted.
- The bearings shown hereon are based on the Texas State Plane Coordinate System Surface, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the SURFACE. To convert SURFACE distances to the GRID, apply the combined SURFACE to GRID scale factor of 0.99998. The unit of linear measurement is U.S. Survey Feet.

**LEGEND**

OP.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
OP.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.M.D.E.	WALL MAINTENANCE DRAINAGE EASEMENT
●	1/2" IRON ROD FOUND WITH CAP UNLESS OTHERWISE NOTED
○	1/2" IRON ROD W/ "KHA" CAP SET
◆	BENCHMARKS
⊗	BLOCK DESIGNATION
—	SIDE WALK
L.S.D. & U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
S.F.L.	SINGLE FAMILY LOT
FFE	FINISH FLOOR ELEVATION
*	NO HOME CONSTRUCTION MAY BEGIN ON LOTS MARKED WITH AN ASTERISK (*) UNTIL A LOMR IS APPROVED BY FEMA AND THE DEVELOPMENT IS PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.



**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 TBP FIRM # 928 TBPLS FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	1/2/2024	064404090	2 OF 3

**FINAL PLAT**  
**SUNFIELD PHASE SIX, SECTION TWO "B"**  
 12.686 ACRE (552,606 SQUARE FEET) TRACT OF LAND  
 SITUATED IN THE W. PORTER SURVEY No. 6, ABSTRACT No.  
 359, HAYS COUNTY, TEXAS.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N02°26'23"W	50.00'	L12	S02°32'53"E	120.93'
L2	N02°26'53"W	50.00'	L13	S87°27'07"W	36.50'
L3	S87°33'07"W	5.00'	L14	S73°31'25"W	44.61'
L4	N03°02'15"W	12.54'	L15	N38°16'06"E	36.50'
L5	N02°50'37"W	49.78'	L16	N87°33'07"E	75.71'
L6	S87°33'46"W	49.86'	L17	N87°33'07"E	75.71'
L7	N38°16'06"E	56.87'	L18	S87°33'07"W	75.71'
L8	N38°16'06"E	95.87'	L19	N38°16'06"E	176.28'
L9	S38°16'06"W	56.87'	L20	N87°33'09"E	118.02'
L10	N02°32'53"W	48.03'	L21	N38°16'06"E	11.28'
L11	S02°32'53"E	176.83'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'30"	25.00'	39.27'	N42°32'52"E	35.35'	C14	49°11'01"	25.00'	21.46'	N27°08'24"W	20.81'
C2	90°00'30"	25.00'	39.27'	N47°27'08"W	35.36'	C15	46°50'42"	25.00'	20.44'	N20°52'28"E	19.88'
C3	90°00'00"	25.00'	39.27'	N42°33'07"E	35.36'	C16	226°50'46"	61.50'	243.49'	N69°07'31"W	112.86'
C4	84°10'40"	25.00'	36.73'	N50°21'33"W	33.51'	C17	90°00'00"	14.00'	21.99'	S06°43'54"E	19.80'
C5	16°56'57"	715.45'	211.64'	N12°53'39"W	210.87'	C18	89°20'53"	14.00'	21.83'	S83°35'39"W	19.69'
C6	49°16'31"	325.00'	279.51'	N62°54'21"E	270.97'	C19	90°58'04"	14.00'	22.23'	N06°14'52"W	19.97'
C7	49°16'31"	350.00'	301.01'	N62°54'21"E	291.81'	C20	90°00'00"	14.00'	21.99'	N83°16'06"E	19.80'
C8	49°16'31"	375.00'	322.51'	S62°54'21"W	312.66'	C21	54°44'40"	25.00'	23.89'	N79°06'14"W	22.99'
C9	90°00'00"	14.00'	21.99'	N06°43'54"W	19.80'	C22	234°44'46"	61.50'	251.97'	N10°53'49"E	109.23'
C10	90°00'00"	14.00'	21.99'	S83°16'06"W	19.80'	C23	48°18'58"	175.00'	147.57'	N63°23'38"E	143.24'
C11	48°11'23"	25.00'	21.03'	S75°49'36"E	20.41'	C24	49°17'01"	200.00'	172.03'	N62°54'36"E	166.78'
C12	145°33'47"	50.00'	127.03'	S27°08'24"E	95.52'	C25	48°37'55"	225.00'	190.98'	S63°14'10"W	185.30'
C13	48°11'23"	25.00'	21.03'	S21°32'48"W	20.41'	C26	22°11'07"	490.00'	189.73'	N49°21'39"E	188.55'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A - LOT 500	0.215	9,385
BLOCK A - LOT 501	0.037	1,598
BLOCK B - LOT 503	0.103	4,475
BLOCK B - LOT 504	0.372	16,219
BLOCK B - LOT 505	1.889	82,285
BLOCK B - LOT 506	0.200	8,706
BLOCK B - LOT 507	0.040	1,725
BLOCK C - LOT 502	0.205	8,931

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A - LOT 1	0.294	12,812
BLOCK A - LOT 2	0.245	10,687
BLOCK A - LOT 3	0.215	9,370
BLOCK A - LOT 4	0.303	13,210
BLOCK A - LOT 5	0.106	4,607
BLOCK A - LOT 6	0.106	4,600
BLOCK A - LOT 7	0.106	4,600
BLOCK A - LOT 8	0.106	4,600
BLOCK A - LOT 9	0.106	4,600
BLOCK A - LOT 10	0.131	5,708

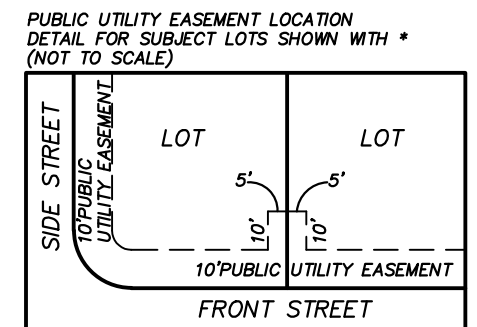
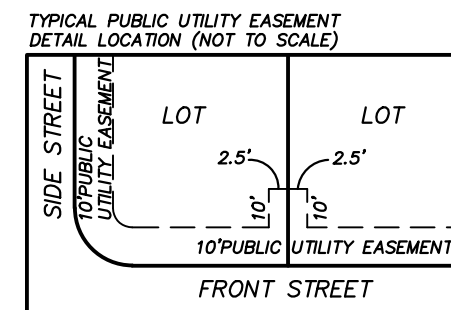
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B - LOT 1	0.131	5,708
BLOCK B - LOT 2	0.106	4,600
BLOCK B - LOT 3	0.106	4,600
BLOCK B - LOT 4	0.106	4,600
BLOCK B - LOT 5	0.106	4,600
BLOCK B - LOT 6	0.106	4,600
BLOCK B - LOT 7	0.106	4,600
BLOCK B - LOT 8	0.106	4,600
BLOCK B - LOT 9	0.097	4,228
BLOCK B - LOT 10	0.137	5,953
BLOCK B - LOT 11	0.125	5,452
BLOCK B - LOT 12	0.099	4,306
BLOCK B - LOT 13	0.106	4,600
BLOCK B - LOT 14	0.106	4,600
BLOCK B - LOT 15	0.106	4,600
BLOCK B - LOT 16	0.188	8,203
BLOCK B - LOT 17	0.130	5,681
BLOCK B - LOT 18	0.119	5,204
BLOCK B - LOT 19	0.128	5,574
BLOCK B - LOT 20	0.125	5,441
BLOCK B - LOT 21	0.125	5,441
BLOCK B - LOT 22	0.145	6,337
BLOCK B - LOT 23	0.156	6,808
BLOCK B - LOT 24	0.138	6,005
BLOCK B - LOT 25	0.128	5,573
BLOCK B - LOT 26	0.121	5,266
BLOCK B - LOT 27	0.106	4,609
BLOCK B - LOT 28	0.132	5,761

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C - LOT 1	0.132	5,750
BLOCK C - LOT 2	0.133	5,787
BLOCK C - LOT 3	0.136	5,928
BLOCK C - LOT 4	0.136	5,928
BLOCK C - LOT 5	0.136	5,928
BLOCK C - LOT 6	0.157	6,880
BLOCK C - LOT 7	0.132	5,736
BLOCK C - LOT 8	0.139	6,076
BLOCK C - LOT 9	0.167	7,277
BLOCK C - LOT 10	0.171	7,450
BLOCK C - LOT 11	0.166	7,229
BLOCK C - LOT 12	0.134	5,841
BLOCK C - LOT 13	0.117	5,095
BLOCK C - LOT 14	0.132	5,749

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A	1.969	85,777
BLOCK A - LOT 500	0.215	9,385
BLOCK A - LOT 501	0.037	1,598
BLOCK B	5.991	260,958
BLOCK B - LOT 503	0.103	4,475
BLOCK B - LOT 504	0.372	16,219
BLOCK B - LOT 505	1.889	82,285
BLOCK B - LOT 506	0.200	8,706
BLOCK B - LOT 507	0.040	1,725
BLOCK C	2.194	95,565
BLOCK C - LOT 502	0.205	8,931
OVERALL BOUNDARY	12.686	552,606
RIGHT-OF-WAY	2.532	110,306

STREET NAME	LINEAR FT.	ACRES	WIDTH	CLASSIFICATION
CALAMUS DRIVE	532	1.893	50'	LOCAL
CALENDULA DRIVE	939	0.803	50'	LOCAL
DATE PALM DRIVE	424	0.453	50'	LOCAL
TOTAL RIGHT-OF-WAY	1,895	2.532		

BLOCK A	LOTS 1-10 SINGLE FAMILY LOTS	1.717 AC.	74,794 SQ. FT.
BLOCK B	LOTS 1-28 SINGLE FAMILY LOTS	3.387 AC.	147,548 SQ. FT.
BLOCK C	LOTS 1-14 SINGLE FAMILY LOTS	1.989 AC.	86,634 SQ. FT.
	OPEN SPACE (LOT 500)	0.215 AC.	9,385 SQ. FT.
	OPEN SPACE (LOT 501)	0.037 AC.	1,598 SQ. FT.
	OPEN SPACE (LOT 502)	0.205 AC.	8,931 SQ. FT.
	OPEN SPACE (LOT 503)	0.103 AC.	4,475 SQ. FT.
	OPEN SPACE (LOT 504)	0.372 AC.	16,219 SQ. FT.
	OPEN SPACE (LOT 505)	1.889 AC.	82,285 SQ. FT.
	OPEN SPACE (LOT 506)	0.200 AC.	8,706 SQ. FT.
	PEDESTRIAN EASEMENT (LOT 507)	0.040 AC.	1,725 SQ. FT.
	TOTAL OPEN SPACE, PEDESTRIAN EASEMENTS = 7	3.061 AC.	133,324 SQ. FT.
	TOTAL SINGLE FAMILY LOTS = 52	7.093 AC.	308,976 SQ. FT.
	TOTAL RIGHT-OF-WAY	2.532 AC.	110,306 SQ. FT.
	TOTAL ACREAGE OF SUBDIVISION	12.686 AC.	552,606 SQ. FT.



# Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 TBP FIRM # 928 TBPLS FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	1/2/2024	064404090	3 OF 3