

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

**An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map for approximately 768.9 acres within the Frederick Foy and Lewis Dyches Surveys, generally located north of Berry Creek bound by Ronald Reagan Boulevard, County Road 245 and Williams Drive to amend the existing Sun City Texas, Somerset Planned Unit Development (PUD), to convert 6.4 acres of the project from Residential/Golf to Amenity Center; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.**

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12<sup>th</sup> day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

133.6 acres out of the Frederick Foy Survey Abstract No. 222 (Document No. 20040098880) and 634.6 acres out of the Frederick Foy Survey Abstract Survey A-229 and the Lewis Dyches Survey A171 (Document No. 20040098880 and 2006110193), generally located north of Berry Creek bound by Ronald Reagan Boulevard, County Road 245 and Williams Drive to as "The Property"; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on September 6, 2022, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on September 13, 2022, held an additional public hearing prior to taking action on the requested rezoning of the Property.

**Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:**

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Ordinance Number: \_\_\_\_\_

Page 1 of 2

Description: Sun City Texas, Somerset PUD

Case File Number: 2022-8-PUD

Date Approved:

Exhibits A-B Attached

Section 2. The PUD Development Plan for the Sun City Texas, Somerset Planned Unit Development (PUD) is hereby amended as shown in *Exhibit B* (PUD Development Plan) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 13<sup>th</sup> day of September 2022.

APPROVED AND ADOPTED on Second Reading on the 27<sup>th</sup> day of September, 2022

THE CITY OF GEORGETOWN:

ATTEST:

\_\_\_\_\_  
Joshua Schroeder  
Mayor

\_\_\_\_\_  
Robyn Densmore, TRMC  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Skye Masson  
City Attorney

**Ordinance Number:** \_\_\_\_\_

**Description:** Sun City Texas, Somerset PUD

**Date Approved:**



**Page 2 of 2**

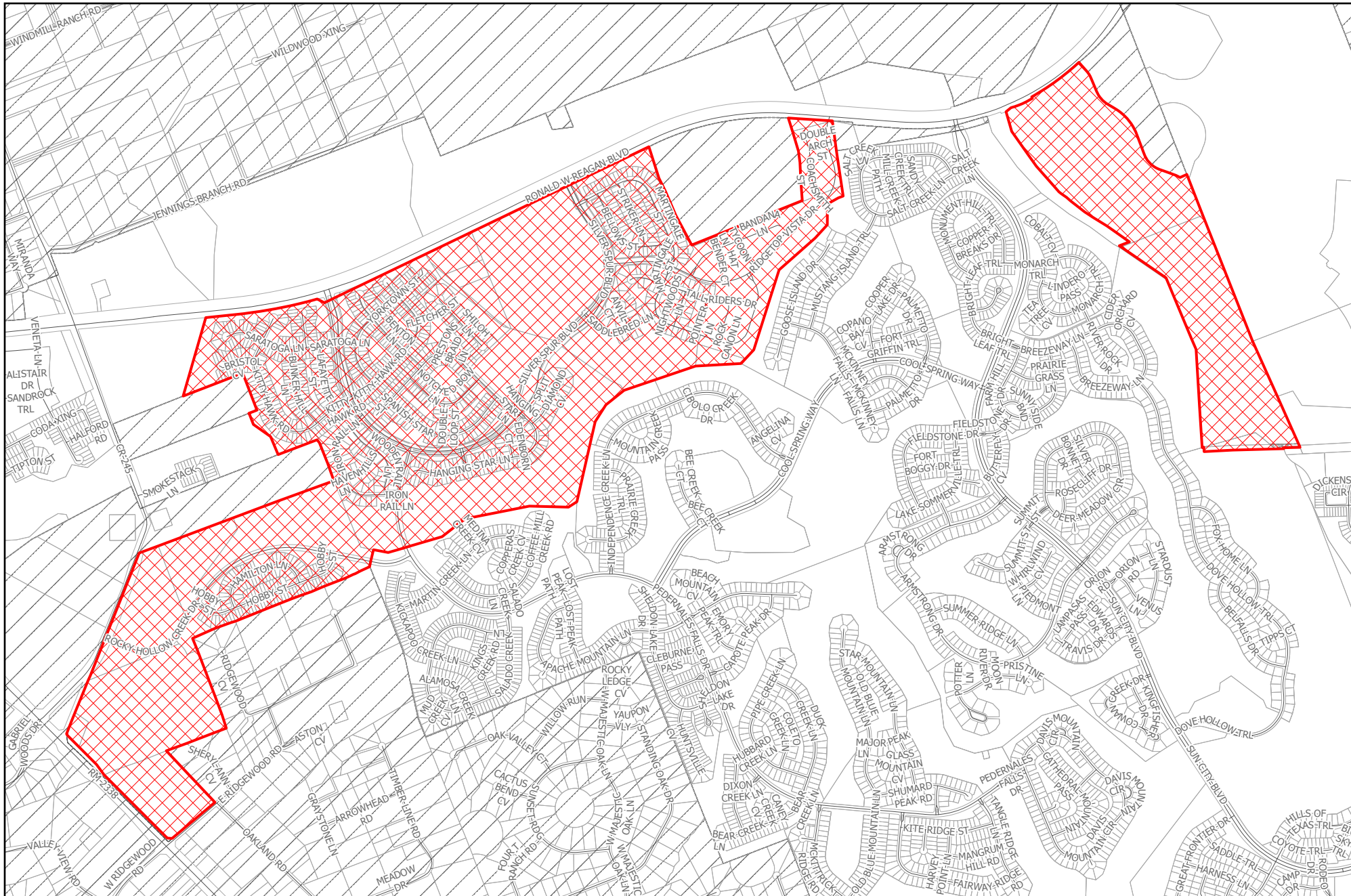
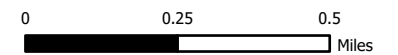
**Case File Number:** 2022-8-PUD

**Exhibits A-B Attached**

# LOCATION

**2022-8-PUD**  
**Exhibit #1**

-  Site
-  road
-  Parcels
-  City Limits
-  Georgetown ETJ



*Amendment 2*  
*Sun City Texas, Somerset*

**City of Georgetown, Texas  
PUD Planned Unit Development  
Development Plan**

**Amended:**           **March 22, 2022**

**Applicant:**           **Del Webb Texas Limited Partnership  
9401 Amberglen Blvd.  
Building 1, Suite 150  
Austin, Texas 78729**

**Prepared by:**       **SEC Planning  
4201 W. Parmer Lane  
Building A, Suite 220  
Austin, Texas 78727  
512.246.7003**

## **Exhibit A**

### **Sun City Texas, Somerset Planned Unit Development**

#### **A. Purpose and Intent**

The Sun City Texas, Somerset PUD is composed of approximately 768.9 acres, as described in Exhibit B, Field Notes. The PUD is bound by Sun City Texas, Ronald Reagan Boulevard, County Road 245 and Williams Drive.

The development of this property is planned as a high quality, residential community with complementary recreational opportunities. The vision for the design of Sun City Texas, Somerset is centered upon creating a seamless expansion of the existing and adjoining Sun City Texas. The community has been designed with the same, or similar design standards incorporated in Sun City Texas. These standards will create a series of neighborhoods linked together via a road network and surrounded by natural open space. The community will also include two (2) Amenity Center tracts to provide recreational opportunities for residents.

The contents of this PUD further explain and illustrate the overall appearance and function desired for the community. Consistent with Sun City Texas, the community will be designed, organized and managed within the same age restricted requirements. As such, some of the principles and design ideas differ from conventional suburban development. Therefore, several modifications to the Georgetown Unified Development Code (UDC) will be necessary to implement the community vision.

A Land Use Plan has been attached to this PUD, Exhibit C, to illustrate the design intent for the property. The Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The Land Use Plan depicts residential products, open space areas and non-residential uses which are contemplated within the community.

#### **B. Applicability and Base Zoning**

All aspects regarding the development of this PUD shall comply with the Georgetown UDC, the Water Quality Management Plan Ordinance and the Water Utility Ordinance except as established in this exhibit, titled Exhibit A. Amendments or ordinances adopted after the date of this PUD shall apply to the development.

For the purpose of complying with the UDC requirement of selecting a base zoning district, RS has been selected for all components of the Project.

This PUD allows the flexibility to mix various residential land uses and define boundaries during the platting process. Each plat or site plan submitted to the City will identify the use at the time of submittal to the City. All neighborhoods within the PUD will comply with the modified development standards of this PUD. In the case that this PUD does not address a specific City requirement, the Georgetown UDC and other

Ordinances noted above shall apply. In the event of a conflict between this PUD and the base zoning districts, this PUD shall control.

**C. Land Use Plan**

Exhibit C attached is a conceptual land use plan intended to visually convey the design intent for the Sun City Texas, Somerset community. The design of the community is not final, and is subject to refinement during the platting and site planning stages. This PUD zoning document does not constitute plat or site plan approval of the attached plan.

The residential component of the project may contain a mix of various single family detached products as well as a variety of attached product offerings such as townhomes, condominiums and multi-family. Additionally, Sun City Texas, Somerset will include a cohesive network of open spaces including parks, water quality areas and trail corridors. The open space and trails system combined with the sidewalk network will be critical in establishing a walkable, inviting community.

The recreational areas of Sun City Texas, Somerset will be two centrally located community amenity centers.

Modifications of the Concept Plan pertaining to; (a) roadway and trail alignments, (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of the development on the Land, and (c) changes of less than 20 percent (20%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to roadway and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City’s Planning Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications”. Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the concept Plan shall be recorded by the City at the Property owner’s expense in Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the

provisions of the UDC and all other applicable laws and regulation in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site approval, and all development related approvals required by the UDC are still required.

**D. Allowable Uses**

The uses allowed within the Sun City Texas, Somerset PUD shall comply with the list of allowed and prohibited uses defined in the UDC Zoning Use Table 5.02.010 for the RS base district, with the addition of the following uses and any other uses described in this PUD:

- Amenity Facilities
- Golf Course \*
- Private Parks
- School, College or University (restricted to Amenity Center Tract)
- Civic Uses
- Theater, Performing Arts
- Single Family, Attached
- Two Family
- Townhouse
- Multi Family

Land uses outlined above will be developed in compliance with UDC rules and regulations unless design standards for said land uses are established within this PUD.

\* The Applicant agrees that a golf course will be restricted to a non-potable water source. In the event the Applicant cannot secure non-potable water sources, a golf course will not be constructed.

**E. Impervious Cover**

The Sun City Texas, Somerset site is located over the Edwards Aquifer. Per UDC Section 11.02, the impervious cover limit for residential land over the Edwards Aquifer is 45 percent (45%).

The maximum impervious cover established within the overall Sun City Texas, Somerset community will be lower than the UDC allowable maximum. The overall community impervious cover will be set at a maximum of 40 percent (40%). The calculation of the impervious cover shall be measured as a whole based upon the entire property. Table F.1, Residential Development Standards within this PUD, establishes impervious cover limits on a per residential lot basis. Those maximum per residential lot limits will be used to create an impervious cover table for each submitted plat within the PUD. The table shall also list the cumulative tabulation of the community

impervious cover based upon the total gross acreage of the site excluding the commercial lands.

**F. Residential Lot Design Standards**

Sun City Texas, Somerset may include a variety of residential product types and sizes from detached single family homes to townhomes. Detailed design standards are included within this PUD, Table F.1, Residential Development Standards, based upon the type of residential product.

To ensure a variety and mix of residential product types within Sun City Texas, Somerset, the following standards have been established:

**Maximum Residential Units**

Per the Approved Comprehensive Plan, the property is identified as Moderate Density Residential accommodating 3.1-6.0 dwelling units per gross acre. The development of the community will be less, set at 2.0 dwelling units per gross acre. This established density is consistent with the development density of Sun City Texas. The requested residential total will not exceed 1,850 units.

**Residential Product Type Requirements**

1. Single Family Detached
  - Maximum of 1,850 units
2. Attached Residential (Multi Family, Condo, Townhome)
  - Maximum of 370 units (20% of total)

*\* Product types 1. and 2. combined shall not exceed 1,850 units in total*

The Sun City Texas, Somerset residential development will comply with the development standards set forth in Table F.1, Residential Development Standards.

**Table F.1 – Residential Development Standards**

	RESIDENTIAL USES	
	DETACHED	ATTACHED Townhome, Multi Family, Condo
Impervious Cover* (maximum)	65%	75%
Lot Width** (minimum)	40 ft.	20 ft.
Front Setback (minimum)	20 ft.	20 ft.



Side Setback (minimum)	6 ft.	0 ft.***
Corner Setback (minimum)	15 ft.	10 ft.
Rear Setback**** (minimum)	20 ft.	10 ft.
Building Height (maximum)	35 ft.	45 ft.
Lot Area (minimum)	4,800 s.f.	2,000 s.f.
<b>Units per structure (max.)</b>	--	Townhome: 8

\* Forty percent (40%) maximum impervious cover in overall development.

\*\* Flag lots are allowed within the PUD. Flag lots shall be a minimum 20 feet wide measured at the right-of-way. For those flag lots measuring less than 40 feet wide at front setback, Applicant will submit a footprint test at the time of preliminary plat submittal proving such lots accommodate house product.

\*\*\* Minimum 10 feet between buildings.

\*\*\*\* Non-enclosed patio covers are allowed within 10 ft. of rear lot line on detached lots.

### **G. Residential Design Standards**

As noted in Section A. Purpose and Intent, the community will be developed as an extension of Sun City Texas. The Applicant, through market research and national surveys has an extensive understanding of home buyer design preferences within this market segment. This data results in the home offerings within the community. Modifying the tested elevation offering will impact the appeal of the community to this specific market segment.

In order to maintain a comprehensive complementary architectural style consistent with Sun City Texas, UDC Section 6.02.050.C - Similarity Restrictions shall be waived in its entirety. Specifically, Paragraph B - Differences in Appearance and Paragraph C - Differentiation of UDC Section 6.03.050C.1 – Similarity Restrictions shall not apply to residential dwellings within the PUD.

### **H. Residential Flag Lots**

Flag lots are allowed within the PUD. Flag lots shall be a minimum 20 feet wide measured at the right-of-way. For those flag lots measuring less than 40 feet wide at front setback, Applicant will submit a footprint test at the time of preliminary plat submittal proving such lots accommodate house product.

Additionally, all portions of the residential unit placed on the flag lot shall be located within 150 feet of a public right-of-way with fire service.

## **I. Amenity Center Design Standards**

### **1. Allowable Uses**

Two (2) Amenity Center campuses are incorporated into the Development, totaling 16.4 acres. Each Amenity Center campus may include the following uses:

- Multi-use Building
  - Indoor walking track
  - Fitness and aerobics rooms
  - Meeting space(s)
  - Golf Pro shop
  - Locker rooms with showers
  - Indoor swimming pool(s)
  - Limited use kitchen
  - Storage space(s)
  - Restrooms
  - Office(s) for community association use
  - Educational rooms
  - Performing arts
  
- Pavilion
  - Bathrooms
  - Enclosed storage area(s)
  - Limited use kitchen
  
- Educational building
  - Educational classrooms and associated facilities
  
- Theater Building
  
- Golf Cart Building
  - Golf cart storage
  - Golf course maintenance staff offices
  
- Golf Concessions Stand
  
- Temporary Golf Pro Shop\*
  
- Outdoor Sports Facilities
  - Tennis (lighted and non-lighted)
  - Pickleball (lighted and non-lighted)
  - Bocce ball
  - Horseshoes
  
- Outdoor Swimming Pool(s)

- Enclosed Swimming Pool(s)
- Outdoor Walking Trails
- Dog Park
- Parking associated with the uses outlined above

\* A temporary Certificate of Occupancy will be required, conditioned upon final building approval.

**2. Lot Configuration and Building Setbacks**

Each Amenity Center will be designed with the following building setbacks:

- Front            25 feet
- Rear             10 feet\*
- Side             10 feet\*

\* Rear and side yard setbacks shall be increased to 25 feet if located immediately adjacent to residential lots.

Circulation and parking design may encroach within the 25 feet front yard setback. In such instances, a minimum 10 feet landscape buffer will be established between the parking lot and public right-of-way and comply with Section I.5, Parking Lot Screening Requirements (below) of this PUD.

**3. Non-Residential Fire Flow**

A fire flow of 1,500 gpm (gallons per minute) will be provided for each Amenity Center and all other buildable areas.

**4. Parking Requirements**

The Applicant has established parking requirements based on existing Sun City amenity center development standards used throughout the nation. In alignment with those standards, each Sun City Texas, Somerset Amenity Center will comply with Table I.1, Parking Ratios in this PUD. Due to the high use of golf carts within Sun City, golf cart parking may be incorporated into the overall parking count so long as the PUD parking requirements are initially met with standard and compact parking spaces. In a situation that standard, compact, and golf cart parking exceeds the parking requirement, the additional landscape requirements outlined in the UDC will be waived.

The standard parking space shall be sized 10 feet wide by 18 feet long. The Applicant may reduce the spaces to the UDC standard of nine (9) feet wide by 18 feet long at a later date to increase the provided parking. This would be accomplished by re-striping parking facilities.

**Table I.1 - Parking Ratios**

SPECIFIC USE	GENERAL REQUIREMENT
Golf Course	3 spaces per hole
Amenity Building and Pools	1 space per 275 s.f. of GFA
Outdoor Pavilion	1 space per 500 s.f. of GFA
Sports Courts	2 per court

(GFA - Gross Floor Area)

**5. Parking Lot Screening Requirements**

It is the design intent to reduce the visual impact of parking areas from public right-of-ways. Therefore, screening will be incorporated into the landscape design, maintained at least 36 inches in height, and be achieved through one of the following methods:

- Planting screens (hedge)
- Masonry walls
- Berming in naturalistic forms
- Or a combination of any of the above along with trees

Live screening shall be capable of providing a solid 36-inch screen within two (2) years, as determined by a landscape architect or other licensed professional. The hedge calculation shall be one (1) evergreen shrub per three (3) linear feet for parking frontage to be screened. In an effort to create naturalistic plant massing, screening shall be offset at least six (6) feet every 60 linear feet.

**6. Parking Lot Landscaping Requirements**

The development of each Amenity Center will achieve a landscape feel consistent with the built amenity areas within Sun City Texas. In order to achieve this goal and create a campus like setting, parking within the PUD will be landscaped to the following standards:

- **Parking Lot Landscape Calculation**
  - a) The parking lot landscape area requirements are based on the percentage of required parking located between the building façade and the street right-of-way. For the purpose of this PUD, 18 square feet of landscaping is required per parking stall.
  - b) Internal Parking Lot Landscaping - Two (2) trees and four (4) shrubs shall be planted for each 600 square feet of required landscape area.

- **Location**

All new trees within a parking lot shall be planted in a pervious area of at least 100 square feet and have a minimum interior dimension of 8.5 feet wide. However, up to 20 percent (20%) of the required trees may be planted in islands of at least 25 square feet and have a minimum interior dimension of five (5) feet.

- **Shading**

Trees shall be planted throughout parking lots so that no portion of the lot is more than 64 feet away from the trunk of a tree unless otherwise approved by the Director.

## **7. Buffer Yard Requirements**

Due to each Amenity Center's role as a center focal point highlighting the recreational opportunities in the community, no buffer yard shall be required.

## **8. Waste Containers**

It is the Applicant's intent to fully screen waste container components from public view to provide the necessary operational item without compromising views or the experience.

To that end, all mechanical equipment, waste containers, outside storage, and loading docks must be screened from public rights-of-ways using one of the following methods:

- An evergreen hedge maintained at least 36 inches in height
- A solid wall at or taller than the required screened element
- Or a combination of both of the above methods.

Live screening shall be capable of providing a solid 36-inch screen within two years, as determined by a landscape architect or other licensed professional. The hedge calculation is one (1) evergreen shrub per three (3) linear feet.

## **9. Impervious Cover**

As established in Section E, Impervious Cover (above) of this PUD, the overall impervious cover will be 40 percent (40%) for the community. Specific to the Amenity Centers, the impervious cover limit for each tract shall be 70 percent (70%). The calculation of the impervious cover shall be measured based on the land area defined by the legal description, at time of plat. An update to the overall community impervious cover cumulative tabulation will be provided at a time of plat submittal.

## **10. Building Height**

Due to the Amenity Center buildings' prominence within the Sun City Texas, Somerset community, the buildings will incorporate key architectural elements. The height of the buildings and all associated architectural elements will not exceed 50 feet as measured from the finish floor elevation.

Where the vertical distance between the ground plane and the highest roof surface of the Amenity Center buildings exceed 30 feet, approved aerial fire apparatus access roads shall be provided. The highest roof surface shall be determined by measurement to the eaves of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of the buildings or portion thereof.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from each building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

## **11. Architectural Criteria**

Once the design of the building structure(s) within the development is refined and finalized, a comprehensive architectural theme will be developed which will specify the architectural style, materials and colors. The theme will be consistent with, and compliment the established theme within the Sun City Texas Master Planned Community. In order to convey the architectural theme, items such as architectural elevations, material sample boards and color samples may be submitted to the City for review at the time of site planning review.

## **12. Building Mass, Articulation, and Building Elements**

In order to provide a look and feel consistent with the existing Sun City Texas community, the following building techniques shall be applicable at time of Site Plan review:

- Building Articulation - Building frontage greater than 100 feet in length shall have offsets, stepped back heights and roofs with regular width or varied wall surfaces.
- Building Materials/Color - Shall be consistent with the materials and colors used throughout the existing portions of Sun City Texas.

- Roof Types and Materials - Mansard roofs and canopies without a minimum vertical distance of six to eight feet and at an angle not less than 25 degrees, and not greater than 70 degrees.

Accessory buildings within the Amenity Centers are not subject to review and compliance with building mass, articulation, building element requirements. However, building foundations will comply with City requirements.

## **J. Parkland/Open Space**

Per UDC Section 13.05.010, B, Formula for Calculating Area of Parkland, the acreage contributed for parkland shall be pro-rata in an amount equal to one acre for each 50 new dwelling units. Based on the above mentioned formula, and the PUD residential cap of 1,850 units, the Sun City Texas, Somerset PUD is required to dedicate 37.0 acres of parkland.

The Sun City Texas, Somerset provides approximately 71.2 acres of open space along with the 16.4 acre Amenity Centers (totaling 87.6 acres). Consistent with the development of Sun City Texas, all open space/parkland within the PUD will be built, owned and maintained by the Applicant and Community Association. Said facilities will be enjoyed by all residents residing in the PUD along with residents within the existing Sun City Texas boundary.

The Applicant identified a potential parkland dedication tract to meet the City of Georgetown parkland dedication requirements in 2015. On March 24, 2015, the Georgetown City Council considered and took action “to approve the dedication of 29 acres of parkland in deed in lieu of parkland fees for the Sun City Queens PUD and Somerset PUD”. The action received unanimous approval from Council and the 29 acre parcel was deed to the City in June 2015. The combination of private amenity facilities and 2015 parkland dedication meets the parkland requirements of the Project. No further parkland dedication or fees are required.

Lastly, as the Applicant will be building Amenity Centers outlined in Section I of this PUD for the enjoyment of all residents (single family, attached and multi-family) within the PUD (and existing Sun City Texas boundary), UDC Section 6.06.020, Common Recreation Area, shall be waived within this PUD. All residents residing in residential units within the PUD will be members of the Sun City Community Association.

## **K. Tree Preservation**

It is the design intent to preserve and incorporate the existing character of the land into the built community. As such, development will be clustered with adjacent land areas preserved in a natural state. Tree preservation and management is critical to achieving this goal. All residential uses (including single family detached and attached, two family, townhouse and multi-family) within this PUD shall comply with applicable

provisions outlined in UCD Table 8.01.030, Provisions Applicable by Use and Location governing “Single-family and Two-family”. All other allowable land uses within this PUD shall comply with UDC tree preservation standards.

A tree survey meeting the requirements established in the UDC Development Manual will be submitted on a plat by plat basis at the time of each plat submittal. The tree survey will identify all Heritage Trees (as defined in the UDC) located within the submitted plat. Required mitigation for the approved removal of Heritage Trees will occur within the land area of the subject plat.

A supplemental document will be provided at preliminary plat submittal illustrating the building footprint and driveway for all lots impacted by a Heritage Tree.

Heritage Trees identified for removal will follow procedures and reviews as outlined in the UDC Chapter 3.

## **L. Pedestrian Circulation**

Pedestrian circulation along unloaded roadways will be consistent with the pedestrian system developed within Sun City Texas. A minimum eight (8) feet wide meandering sidewalk will be constructed on one side of all minor arterials and unloaded collectors. The meandering sidewalk will be privately maintained by the Applicant and Community Association. A five (5) feet wide sidewalk will be built along both sides of loaded collectors and all residential local streets as illustrated on Figure M.4 Residential Local Street.

The Applicant will not be required to construct sidewalks, trails or other pedestrian access along County Road 245 and Williams Drive. All internal walks shall be extended to and terminate at the entrances intersecting said roadways.

## **M. Vehicular Circulation**

### **1. Roadway Types**

The Sun City Texas, Somerset vehicular circulation pattern provides access to all parts of the property from Ronald Reagan Boulevard and County Road 245. Additionally, access is provided to/from Sun City Texas via the extension of Pedernales Falls Drive, an existing residential collector within Sun City Texas.

The following roadway alternatives are used within the PUD:

- Minor Arterial (112’ Right-of-Way) (see Figure M.1)
- Major Collector (73’ Right-of-Way) (see Figure M.2)
- Pedernales Falls Collector (60’ Right-of-Way) (see Figure M.3)

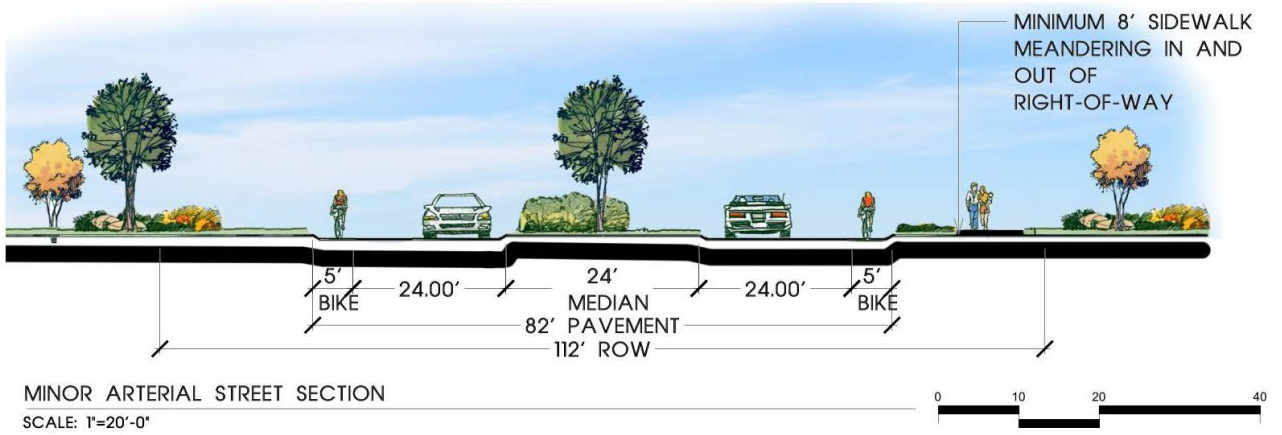
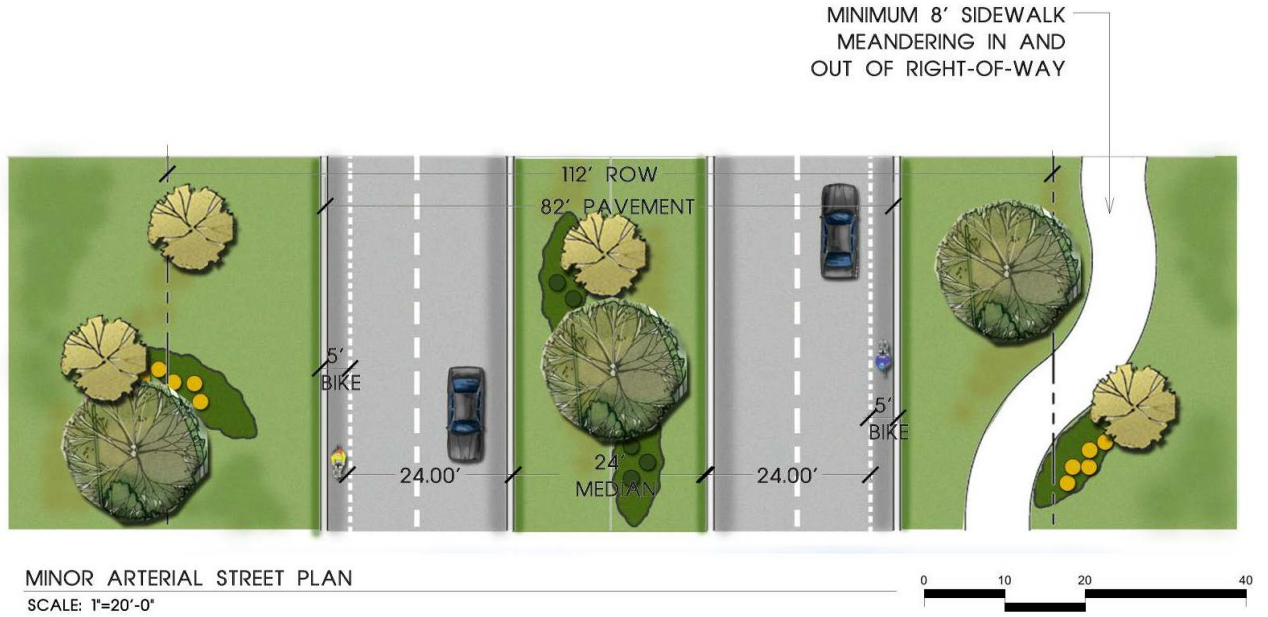


- Residential Local Street (50' Right-of-Way) (see [Figure M.4](#))

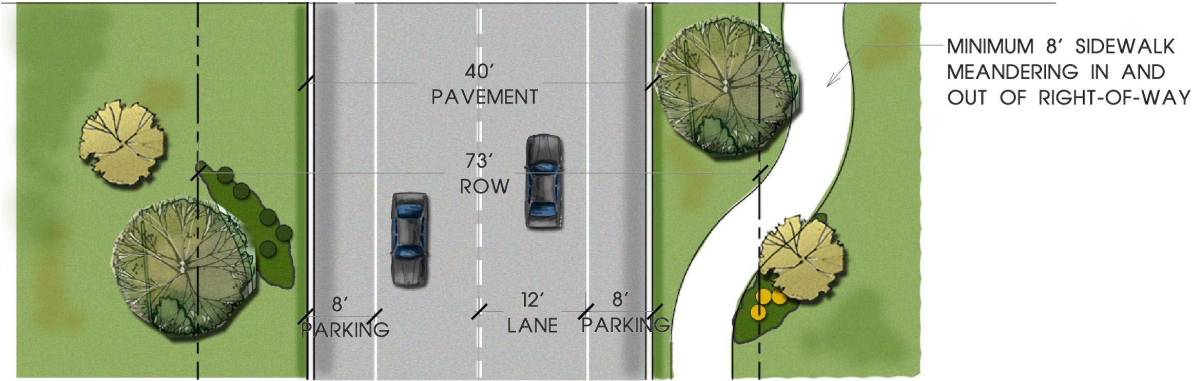
All minor arterial and major collector roadways, along with the Pedernales Falls Collector, will be unloaded roadways.

The City reserves the right to re-stripe roadway pavements at the City's expense once streets have been dedicated to the City.

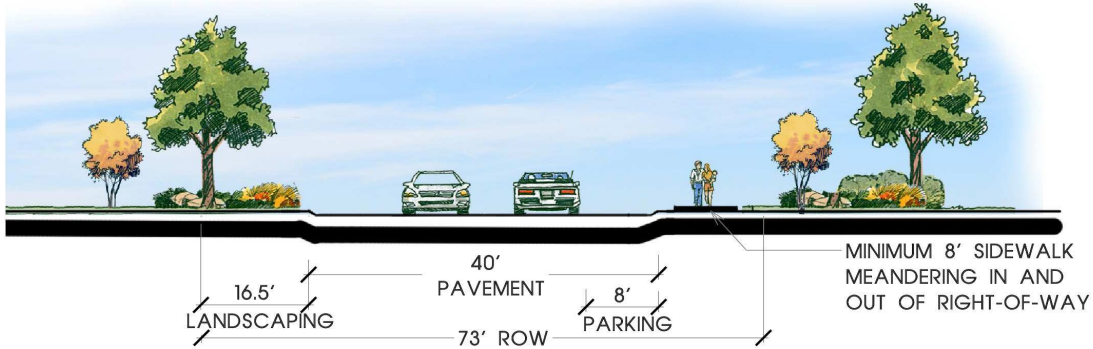
**Figure M.1 - Minor Arterial (112' ROW)**



**Figure M.2 - Major Collector (73' ROW)**



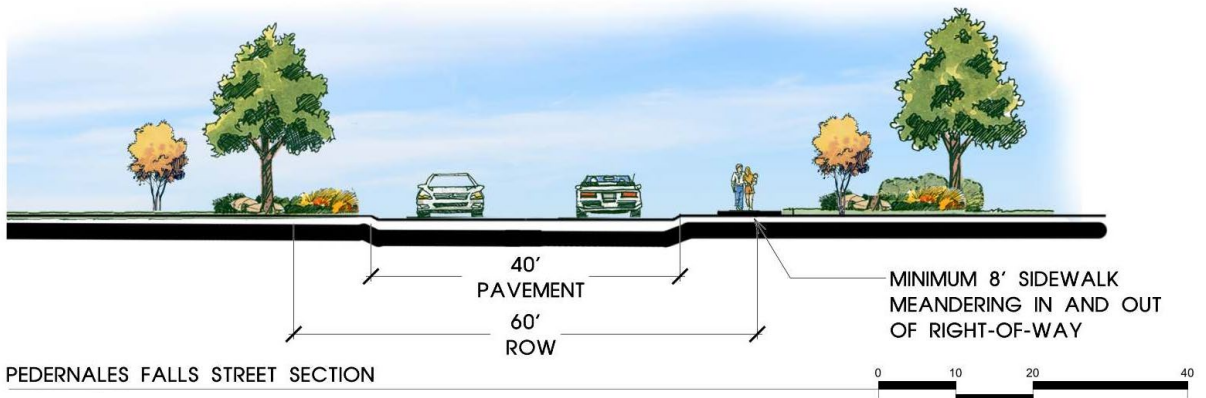
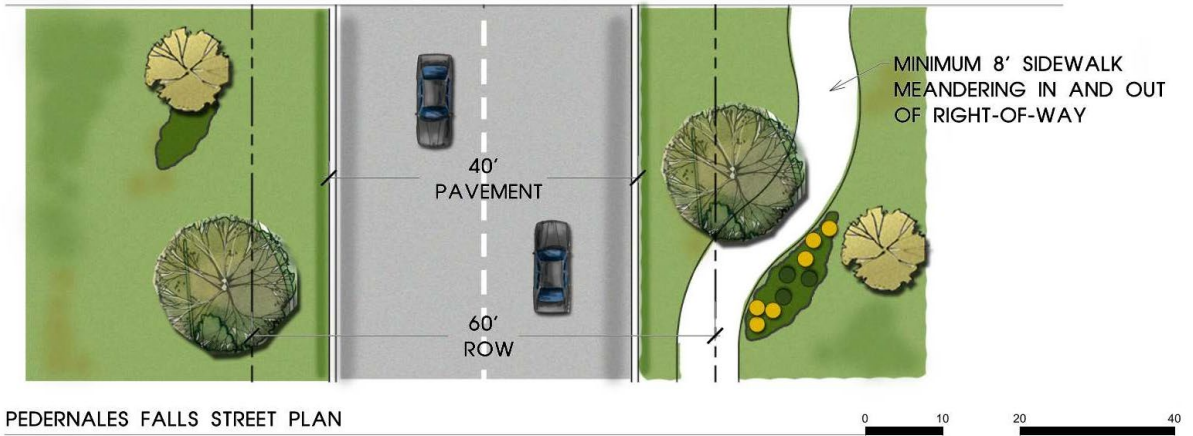
MAJOR COLLECTOR STREET PLAN  
SCALE: 1"=20'-0"



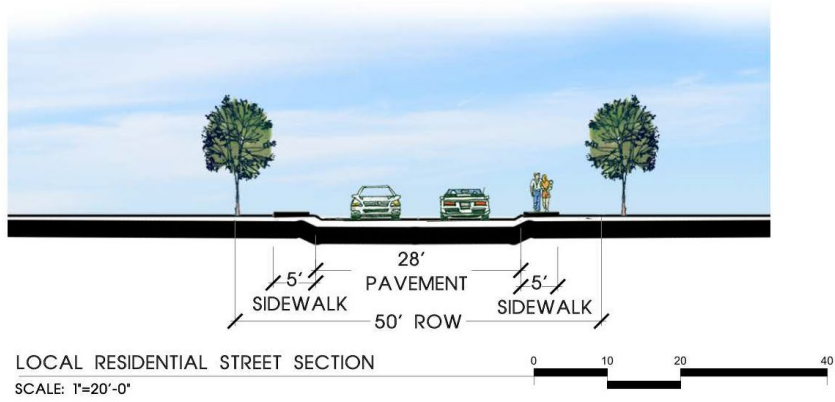
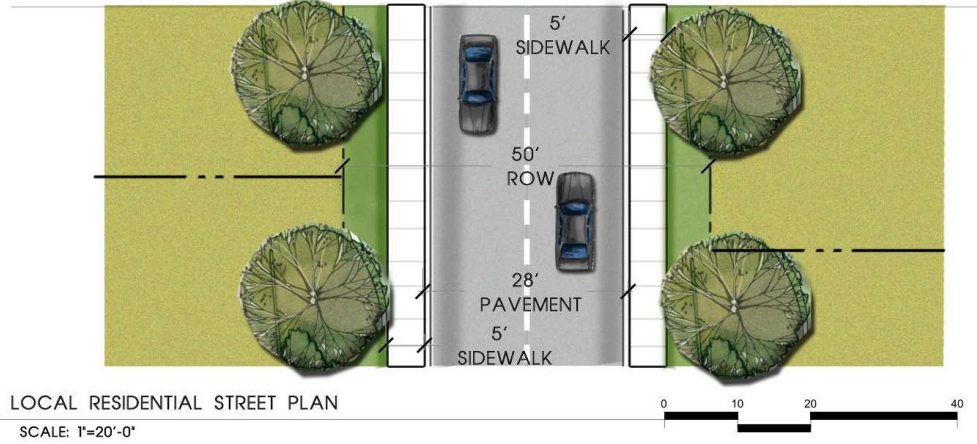
MAJOR COLLECTOR STREET SECTION  
SCALE: 1"=20'-0"



**Figure M.3 - Pedernales Falls Collector (60')**



**Figure M.4 - Residential Local Street (50')**



**Note:** All local residential streets will be constructed with roll-over curbs.

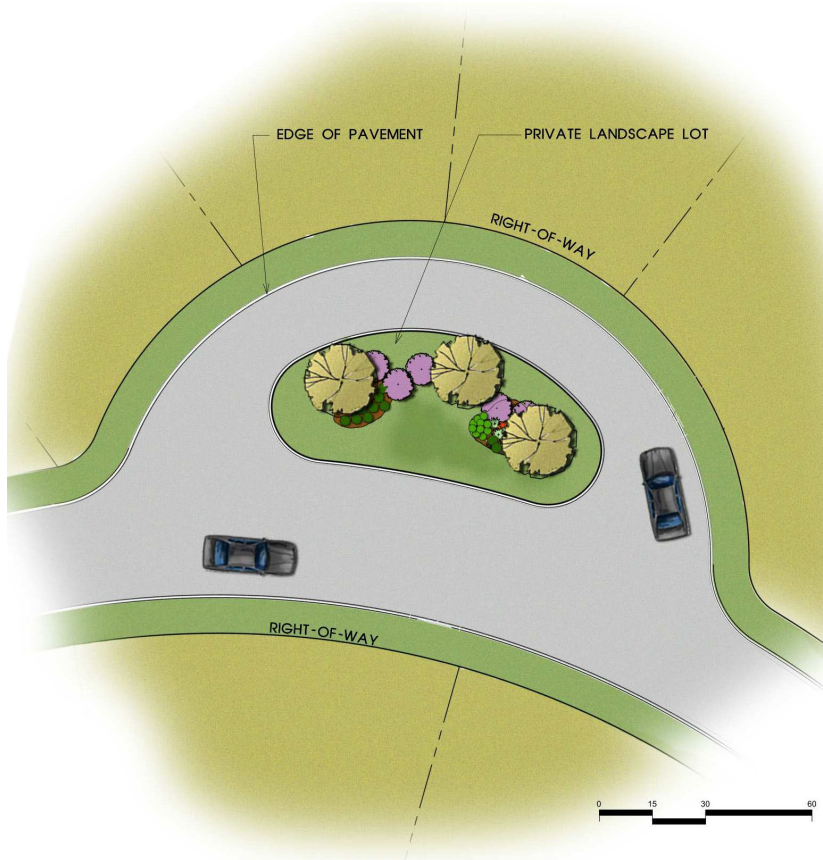
## **2. Miscellaneous Roadway Design Standards**

The roadway network within Sun City Texas, Somerset shall comply with the Georgetown Overall Transportation Plan (OTP), UDC roadway standards and the Water Quality Management Plan with the following miscellaneous exceptions. Other UDC specific roadway modifications are outlined below in Section M of this PUD.

- The Pedernales Falls Collector will cross Cowan Creek as an all-weather bridge/roadway cross section as illustrated on Figure M.3 to provide direct access to and from Sun City Texas.
- At the Applicant's discretion, the Applicant may construct a private creek crossing drive across Cowan Creek as located on Exhibit C, Land Use Plan. The design of said crossing will be subject to applicable regulatory review and approval.
- Residential Local Streets shall be 28 feet wide paved (measured face of curb) with parking allowed on one side sides of such streets. A sign will be placed at all entries into each residential neighborhood stating parking is restricted to one (1) side of the street. Final sign language to be determined and agreed to by the City and Applicant prior to installation.
- Circular loops, referred to as "eyebrow design" have been used with much success within Sun City Texas. The eyebrows create an alternative to the design practice known as street knuckles while create open space areas within neighborhoods. The design of eyebrows shall be done so with a minimum 25 feet inside radius and 50 feet outside paved turn radius. All eyebrows will be designed to the standards in Figure M.5 to provide access to residential lots.

The Applicant may request one (1) irrigation water meter and electrical service to each eyebrow for landscape irrigation service.

**Figure M.5 - Eyebrow Design**



**3. Street Connectivity Requirements**

Connectivity requirements as defined in UDC Sections 12.03.030 and 12.03.040 shall be waived within all residential neighborhoods of the project. All residential neighborhoods exceeding 200 average daily trips will have a minimum of two access points to a minor arterial, collector and/or adjacent residential neighborhoods. Public roadway access to perimeter roadways and adjoining properties will be limited to those roads identified on Exhibit C, Land Use Plan.

**4. Cul-de-sac length**

Cul-de-sac maximum length shall not exceed 800 feet measured from center of turnaround to centerline of connecting road. Average daily trip limitation shall be waived. A maximum 30 units shall be serviced from each cul-de-sac.

The City approves cul-de-sac lengths that exceed the criteria for cul-de-sac lengths stated above when the land serviced by the cul-de-sac is restricted by creeks, natural drainageways, buffer zones and external property boundaries.

**5. Horizontal Curve**

Table M.1 outlines the minimum horizontal curve radius for each roadway classification within the PUD.

**Table M.1 – Minimum Horizontal Curve**

<b>Design Standard</b>	<b>Horizontal Curve (minimum ft.)</b>
Minor Arterial	470 ft.
Major Collector	300 ft.
Pedernales Falls Collector	300 ft.
Local Residential	250 ft.

**6. Landscape Islands**

This PUD authorizes the creation of private lots within roadway medians to preserve trees and establish landscape beds.

The Applicant or Owners Association is responsible for landscape maintenance and irrigation within said landscape lots and right of way. The maintenance areas and responsibility will be determined at final plat. Landscape and irrigation plans for proposed improvements will be submitted for review and approval prior to Final Plat approval. The plans will be reviewed to ensure compliance with utility placement standards and standards established in this PUD.

**7. Block Length**

Block length shall not exceed 1,200 feet. Block lengths shall be ended by only the intersection of a public street, except where there is no public street intersection due to the presence of parks, open space or other similar uses with a minimum 50 feet of street frontage on the relevant park.

**8. Traffic Impact Analysis**

UDC Section 12.05.030 outlines the requirements for a Traffic Impact Analysis (TIA) by an Applicant. Consistent with the UDC, the Applicant will conduct and submit a TIA to the City during the revision of the first submitted subdivision application. The City shall approve the TIA prior to, or at the time of the subdivision consideration by the City. Once approved, the TIA will remain applicable to the Project so long as land uses remain consistent within this PUD. In the event of major revisions to the PUD, the applicant may be required to submit an updated TIA.



**9. Temporary Construction Haul Roads**

The Applicant may construct temporary construction haul roads as reasonably possible to reduce heavy construction traffic on improved roadways. In situations where reasonable haul road options are not possible, the Applicant shall work with the City to identify alternatives for reducing construction traffic impact to existing residential neighborhoods.

**N. Driveways**

Residential driveway spacing must be a minimum 40 feet from the corner of a Local Residential Street as measured from the edge of driveway to the curb radius return on the adjoining street.

Residential driveway spacing must be a minimum 50 feet from the corner of an arterial or collector roadway as measured from the edge of driveway to the curb radius return on the adjoining street.

**O. Street Lights**

In an effort to maintain the dark sky program established in Sun City Texas, street lights will be installed along arterials and collectors, placed at 300 feet intervals. Within residential neighborhoods, street lights will be installed at all intersections and at the end of cul-de-sacs over 500 feet in length.

**P. Construction Field Offices**

A development and construction field office is permitted within the project. The Applicant will prepare and submit applicable UDC applications for said facility. Once approval is secured, the Applicant will receive a 24 month term permit with unlimited renewals.

**Q. Residential Sales Center**

The Applicant is allowed to build one (1) Sales Center within the Project. The Sales Center may include a sales building, model homes (not to exceed 10 operational models at the same time) and associated parking facility. The Sales Center will be accessible from a paved, improved street. A Temporary Use Permit will be submitted to the City for said facility. Once approved, the Sales Center Permit shall remain in place until the final residential building permit application has been submitted to the City. At such time, the Applicant will have six (6) months to convert the models and other facilities to their permanent permitted uses.

**R. Fence Standards**

The Sun City Texas, Somerset PUD is crafted to create an extension of existing Sun City Texas. The PUD is bound by Sun City Texas, Ronald Reagan Boulevard, County

Road 245 and Williams Drive. Based on these conditions it is the Applicant's desire to create a strong link to Sun City Texas' landscape character and establish a strong perimeter wall and landscape treatment along the perimeter roadways. Additionally, the landscape treatment program established with Sun City Texas shall be extended to all internal unloaded collector and arterial roadways within the PUD.

Walls and fences may be placed along Ronald Reagan Boulevard, County Road 245, Williams Drive and all internal arterials and unloaded collectors. The determination to use walls or fences shall be at the Applicant's discretion based on the specific location within the Project. If walls or fences are specified, the following standards shall apply:

- Walls will be masonry and six (6) feet tall as measured from finish grade on the higher side.
- Fences shall be metal decorative wrought iron six (6) feet tall as measured from finish grade on the higher side.
- Masonry walls are allowed along residential lot side yards at the entry into neighborhoods. Said walls will be six (6) feet tall as measured from finish grade on higher side.

Walls other than retaining walls shall be restricted from all residential lots except those lots adjacent to unloaded roadways or the Amenity Center. The use of walls in such locations will be at the Applicant's discretion. The use of fences on residential lots will be restricted to four (4) feet high wrought iron fencing along the rear lotline, side lotlines 20 feet back from the front house elevation then turning to meet the house's side elevation. Such fencing will be installed on a case by case basis requested by the homeowner.

Applicable City Permitting shall apply within the community.

## **S. Signage**

The control and placement of all signs is especially important to the aesthetic harmony of Sun City Texas, Somerset. A critical component of a cohesive community is the sense of place and identity.

In compliance with UDC Section 10.01.050, Master Sign Plan, a sign plan has been prepared as a component of the Sun City Texas, Somerset PUD. Exhibit D, Master Signage Plan identifies the primary sign components. Approval of this PUD is intended to permit the number and locations for the community signs as indicated and allow a consistent signage package within the community.

Approval of the Sun City Texas, Somerset PUD shall permit signage at the indicated locations on Exhibit D, but shall not be interpreted as approval of a sign permit. Each proposed sign within this PUD must be submitted to the inspection department for review and permit.

The Sun City Texas, Somerset Master Sign Plan shall include the following signs. The sign face area, sizes and quantities of signs shall be governed by the standards identified on Exhibit D and Exhibits D-1 through D-5.

1. **Boundary Marker**

- The community sign category includes five (5) community entry signs placed at the major community entrances along Ronald Reagan Boulevard and County Road 245.
- Additionally this category includes two (2) monument signs located at key boundary locations. These signs are intended to create a sense of arrival and identify the boundary of Sun City Texas, Somerset.

2. **Neighborhood Signs**

A neighborhood sign (totaling 33) will be located at the entrance into each residential neighborhood.

3. **Facility Signs**

One (1) facility sign will be located at the entrance into each Amenity Center.

4. **Special Signs**

The Special Signs category includes a series of signs used to create a strong sense of place and guide people within the community.

5. **Traffic Control Devices**

All traffic control devices shall be installed and conform with the *Texas Manual on Uniform Traffic Control Devices*, current edition at the time of installation.



EXHIBIT B

**METES AND BOUNDS DESCRIPTION  
PARCEL 2  
133.610 ACRES  
FREDERICK FOY SURVEY, ABSTRACT-229  
WILLIAMSON COUNTY, TEXAS**

Being 133.610 acres of land situated in the Frederick Foy Survey, Abstract Number 229 of Williamson County, Texas and being a portion of that 189.153 acre tract, Purchase Tract- Lot 2, described in a deed to SOMERSET HILL, LTD. in Document Number 2004098880, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.). Said 133.610 acre tract being more particularly described by metes and bounds as follows, with all bearings being referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/93 HARN Datum with all distances converted to surface, by multiplying by the combined factor of 1.000143965.;

**COMMENCING** at a 1/2-inch iron rod, with a "Stanley Eng." cap found for the southeasterly corner of a called 11.33 acre donation tract, being "Ronald Reagan Boulevard", as described in Document Number 2010006962 of the (O.P.R.W.C.T.), being a point in the west line of a called 17.72 acre donation tract, being "Ronald Reagan Boulevard", as described in Document Number 2009083183 of the (O.P.R.W.C.T.), same being the northeast corner of 24.29 acre tract conveyed to Williamson County Park Foundation as described in Document Number 2013005831 of the (O.P.R.W.C.T.);

THENCE, South 21°32'52" East, along the common easterly line of said 24.29 acre tract and the westerly line of said 17.72 acre donation tract, passing at 23.10 feet, a 1/2-inch iron rod with "Stanley Eng." cap found for the southwest corner of said 17.72 acre donation tract, the northwest corner of a called 20.76 acre tract conveyed to Williamson County Park Foundation as described in Document Number 2012103568, (O.P.R.W.C.T.), continuing an additional 740.79 feet to a point for the southwest corner of said 20.76 acre tract and a remainder corner of a called 424.43 acre tract as conveyed to MMSG Limited Partners, a Texas Limited Partnership as described in Document Number 2012107437, (O.P.R.W.C.T.), continuing an additional 1,497.06 feet, in all a total of 2,260.95 feet to the southeast corner of said 24.29 acre tract for the **POINT OF BEGINNING** hereof (from which a cotton gin spindle found bears North 65°57'48" East, 0.45 feet);

THENCE, South 21°32'52" East, a distance of 2,255.17 feet, generally along the fenced and occupied division line of said remainder portion of 189.153 acre tract and the remainder of said 424.43 acre tract to 1/2-inch iron rod found without a cap for an angle point hereof, being the apparent common corner of the said Fredrick Foy Survey, Abstract Number 229, the Lemuel S. Walters Survey, Abstract Number 653, and the Burrell Eaves Survey, Abstract Number 216;

THENCE, South 24°09'44" East, along the common easterly line of said 189.153 acre tract and the westerly line of said 424.43 acre tract, generally along the fenced and occupied division line, passing at 1,465.65 feet a 1/2-inch iron rod with a "Maples" cap found for the southwest corner of said 424.43 acre tract, the northwest corner of a called 100-foot wide access easement recorded in Volume 2060, Page 122, Williamson County, Texas, Deed Records, (W.C.T.D.R.), continuing an additional 35.22 feet, in all a total distance of 1,500.87 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap found for the southeast corner of said 189.153 acre tract, being a point in the north line of a 20-foot wide Chisholm Trail Special Utility District (C.T.S.U.D.) water line ROW easement and 10-foot access easement recorded in Document Number 9615041,

(O.P.R.W.C.T.) and the northerly line of White Wing Golf Course, Parcel No.4 (176.025 acre tract) described in deed to Sun City Georgetown Community Association, Inc. by deed recorded in Document Number 2007007635 of the (O.P.R.W.C.T.);

THENCE, along the line common with the northerly line of said C.T.S.U.D. easement, the northerly line of said White Wing Golf Course Parcel No. 4 and the southerly line of the herein described tract, the following two (2) courses:

1. South 88°24'44" West, 872.17 feet to a 1/2-inch iron rod with an "AECOM" cap found for an angle point;
2. South 87°06'15" West, 365.78 feet to a 1/2-inch iron rod with an "AECOM" cap previously set in September of 2011, currently inundated, being a point in the approximate centerline of Berry Creek;

THENCE, North 03°34'43" West, departing C.T.S.U.D. easement, and continuing along the northerly line of said White Wing Golf Course Parcel No. 4, the westerly line hereof, passing at 53.45 feet a calculated point, for an angle point of said White Wing Golf Course Parcel No. 4, the southeast corner of Lot "B" of Sun City Georgetown Neighborhood Thirty-One recorded in Document No. 2006038992 of the (O.P.R.W.C.T.), continuing an additional 1,182.69 feet, in all a total distance of 1,236.14 feet to a 1/2-inch iron rod with an "AECOM" cap, previously set in September of 2011, currently inundated, for an angle point hereof;

THENCE, North 22°43'42" West, 994.94 feet along the west line hereof, the east line of Lot "B", to a 1/2-inch iron rod with a "SURVCON, INC." cap, previously found in September of 2011, currently inundated, for an angle point hereof;

THENCE, North 55°57'51" West, along the west line hereof, the east line of Lot "B", passing at 743.59 feet the northeast corner of Lot "B", the southeast corner of Lot "A" of Sun City Georgetown Neighborhood Thirty-Two, recorded in Cabinet "BB", Slides 319-323 of the (O.P.R.W.C.T.), continuing along the west line hereof, same being the east line of Lot "A", an additional distance of 86.69 feet, in all a total distance of 830.49 feet to a 1/2-inch iron rod with an "AECOM" cap, previously set in September of 2011, currently inundated, for an angle point hereof;

THENCE, along the west line hereof, the east line of Lot "A" of Sun City Georgetown Neighborhood Thirty-Two, the following (3) three courses:

1. North 53°30'25" West, 374.90 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap found for an angle point hereof;
2. North 58°25'25" West, 310.91 feet to a 1/2-inch iron rod with an "AECOM" cap found for an angle point hereof;
3. North 53°05'25" West, passing at 385.16 feet the northeast corner Lot "A" of Sun City Georgetown Neighborhood Thirty-Two, the southwest corner of a remainder portion of a called 125.379 acre tract conveyed to Del Webb Texas Limited Partnership as recorded in Document No. 2004075169 of the (O.P.R.W.C.T.), continuing an additional 64.71 feet, in all a total distance of 449.87 feet to a 1/2-inch iron rod with an "AECOM" cap found for an angle point hereof;

THENCE, along the west line hereof and the east line of said remainder portion of 125.379 acre tract, the following (3) three courses:

1. North  $42^{\circ}25'25''$  West, 451.87 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap found for an angle point hereof;
2. North  $36^{\circ}10'25''$  West, 547.35 feet to a 1/2-inch iron rod with a "SURVCON, INC." cap found for an angle point hereof;
3. North  $17^{\circ}05'19''$  West, 214.93 feet to a 1/2-inch iron rod with a "MCKIM&CREED" cap set for the northwest corner hereof, being the southeast corner of a called 10.8151 acre donation tract "Ronald Reagan Blvd." as described in Document No. 2010006962 of the (O.P.R.W.C.T.), the southwesterly corner of said 11.33 acre donation tract, being "Ronald Reagan Boulevard" and being at the beginning of a curve to the left;

THENCE, departing said 189.153 acre tract west line, over and across said 189.153 acre tract and along the south right-of-way line of said Ronald Reagan Boulevard (right-of-way varies), the south line of said 11.33 acre tract, 185.83 feet along the arc of said curve to the left, having a radius of 3,130.00 feet, a central angle of  $03^{\circ}24'06''$ , a chord which bears North  $71^{\circ}16'29''$  East, a distance of 185.80 feet to a 1/2-inch iron rod with a "Diamond Surveying" cap found for the northwesterly corner of a called 0.309 acre donation tract, being "Ronald Reagan Boulevard" as described in Document Number 2011085127 of the (O.P.R.W.C.T.) for an angle point hereof;

THENCE, over and across said 189.153 acre tract, same being along the south right-of-way line of said Ronald Reagan Boulevard (right-of-way varies) and with the perimeter of said 0.309 acre tract, the following four (4) courses:

1. South  $20^{\circ}26'27''$  East, 19.88 feet to a 1/2-inch iron rod with a "Diamond Surveying" cap found for the beginning of a non-tangent curve to the left;
2. 149.94 feet along said curve to the left, having a radius of 3,150.00 feet, a central angle of  $02^{\circ}43'38''$ , a chord which bears North  $68^{\circ}12'36''$  East, a distance of 149.92 feet to a 1/2-inch iron rod with a "Diamond Surveying" cap found for a point of non-tangent compound curvature to the left;
3. 297.00 feet along said curve to the left, having a radius of 1000.00 feet, a central angle of  $17^{\circ}01'01''$ , a chord which bears North  $60^{\circ}16'58''$  East, a distance of 295.91 feet to a 1/2-inch iron rod with a "Diamond Surveying" cap found for the southeast corner of said 0.309 acre tract;
4. North  $28^{\circ}33'31''$  West, 19.86 feet to a 1/2-inch iron rod with a "Diamond Surveying" cap found for the northeast corner of said 0.309 acre tract, same being a point in the south line of said 11.33 acre donation tract and being an angle corner for the south right-of-way line of said Ronald Reagan Boulevard;

THENCE, departing said 3.09 acre tract and along the south right-of-way line of said Ronald Reagan Boulevard (right-of-way varies), same being the south line of said 11.33 acre tract, 748.44 feet along arc of said curve to the left, having a radius of 3110.00 feet,

a central angle of  $13^{\circ}47'19''$ , a chord which bears North  $54^{\circ}33'42''$  East, a distance of 746.64 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for the northwest corner of said 24.29 acre Williamson County Park Foundation tract;

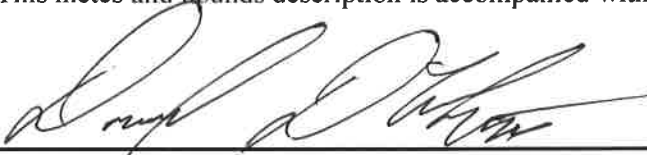
THENCE, departing the south right-of-way line of said Ronald Reagan Boulevard, over and across said 189.153 acre tract and along the west line of said 24.29 acre Williamson County Park Foundation tract, same being the easterly right-of-way of a proposed roadway, the following ten (10) courses:

1. South  $41^{\circ}39'37''$  East, 147.23 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for a point of curvature to the right;
2. 111.17 feet along said curve to the right, having a radius of 335.00 feet, a central angle of  $19^{\circ}00'49''$ , a chord which bears South  $32^{\circ}09'12''$  East, a distance of 110.66 feet to a 1/2-inch iron rod with a "Forest 1847" cap found;
3. South  $22^{\circ}38'48''$  East, 184.57 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for a point of curvature to the left;
4. 222.41 feet along said curve to the left, having a radius of 345.00 feet, a central angle of  $36^{\circ}56'11''$ , a chord which bears South  $41^{\circ}06'54''$  East, a distance of 218.58 feet to a 1/2-inch iron rod with a "Forest 1847" cap found;
5. South  $59^{\circ}34'59''$  East, 105.04 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for a point of curvature to the right;
6. 447.46 feet along said curve to the right, having a radius of 655.00 feet, a central angle of  $39^{\circ}08'29''$ , a chord which bears South  $40^{\circ}00'45''$  East, a distance of 438.81 feet to a 1/2-inch iron rod with a "Forest 1847" cap found;
7. South  $20^{\circ}26'30''$  East, 269.62 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for a point of curvature to the left;
8. 283.68 feet along said curve to the west, having a radius of 325.00 feet, a central angle of  $50^{\circ}00'43''$ , a chord which bears South  $45^{\circ}26'51''$  East, a distance of 274.76 feet to a 1/2-inch iron rod with a "Forest 1847" cap found;
9. South  $70^{\circ}27'13''$  East, 198.85 feet to a 1/2-inch iron rod with a "Forest 1847" cap found for a point of curvature to the right;
10. 83.34 feet along said curve to the right, having a radius of 395.00 feet, a central angle of  $12^{\circ}05'20''$ , a chord which bears South  $64^{\circ}24'33''$  East, a distance of 83.19 feet to a cotton gin spindle found for an angle corner of said 24.29 acre Williamson County Park Foundation tract;

THENCE, departing said proposed roadway and along the south line of said 24.29 acre Williamson County Park Foundation tract, North  $65^{\circ}57'48''$  East, 94.98 feet to the **POINT OF BEGINNING** and containing a computed area of 133.610 acres of land.



This metes and bounds description is accompanied with a drawing.



6-9-2014

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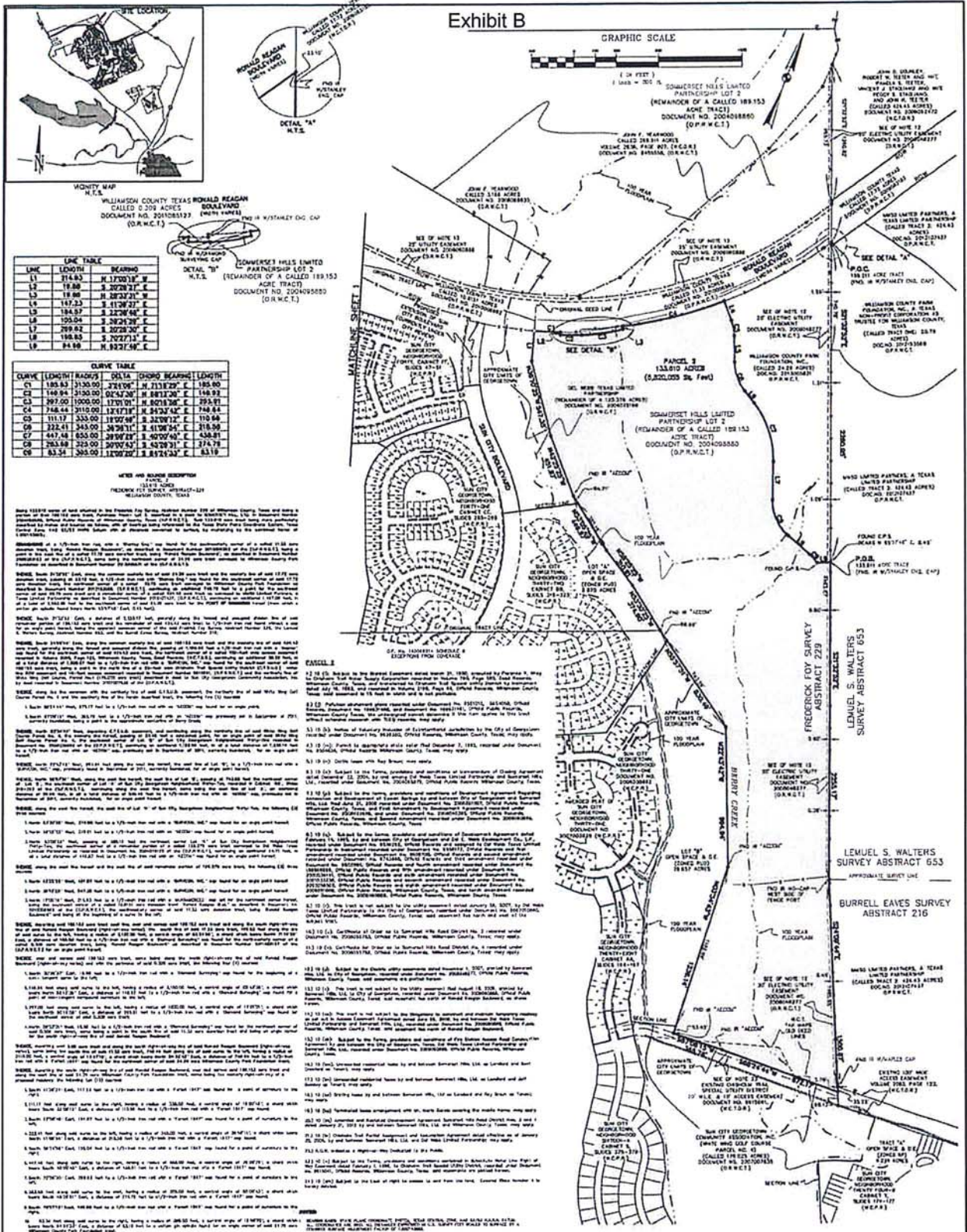
Darrell D. White  
Registered Professional Land Surveyor  
Texas Registration No. 4816

DATE

Prepared by MCKIM & CREED INC.  
10000 Metric Boulevard, Suite 200  
Austin, Texas 78758

Exhibit B

GRAPHIC SCALE



WILLIAMSON COUNTY TEXAS RONALD REAGAN SURVEY NO. 2010081232 (R.M.C.T.)

Table with 3 columns: LINE, LENGTH, BEARING. Lists line numbers 1 through 19 with their respective lengths and bearings.

Table with 5 columns: CURVE, LENGTH, RADIUS, CHORD, CHORD BEARING, LENGTH. Lists curve numbers 1 through 10 with their geometric details.

WATER AND WASTEWATER DESCRIPTION

Notes and descriptions for various parcels and easements, including references to other surveys and legal descriptions.

Notes and descriptions for various parcels and easements, including references to other surveys and legal descriptions.

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LEGEND

- List of symbols and their meanings: FENCED NON-ROAD W/ADJ STAMPS, UNFENCED NON-ROAD W/ADJ STAMPS, PROPERTY LINE, etc.

Partial Survey of Sun City Northside Land Option Tract. Includes title, survey details, and a table with columns for DATE, TIME, and LOCATION.

**EXHIBIT "A"**  
**PARTIAL SURVEY OF SUN CITY**  
**NORTHERLY LAND**  
**OPTION TRACT**  
**634.646 ACRES**  
**FREDERICK FOY SURVEY, A-229**  
**LEWIS P. DYCHES SURVEY, A-171**  
**WILLIAMSON COUNTY, TEXAS**

Being 635.059 acres of land situated in the Frederick Foy Survey, A-229 and the Lewis P. Dyches Survey, A-171 of Williamson County, Texas and being a remainder portion of a called 1,013.527 acre tract and being a remainder portion of a called 19.962 acre tract conveyed to SOMERSET HILLS LIMITED, A TEXAS LIMITED PARTNERSHIP, by Document Number recorded in 2004098880 and 2006110193, respectively of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.). Said 635.059 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/93 HARN Datum. Coordinates shown hereon are grid and all distances were converted to surface by multiplying by the combined factor of 1.000143965. Being 635.059 acres, Save and Except a 0.413 of an acre tract, resulting in the **total of 634.646 acres.**

**BEGINNING** at a 3/4-inch iron rod in concrete (X=3,110,532.82, Y=10,242,933.80) found at the northwest corner of platted Lot "F" OPEN SPACE & DRAINAGE EASEMENT OF FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD FORTY, as recorded Cabinet "FF", Slides 47-51 and Document Number 2008068985, both of the (O.P.R.W.C.T.), same being the southwesterly corner of a called 9.0689 acre tract conveyed to Sun City Georgetown Community Association, Inc., by Document Number 2011085883 of the (O.P.R.W.C.T.), being a point in an easterly line of said remainder of 1,013.527 acre tract;

THENCE, along the westerly line of said Lot "F" Open Space and Drainage Easement, being the east line of a remainder of said 1,013.527 acre tract, the following five (5) courses:

1. South 08°31'40" East, a distance of 590.34 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South 69°02'34" West, a distance of 66.94 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South 60°40'57" West, a distance of 124.39 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
4. South 18°52'33" West, a distance of 97.78 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;

5. South  $00^{\circ}07'32''$  West, a distance of 191.54 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof, the northeast corner of Lot "A" Open Space and Drainage Easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD FORTY-THREE, as recorded Cabinet "CC", Slides 357-361 and Document Number 2007003958 both of the (O.P.R.W.C.T.);

THENCE, along the northerly line of said Lot "A" Open Space and Drainage Easement, being a southerly line of a remainder of said 1,013.527 acre tract, the following four (4) courses:

1. South  $42^{\circ}34'54''$  West, a distance of 230.84 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
2. South  $48^{\circ}34'12''$  West, a distance of 616.63 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
3. South  $17^{\circ}32'57''$  West, a distance of 1,074.22 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
4. South  $43^{\circ}03'51''$  West, a distance of 240.85 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof, being a point in the north line of Lot "G" Open Space and Drainage Easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD FORTY-SIX, as recorded Cabinet "DD", Slides 248-253 and Document Number 2007062630 both of the (O.P.R.W.C.T.);

THENCE, along the northerly line of said Lot "G" Open Space and Drainage Easement, being a southerly line of a remainder of said 1,013.527 acre tract, the following two (2) courses:

1. South  $85^{\circ}34'49''$  West, a distance of 609.70 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
2. South  $71^{\circ}30'40''$  West, a distance of 525.04 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of Lot "A" Open Space and Drainage Easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD SIXTY-TWO, as recorded in Cabinet "EE", Slides 267-270 and Document Number 200803167 both of the (O.P.R.W.C.T.);

THENCE, along the northerly line of said Lot "A" Open Space and Drainage Easement, being a southerly line of a remainder of said 1,013.527 acre tract, the following four (4) courses:

1. South  $71^{\circ}30'40''$  West, a distance of 441.70 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
2. South  $50^{\circ}22'57''$  West a distance of 274.51 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;

3. South 32°30'58" West, a distance of 254.46 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
4. South 12°52'57" West, a distance of 290.42 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of Lot "A" Open Space and Drainage Easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD FORTY-SEVEN, as recorded in Cabinet "FF", Slides 150-154 and Document Number 2008086234 both of the (O.P.R.W.C.T.);

THENCE, along the northerly line of said Lot "A" Open Space and Drainage Easement, Neighborhood Forty-Seven, being a southerly line of a remainder of said 1,013.527 acre tract, South 12°52'57" West, a distance of 763.10 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof, being a point in the north line of Lot "A" Open Space and Drainage Easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD FORTY-EIGHT, as recorded in Document Number 2014020573 of the (O.P.R.W.C.T.);

THENCE, along the northerly line of said Lot "A" Open Space and Drainage Easement, Neighborhood Forty-Eight, being a southerly line of a remainder of said 1,013.527 acre tract, the following five (5) courses:

1. South 57°04'00" West, a distance of 128.67 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
2. North 88°29'03" West, a distance of 500.70 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
3. South 78°52'59" West, a distance of 837.37 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
4. South 52°15'47" West, a distance of 376.23 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
5. South 73°35'33" West, a distance of 435.90 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" found for a point hereof, being a point in the east line of a remainder of a called 279.999 acre tract conveyed to Del Webb LTD., by Document Number 1999707019 of the (O.P.R.W.C.T.);

THENCE, along the said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said remainder of 279.999 acre tract, the following three (3) courses:

1. South 73°35'33" West, a distance of 291.68 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;
2. North 78°06'01" West, a distance of 185.40 feet to a 1/2-inch iron rod with cap stamped "SURVCON INC." found for an angle point hereof;

3. South  $11^{\circ}53'59''$  West, a distance of 223.65 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of a called 5.08 acre tract conveyed to William D. Turpin, Jr. and wife, Karen E. Turpin by Document Number 2000047528 of the (O.P.R.W.C.T.);

THENCE, generally along the fenced said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said 5.08 acre tract, the following four (4) courses:

1. South  $63^{\circ}48'23''$  West, a distance of 201.02 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South  $71^{\circ}02'04''$  West, a distance of 19.60 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South  $66^{\circ}17'51''$  West, a distance of 119.46 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
4. South  $68^{\circ}33'10''$  West, a distance of 293.45 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of a called 5.143 acre tract, conveyed to Reggie D. Higdon and Jacqueline D. Higdon by Document Number 2010021573 of the (O.P.R.W.C.T.);

THENCE, generally along the fenced said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said 5.143 acre tract, the following three (3) courses:

1. South  $67^{\circ}06'01''$  West, a distance of 161.37 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South  $70^{\circ}53'50''$  West, a distance of 203.72 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South  $68^{\circ}45'20''$  West, a distance of 249.28 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of Lot 3, Bent Oak Estates, as recorded in Cabinet "P", Slides 370-371, Williamson County Plat Records (W.C.P.R.);

THENCE, generally along the fenced said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said Lot 3, Bent Oak Estates, the following three (3) courses:

1. South  $68^{\circ}44'17''$  West, a distance of 298.50 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South  $67^{\circ}28'23''$  West, a distance of 132.14 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South  $68^{\circ}26'30''$  West, a distance of 178.79 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of Ridgeview Estates Section Two as recorded in Cabinet "M", Slide 343 of the (W.C.P.R.);

THENCE, generally along the fenced said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said Ridgeview Estates Section Two, the following three (3) courses:

1. South 69°26'28" West, a distance of 193.31 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South 68°14'20" West, a distance of 315.54 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South 64°53'03" West, a distance of 86.34 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, the northwest corner of said Ridgewood Estates Section Two;

THENCE, generally along the fenced easterly line of said 1,013.527 acre tract, same being the westerly line of said Ridgewood Estates Section Two, the following eight (8) courses:

1. South 22°27'23" East, a distance of 301.27 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South 21°07'45" East, a distance of 169.74 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South 21°16'03" East, a distance of 97.24 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
4. South 20°28'41" East, a distance of 229.51 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
5. South 20°39'13" East, a distance of 162.54 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
6. South 21°07'13" East, a distance of 110.81 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
7. South 17°42'09" East, a distance of 51.30 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
8. South 17°34'48" East, a distance of 108.44 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeast corner of Giles Estates as recorded in Cabinet "I", Slide 51 (W.C.P.R.);

THENCE, generally along the fenced said southerly line of a remainder of said 1,013.527 acre tract, same being the northerly line of said Giles Estates, the following four (4) courses:

1. South 69°29'56" West, a distance of 352.77 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. South 67°10'26" West, a distance of 135.03 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. South 70°15'19" West, a distance of 280.13 feet to a "PK" nail in top of fence post found for an angle point hereof;

4. South 68°35'31" West, a distance of 55.95 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the northeasterly corner of a called 19.962 acre tract conveyed to Somerset Hills LTD., by Document Number 2006110193 of the (O.P.R.W.C.T.);

THENCE, generally along the fence east line of said 19.962 acre tract and the westerly line of said Giles Estates subdivision, South 43°29'56" East, passing at a distance of 909.43 a 1/2-inch iron rod with no cap found for the southwest corner of said Giles Estates, being a point in the north margin of a 50.00-foot wide road easement as recorded in Volume 855, Page 697 of the Williamson County Deed Records (W.C.D.R.) continuing in all a total distance of 934.49 feet to a cotton spindle found in the centerline of said road easement;

THENCE, South 50°05'00" West, along the centerline of said road easement, a distance of 718.78 feet to a point for the most easterly corner of a called 1.077 acre additional Right-of-Way dedication for R.M. 2238 recorded as Parcel 6 Part III as recorded in Document Number 2010033821 of the (O.P.R.W.C.T.);

THENCE, along the easterly line of said 1.077 acre additional Right-of-Way dedication, the following three (3) courses:

1. North 45°05'00" West, a distance of 25.07 feet to a Type II, TxDOT monument found for a cut-back corner at the base of a fence corner post being the southwest corner of remainder of said 19.962 acre tract;
2. North 87°29'14" West, a distance of 58.97 feet to a concrete nail found at the base of power pole and angle point in the west line of remainder of said 19.962 acre tract;
3. North 45°02'29" West, generally along a fence line, a distance of 1,144.91 feet to a Type II, TxDOT monument found for the northeast corner of said 1.077 acre tract the relocated northwest corner of the remainder of said 19.962 acre tract, an angle point in the relocated west line of said 1,013.527 acre tract, being the southeast corner of a called 0.910 acre additional Right-of-Way dedication for R.M. 2238 recorded as Parcel 6 Part II in said Document Number 2010033821 of the (O.P.R.W.C.T.);

THENCE, along the relocated west line of said 1,013.527 acre tract and the easterly line of said 0.910 acre additional Right-of-Way dedication, the following three (3) courses:

1. North 36°14'22" West, generally along a fence line, a distance of 160.59 feet to a concrete nail found at the base of fence post;
2. North 45°00'21" West, generally along a fence line, a distance of 540.47 feet to a point in the base of a 6-inch corner post;
3. North 11°34'45" West, generally along a fence line, a distance of 19.96 feet to a point in the base of a 6-inch corner post in the east margin of Williamson County Road Number 245 (variable width) as fenced and occupied on the ground, being an angle point in the westerly line of said remainder of 1,013.527 acre tract;



THENCE, generally along the fenced and occupied east margin of Williamson County Road Number 245 (variable width), the westerly line of said remainder of 1,013.527 acre tract, the following three (3) courses:

1. North 22°02'54" East, a distance of 58.26 feet to a "60d" nail found in the base of a 20-inch live oak tree;
2. North 22°26'08" East, a distance of 231.06 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
3. North 21°44'44" East, a distance of 2,202.68 feet to a 1/2-inch iron rod with no cap found for an angle point hereof, being the southwest corner of called 31.32 acre tract conveyed to Donald H. Kylberg by Volume 752, Page 229 of the (W.C.D.R.);

THENCE, generally along the fenced and occupied said 31.32 acre tract, the following four (4) courses:

1. North 69°38'36" East, a distance of 2,661.27 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
2. North 22°00'01" West, a distance of 565.42 feet to a 6-inch fence corner post found for an angle point hereof;
3. South 69°16'07" West, a distance of 414.23 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;
4. South 68°15'38" West, a distance of 125.08 feet to a point in Cowan Creek for the southeast corner of FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD TEN-E, as recorded in Cabinet "Q" Slides 258-260 of the (W.C.P.R.);

THENCE, over and across said Cowan Creek, being the easterly line of said FINAL PLAT UNIT DEVELOPMENT OF SUN CITY GEORGETOWN NEIGHBORHOOD TEN-E, the following three (3) courses:

1. North 21°41'44" West, a distance of 255.50 feet to a point in Cowan Creek;
2. North 54°43'33" West, a distance of 270.07 feet to a point in Cowan Creek;
3. North 21°07'18" West, a distance of 150.00 feet to a point in the edge of Cowen Creek, same being the south line of a called 20.00 acre tract conveyed to Louis D. Miller and Gladys Miller as recorded in Volume 2476, Page 302 of the (W.C.D.R.);

THENCE, generally along the fence and occupied common lines of said 20.00 acre tract and the remainder of said 1,013.527 acre tract, the following three (3) courses;

1. North 68°52'48" East, a distance of 108.42 feet to a 1/2-inch iron rod with no cap found for an angle point hereof;

2. North  $20^{\circ}57'22''$  West, a distance of 508.33 feet to a point from which a 1/2-inch iron rod with no cap found bears: North  $11^{\circ}23'52''$  West, a distance of 0.66 foot;
3. South  $68^{\circ}57'17''$  West, a distance of 818.44 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;

THENCE, departing said 20.00 acre tract and over and across said remainder of 1,013.527 acre tract, North  $16^{\circ}06'03''$  East, a distance of 1,046.46 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof, being a point in the south Right-of-Way (220.00 foot wide) line of Ronald Reagan Boulevard, 51.41 acre tract as dedicated by Exhibit "D" as recorded in Document Number 2010006962 of the (O.P.R.W.C.T.);

THENCE, along the south Right-of-Way (220.00 foot wide) line of said Ronald Reagan Boulevard, same being the northerly line of the herein described tract, the following three (3) courses:

1. North  $84^{\circ}05'05''$  East, a distance of 400.34 feet to a 1/2-inch iron rod with cap stamped "Stanley" found for a point of curvature to the left;
2. 2,110.15 feet along the arc of said curve to the left having a Radius of 6110.00 feet, with a delta angle of  $19^{\circ}47'16''$ , with a chord bearing of North  $74^{\circ}11'27''$  East, with a chord length of 2,099.68 feet to a 1/2-inch iron rod with cap stamped "Stanley" found for a point of tangency;
3. North  $64^{\circ}17'49''$  East, a distance of 3,592.62 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof, being the northwest corner of a called 51.508 acre tract conveyed to Williamson County, Texas by Document Number 2010068630 of the (O.P.R.W.C.T.) and being a portion conveyed out of said 1,013.527 acre tract;

THENCE, along the perimeter of said 51.508 acre tract, the following ten (10) courses:

1. South  $16^{\circ}24'47''$  East, a distance of 368.07 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
2. South  $26^{\circ}33'52''$  East, a distance of 234.68 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
3. South  $23^{\circ}19'35''$  East, a distance of 343.62 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
4. South  $28^{\circ}10'03''$  East, a distance of 431.89 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
5. North  $67^{\circ}55'51''$  East, a distance of 1,526.42 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
6. North  $04^{\circ}08'37''$  West, a distance of 244.08 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
7. North  $02^{\circ}50'01''$  West, a distance of 246.96 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;

8. North  $07^{\circ}43'17''$  West, a distance of 145.41 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
9. North  $16^{\circ}35'51''$  West, a distance of 265.03 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point hereof;
10. North  $17^{\circ}37'00''$  West, a distance of 178.37 feet to a 1/2-inch iron rod with cap stamped "MCKIM & CREED" set for a point of curvature to the right of said south Right-of-Way (220.00 foot wide) line of said Ronald Reagan Boulevard;

THENCE, along the south Right-of-Way (220.00 foot wide) line of said Ronald Reagan Boulevard, a northerly line of said remainder of 1,013.527 acre tract, the following two (2) courses:

1. 55.97 feet along the arc of said curve to the right having a Radius of 3450.00 feet, with a delta angle of  $0^{\circ}55'46''$ , with a chord bearing of South  $86^{\circ}02'30''$  East, with a chord length of 55.97 feet to a 1/2-inch iron rod with cap stamped "Stanley" found for a point of tangency;
2. South  $85^{\circ}34'37''$  East, a distance of 536.07 to a 1/2-inch iron rod with cap stamped "Stanley" found for a point of tangency, being the northwest corner of said 9.0689 acre tract;

THENCE, departing said Ronald Reagan Boulevard, along the common west line of said 9.0689 acre tract and the remainder of said 1,013.527 acre tract, South  $08^{\circ}32'32''$  East, a distance of 360.14 feet to the **POINT OF BEGINNING** containing a computed area of 635.059 acres of land, more or less.

SAVE and except a 0.413 of an acre (17,971 square feet), out of the Lewis P. Dyches Survey, A-171, being a portion of Remainder of a called 19.962 acre tract conveyed to SOMERSET HILLS LIMITED, A TEXAS LIMITED PARTNERSHIP, by Document Number Recorded in 2006110193 of the Official Public Records of Williamson County, Texas of the (O.P.R.W.C.T.). Said 0.413 of an acre tract also being a portion a 50.00 wide road easement described in Volume 855, Page 697 of the Williamson County Deed Records of the (W.C.D.R.) and being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/93 HARN Datum. Coordinates shown hereon are grid and all distances were converted to surface by multiplying by the combined factor of 1.000143965.

BEGINNING at a 1/2-inch iron rod with no cap found for the southwest corner of the Giles Estates subdivision as recorded in Cabinet "I", Slide 51, Williamson County Plat Records (W.C.P.R.) also being a point in the north margin of said 50.00 foot wide road easement, same being the southeast corner of said remainder of 19.962 acre tract;

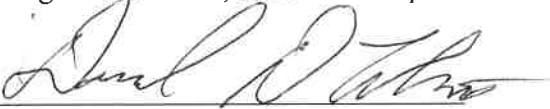
THENCE, South  $43^{\circ}29'56''$  East, a distance of 25.06 feet to a cotton spindle found in the centerline of said road easement;

THENCE, South 50°05'00" West, along the approximate centerline of said road easement, a distance of 718.78 feet to a point for the most easterly corner of a called 1.077 acre additional Right-of-Way dedication for R.M. 2238 recorded as Parcel 6 Part III in Document Number 2010033821 of the (O.P.R.W.C.T.);

THENCE, North 45°05'00" West, a distance of 25.07 to a Type II, TxDOT monument found for a cut-back corner at the base of a fence corner post, the southwest corner of remainder of said 19.962 acre tract;

THENCE, North 50°04'48" East, a distance of 719.47 feet to the **POINT OF BEGINNING** containing a computed area of 0.413 acres of land, more or less.

Being 635.059 acres, Save and Except a 0.413 of an acre tract, resulting in the **total of 634.646 acres.**



Date: 6-9-2014

Darrell D. White  
Registered Professional Land Surveyor  
Texas Registration Number 4816  
Prepared by: McKim & Creed, Inc.  
10000 Metric Blvd., Suite 200  
Austin, Texas 78758  
TBPLS Firm Registration number 101776-01



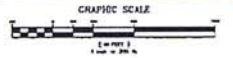


Table with multiple columns and rows, likely listing property details or survey data.

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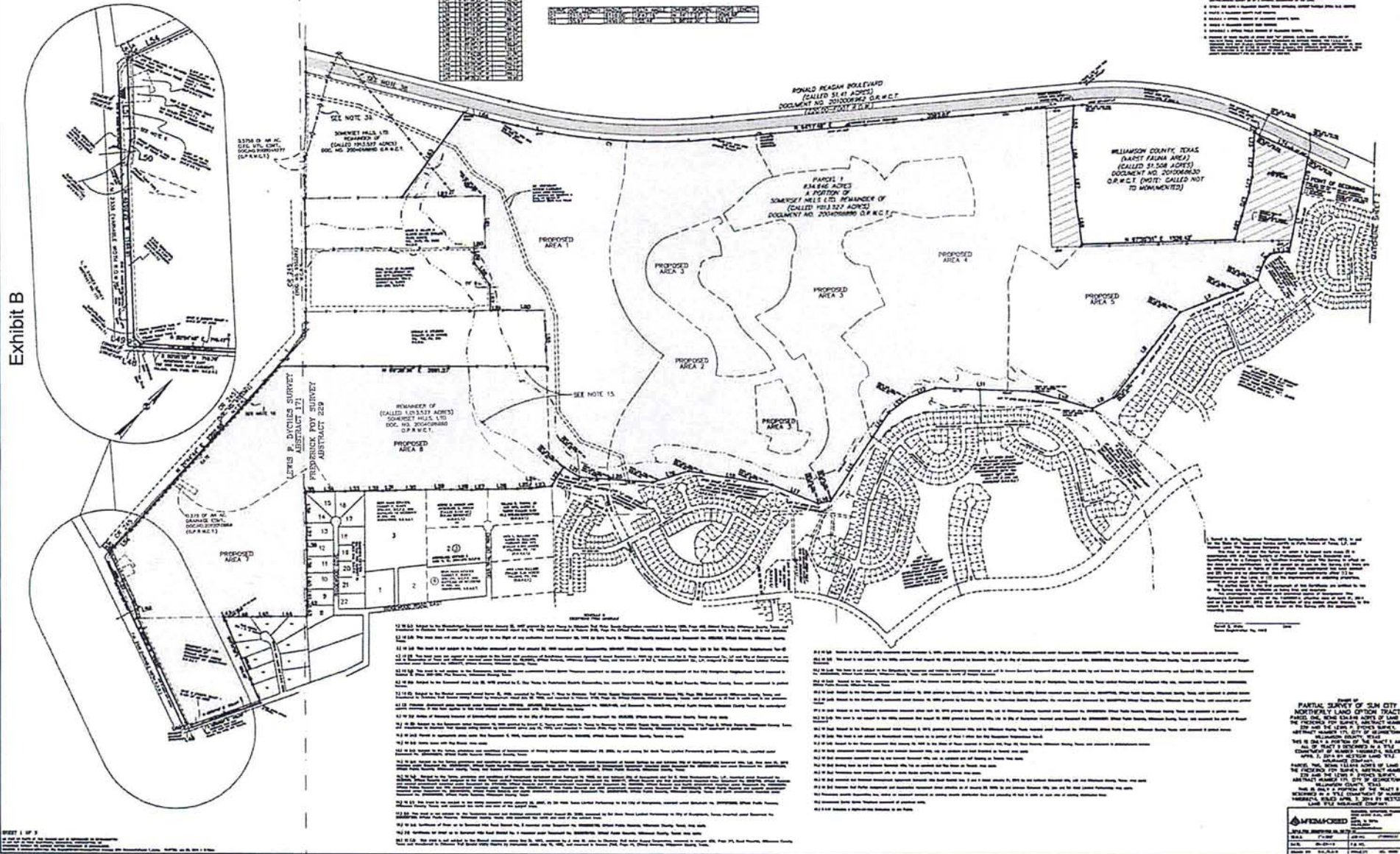


Exhibit B

NOTES section containing detailed survey information and legal disclaimers.

Additional notes or legal text located in the lower right quadrant of the map area.

Partial Survey of Sun City Northern Land Ostrom Tract. Includes title, date, and a table with columns for 'No.', 'Area', 'Acres', and 'Remarks'.

EXHIBIT "A"  
PARTIAL SURVEY OF SAN CITY  
NORTHERLY LAND OPTION TRACT  
ACCESS ADJACENT  
FREEDOM FOOT SURVEY, A-278  
LIND C. CHOICE, SURVEYOR,  
WILLIAMSON COUNTY, TEXAS

Being 835.056 acres (27,883.168 ac. ±) of land situated in the Freedom Foot Survey, A-278 and the Lewis F. Dallas Survey, A-71 of Williamson County, Texas and being a remainder portion of a record 1,013.527 acre tract being a remainder portion of a record 1,815.922 acre tract covered by SUGARFIELD HILLS LIMITED, A TEXAS LIMITED PARTNERSHIP, by Document Number 2004056860 and 2002101913, respectively of the Official Public Records of Williamson County, Texas (O.P.R.M.C.). Said 835.056 acre tract being distributed by volume 855, Page 687 of the Official Public Records of Williamson County, Texas (O.P.R.M.C.), containing in addition a total distance of 654.49 feet of bearing and distance referenced to the Texas State Plane Coordinate System, Texas Central Zone, NAD 83/83 MAIN DATUM. Coordinates shown herein are grid and all distances were converted to surface by multiplying by 1.00043465.

BEING PART of a 3/4"-inch iron rod in concrete (41-1110.5573E, 44-101242.8518) found at the northeast corner of plat 101 "OPEN SPACE & DRIVEWAY EASTWEST OF FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY, as recorded in Cabinet 977, Sheet 47-1 and Document Number 2006060655, both of the (O.P.R.M.C.), were being the northwesterly corner of a record 1,089 acre tract conveyed to San City Georgetown Community Association, Inc. by Document Number 2014056863 of the (O.P.R.M.C.), being a point in an equality of said remainder of 1,013.527 acre tract.

THENCE, along the westerly line of said Lot "C" Open Space and Driveway Easement, being the west line of a remainder of said 1,013.527 acre tract the following line (1) course:

- 1. South 0822140' East, a distance of 800.34 feet to a 1/2"-inch iron rod with no cap found for an angle point;
- 2. South 882224' East, a distance of 414.63 feet to a 1/2"-inch iron rod with no cap found for an angle point;
- 3. South 821021' East, a distance of 124.29 feet to a 1/2"-inch iron rod with no cap found for an angle point;
- 4. South 192227' West, a distance of 37.79 feet to a 1/2"-inch iron rod with no cap found for an angle point;
- 5. South 052123' West, a distance of 181.54 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat, the southeast corner of Lot "A" Open Space and Driveway easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY THIRD, as recorded in Cabinet 987, Sheet 207-261 and Document Number 2007052655, both of the (O.P.R.M.C.).

THENCE, along the northerly line of said Lot "A" Open Space and Driveway Easement, being a westerly line of a remainder of said 1,013.527 acre tract the following line (4) course:

- 1. South 423124' East, a distance of 230.84 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point;
- 2. South 483125' East, a distance of 416.63 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point;
- 3. South 172221' West, a distance of 197.42 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point;
- 4. South 423125' East, a distance of 105.62 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat, being a point in the north line of Lot "C" Open Space and Driveway easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY THIRD, as recorded in Cabinet 987, Sheet 240-253 and Document Number 2007052655, both of the (O.P.R.M.C.).

THENCE, along the westerly line of said Lot "C" Open Space and Driveway Easement, being a westerly line of a remainder of said 1,013.527 acre tract the following line (2) course:

- 1. South 803424' East, a distance of 408.70 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point;
- 2. South 713224' West, a distance of 515.24 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northwest corner of Lot "A" Open Space and Driveway easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY TWO, as recorded in Cabinet 977, Sheet 265-270 and Document Number 2005052631, both of the (O.P.R.M.C.).

THENCE, along the northerly line of said Lot "A" Open Space and Driveway Easement, being a westerly line of a remainder of said 1,013.527 acre tract the following line (4) course:

- 1. South 713224' West, a distance of 417.70 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 2. South 722227' West, a distance of 224.51 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 3. South 223024' East, a distance of 254.48 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 4. South 112227' West, a distance of 250.42 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the southeast corner of Lot "A" Open Space and Driveway easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY SEVEN, as recorded in Cabinet 977, Sheet 150-154 and Document Number 2006052624, both of the (O.P.R.M.C.).

THENCE, along the northerly line of said Lot "A" Open Space and Driveway Easement, being a westerly line of a remainder of said 1,013.527 acre tract, being the north line of Lot "A" Open Space and Driveway easement as recorded by FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD FORTY EIGHT, as recorded in Document Number 2014052073 of the (O.P.R.M.C.).

THENCE, along the northerly line of said Lot "A" Open Space and Driveway Easement, being a westerly line of a remainder of said 1,013.527 acre tract the following line (5) course:

- 1. South 573020' East, a distance of 129.47 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 2. South 882227' East, a distance of 500.70 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 3. South 783224' East, a distance of 823.32 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 4. South 521524' East, a distance of 279.24 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 5. South 723227' East, a distance of 433.90 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" found for a point hereat, being a point in the west line of a remainder of a record 279.229 acre tract conveyed to The Webb LTD., by Document Number 197701016 of the (O.P.R.M.C.).

THENCE, along the said westerly line of a remainder of said 1,013.527 acre tract, being the northerly line of 279.229 acre tract, the following line (1) course:

- 1. South 223024' West, a distance of 259.88 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 2. South 783224' East, a distance of 163.40 feet to a 1/2"-inch iron rod with cap stamped "SIRVOHN INC." found for an angle point hereat;
- 3. South 113227' West, a distance of 223.63 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of a record 5.143 acre tract conveyed to Maggie D. Hodges and Joshua D. Hodges by Document Number 2002013028 (O.P.R.M.C.).

THENCE, along the record said westerly line of a remainder of said 1,013.527 acre tract, being the northerly line of said 5.143 acre tract, the following line (4) course:

- 1. South 674821' East, a distance of 207.02 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 715224' East, a distance of 184.80 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 827221' West, a distance of 118.48 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 4. South 828227' West, a distance of 293.42 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of a record 5.143 acre tract conveyed to Maggie D. Hodges and Joshua D. Hodges by Document Number 2002013028 (O.P.R.M.C.).

THENCE, generally along the record said westerly line of a remainder of said 1,013.527 acre tract, some being the northerly line of said 5.143 acre tract, the following line (3) course:

- 1. South 674821' East, a distance of 181.37 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 703224' West, a distance of 203.72 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of Lot 3, Bell Oak Estates, as recorded in Cabinet 97, Sheet 210-217, Williamson County Public Records (W.C.P.R.).
- 3. South 861027' West, a distance of 114.28 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of Ralphele Estates Section Two as recorded in Cabinet 97, Sheet 343 (W.C.P.R.).

THENCE, generally along the record said westerly line of a remainder of said 1,013.527 acre tract, the following line (3) course:

- 1. South 674821' East, a distance of 207.02 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 872221' West, a distance of 132.14 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of Ralphele Estates Section Two as recorded in Cabinet 97, Sheet 343 (W.C.P.R.).
- 3. South 861027' West, a distance of 118.79 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of Ralphele Estates Section Two as recorded in Cabinet 97, Sheet 343 (W.C.P.R.).

THENCE, generally along the record said westerly line of a remainder of said 1,013.527 acre tract, being the northerly line of said Ralphele Estates Section Two, the following line (5) course:

- 1. South 492228' East, a distance of 153.31 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 681027' West, a distance of 121.48 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 413227' West, a distance of 86.34 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, the northeast corner of said Ralphele Estates Section Two.

THENCE, generally along the record said westerly line of said 1,013.527 acre tract, some being the westerly line of said Ralphele Estates Section Two the following line (2) course:

- 1. South 222721' East, a distance of 207.22 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 211024' East, a distance of 181.74 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 211024' East, a distance of 181.74 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 4. South 203821' East, a distance of 229.24 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 5. South 203821' East, a distance of 229.24 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 6. South 171021' East, a distance of 110.81 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 7. South 174220' East, a distance of 111.20 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 8. South 175421' East, a distance of 108.44 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northeast corner of One Estates as recorded in Cabinet 97, Sheet 31 (W.C.P.R.).

THENCE, generally along the record said westerly line of a remainder of said 1,013.527 acre tract, some being the northerly line of said One Estates, the following line (4) course:

- 1. South 872228' East, a distance of 352.77 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. South 871027' West, a distance of 130.53 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 701521' West, a distance of 285.11 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 4. South 682521' East, a distance of 35.95 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the northerly corner of a record 19.952 acre tract conveyed to Sumner Hill LTD., by Document Number 2006101785 (O.P.R.M.C.).

THENCE, generally along the fence and west line of said 19.952 acre tract, and the westerly line of said One Estates subdivision, South 422926' East, passing at a distance of 509.42 a 1/2"-inch iron rod with no cap found for the southwest corner of said One Estates, being a point in the north margin of a 550.49 foot wide road easement as recorded in Volume 855 Page 687 of the Williamson County Public Records (O.P.R.M.C.), containing in addition a total distance of 654.49 feet to the center line of said road, the center line of said road.

THENCE, South 501020' West, using the centerline of said road easement, a distance of 718.78 feet to a point for the most westerly corner of a record 1,077 acre eastward right-of-way dedication for R.M. 2236 recorded as Parcel 9 Part B as recorded in Document Number 2010033321 of the (O.P.R.M.C.).

THENCE, along the westerly line of said 1,077 acre additional right-of-way dedication the following line (3) course:

- 1. North 451020' West, a distance of 23.07 to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract;
- 2. South 472924' East, a distance of 55.97 feet to a concrete nail found at the base of Power Pole and angle point in the west line of remainder of said 19.952 acre tract;
- 3. North 451020' West, generally along a fence line, a distance of 1144.81 feet to a Type 1, 1/4th" iron rod found for the northeast corner of said 1,077 acre tract the additional right-of-way dedication for the remainder of said 1,077 acre tract, an angle point in the northeast east line of said 1,077.527 acre tract, being the southeast corner of a record 0.810 acre additional right-of-way dedication for R.M. 2236 recorded as Parcel 9 Part B as recorded in said Document Number 2010033321 (O.P.R.M.C.).

THENCE, along the indicated west line of said 1,077.527 acre tract and the westerly line of said 0.810 acre additional right-of-way dedication the following line (3) course:

- 1. North 201427' West, generally along a fence line, a distance of 163.58 feet to a concrete nail found at the base of fence post;
- 2. North 451020' West, generally along a fence line, a distance of 563.83 feet to a point in the base of a watch corner post;
- 3. South 113427' West, generally along a fence line, a distance of 19.56 feet to a point in the base of a watch corner post in the east margin of Williamson County Road Number 245 (certified with) as finalized and recorded in the ground, being an angle point in the westerly line of said remainder of 1,013.527 acre tract.

THENCE, generally along the fence and indicated west margin of Williamson County Road Number 245 (certified with), the westerly line of said remainder of 1,013.527 acre tract the following line (3) course:

- 1. North 220224' East, a distance of 50.29 feet to a 1/2"-inch iron rod found for an angle point hereat;
- 2. North 221024' East, a distance of 231.06 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 214424' East, a distance of 2302.68 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat, being the southeast corner of a record 71.32 acre tract conveyed to Sumner Hill, by Volume 751, Page 228 (O.P.R.M.C.).

THENCE, generally along the fence and indicated said 71.32 acre tract the following line (1) course:

- 1. North 823828' East, a distance of 295.27 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. North 220224' East, a distance of 564.42 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 3. South 831027' West, a distance of 412.23 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 4. South 831228' West, a distance of 129.08 feet to a point in Center Creek for the southeast corner of FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD THIRTY, as recorded in Cabinet 97, Sheet 200-240 of the (O.P.R.M.C.).

THENCE, north and across Center Creek, being the westerly line of said FINAL PLAT UNIT DEVELOPMENT OF SAN CITY GEORGETOWN NEIGHBORHOOD THIRTY, the following line (3) course:

- 1. North 211424' West, a distance of 265.60 feet to a point in center line of Center Creek;
- 2. North 344232' West, a distance of 270.67 feet to a point in center line of Center Creek;
- 3. North 171021' East, a distance of 100.00 feet to a point in edge of Center Creek, the south line of a record 29.00 acre tract conveyed to Law S. Miller and Diane Miller recorded in Volume 247, Page 352 (O.P.R.M.C.).

THENCE, generally along the fence and indicated common lines of said 29.00 acre tract and the remainder of said 1,013.527 acre tract the following line (3) course:

- 1. North 832427' East, a distance of 158.42 feet to a 1/2"-inch iron rod with no cap found for an angle point hereat;
- 2. North 052227' East, a distance of 508.23 feet to a point from which a 1/2"-inch iron rod with no cap found bears north 112324' West, a distance of 1.64';
- 3. South 202727' West, a distance of 218.44 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat.

THENCE, generally along said 29.00 acre tract and road and across said remainder of 1,013.527 acre tract, North 180227' East, a distance of 808.48 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat, being a point in the north right-of-way (220.62) line of said Ralphele Estates, 51.41 acre tract as delineated by Exhibit "D" as recorded in Document Number 2001060662 (O.P.R.M.C.).

THENCE, along the north right-of-way (220.62) line of said Ralphele Estates, some being a westerly line of said remainder of 1,013.527 acre tract, the following line (2) course:

- 1. North 842220' East, a distance of 408.24 feet to a 1/2"-inch iron rod with cap stamped "Stanley" found for a point of structure to the left;
- 2. 210103 feet along the arc of said curve to the left having a radius of 8110.00 feet, with a deflection angle of 10.4716", with a chord bearing of North 741027' East;
- 3. North 461749' East, a distance of 3092.62 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat, being the northeast corner of a record 62.508 acre tract conveyed to Williamson County, Texas by Document Number 2001060662 (O.P.R.M.C.) and being a portion conveyed out of said 1,013.527 acre tract;

THENCE, along the perimeter of said 51.508 acre tract the following line (10) course:

- 1. South 182427' East, a distance of 388.57 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 2. South 203328' East, a distance of 314.88 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 3. South 219225' East, a distance of 343.82 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 4. South 293227' East, a distance of 433.88 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 5. North 872228' East, a distance of 1504.82 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 6. North 872228' East, a distance of 244.98 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 7. North 074227' East, a distance of 143.41 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 8. North 182927' West, a distance of 283.03 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point hereat;
- 9. North 172220' West, a distance of 118.27 feet to a 1/2"-inch iron rod with cap stamped "NOON & O'REILLY" set for a point of structure to the right of said north right-of-way (220.62) line of said Ralphele Estates;

THENCE, along the south right-of-way (220.62) line of said Ralphele Estates, a northerly line of said remainder of 1,013.527 acre tract the following line (2) course:

- 1. 55.97 feet along the arc of said curve to the right having a radius of 3410.00 feet, with a deflection angle of 075247", with a chord bearing of South 861027' East, with a chord length of 55.97 feet to a 1/2"-inch iron rod with cap stamped "Stanley" found for a point of tangency;
- 2. South 822423' East, a distance of 538.07 to a 1/2"-inch iron rod with cap stamped "Stanley" found for a point of tangency, being the northeast corner of said 0.810 acre tract.

THENCE, generally along Ralphele Estates Section Two, along the indicated west line of said 0.810 acre tract and the remainder of said 1,013.527 acre tract, South 082227' East, a distance of 263.16 feet to the POINT OF BEGINNING marking a controlled area of 633,000 acres of land, more or less.

SAID west line of a 1/2"-inch iron rod with no cap found for the Southwest corner of the One Estates subdivision as recorded in Cabinet 97, Sheet 31, Williamson County Public Records, (W.C.P.R.) then being a point in the north margin of said 50.00 acre road easement, some being the southeast corner of said remainder of 19.952 acre tract.

THENCE, South 422926' East, a distance of 25.06 feet by a custom measured distance in the centerline of said road easement.

THENCE, South 501020' West along the centerline of said road easement, a distance of 718.78 feet to a point for the most westerly corner of a record 1,077 acre eastward right-of-way dedication for R.M. 2236 recorded as Parcel 9 Part B as recorded in Document Number 2010033321 of the (O.P.R.M.C.).

THENCE, North 451020' West, using the centerline of said road easement, a distance of 23.07 to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract.

THENCE, North 451020' East, a distance of 23.07 feet to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract.

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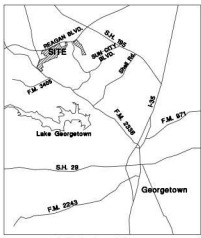
THENCE, North 451020' East, a distance of 23.07 feet to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract.

THENCE, North 451020' East, a distance of 23.07 feet to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract.

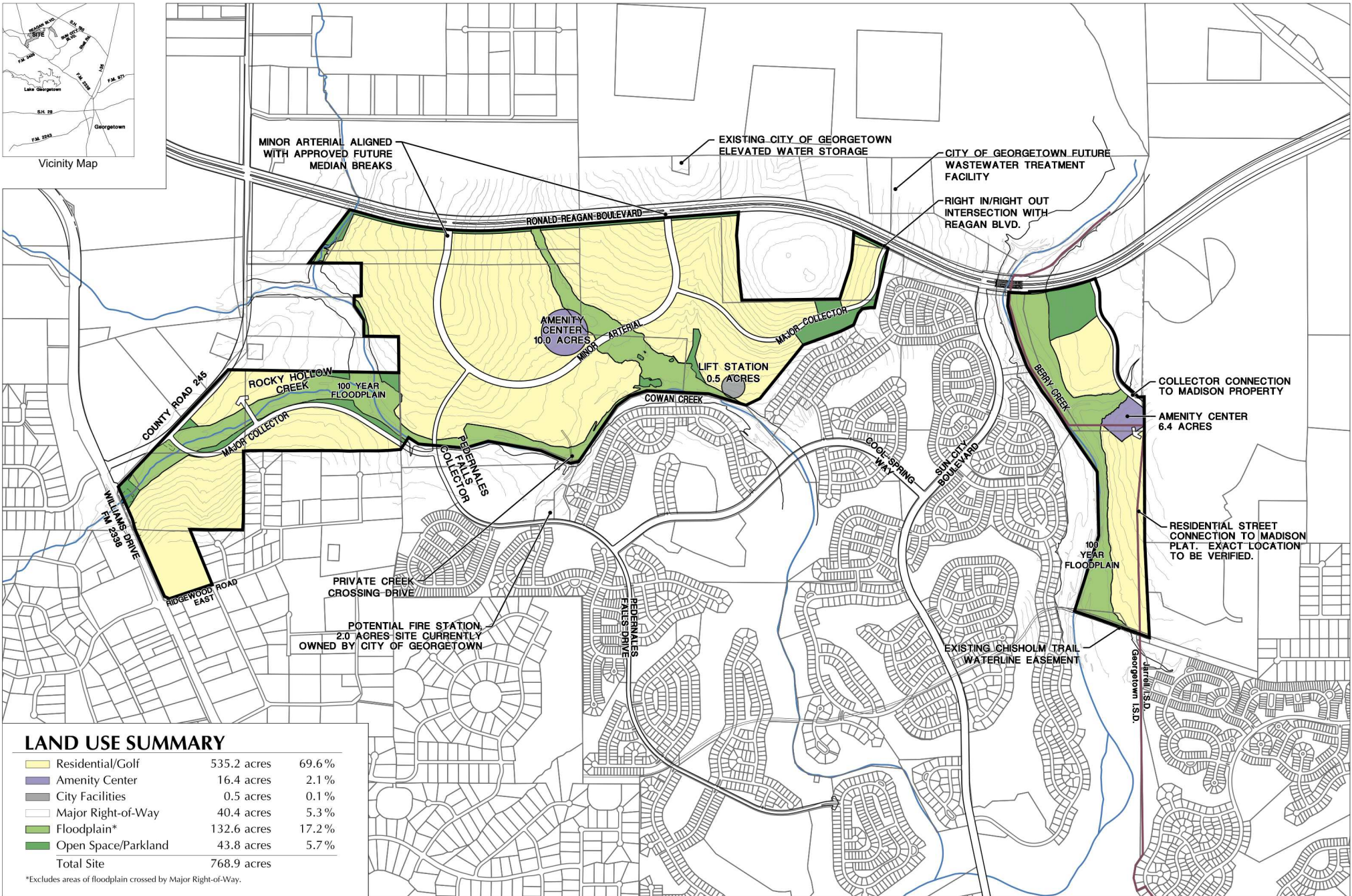
THENCE, North 451020' East, a distance of 23.07 feet to a Type 1, 1/4th" iron rod found for a cut-back corner of the base of a fence corner point, the southwest corner of a remainder of said 19.952 acre tract.

PARTIAL SURVEY OF SAN CITY  
NORTHERLY LAND OPTION TRACT  
ADJACENT TO FREEDOM FOOT SURVEY,  
LIND C. CHOICE SURVEYOR,  
WILLIAMSON COUNTY, TEXAS

Surveyor's Seal: LINDBERGH & COMPANY  
Professional Land Surveyors  
10000 MOORE DRIVE, SUITE 200  
AUSTIN, TEXAS 78758  
Phone: 512-791-9100  
Fax: 512-791-9101  
Email: lindbergh@aol.com



Vicinity Map



**LAND USE SUMMARY**

Residential/Golf	535.2 acres	69.6%
Amenity Center	16.4 acres	2.1%
City Facilities	0.5 acres	0.1%
Major Right-of-Way	40.4 acres	5.3%
Floodplain*	132.6 acres	17.2%
Open Space/Parkland	43.8 acres	5.7%
<b>Total Site</b>	<b>768.9 acres</b>	

\*Excludes areas of floodplain crossed by Major Right-of-Way.

**Sun City Texas, Somerset  
Planned Unit Development**



SEC Planning, LLC

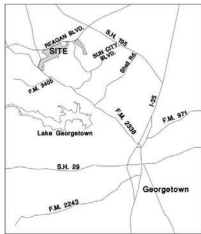
Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS  
1512.246.7703 • 1512.246.7703  
www.secplanning.com • info@secplanning.com

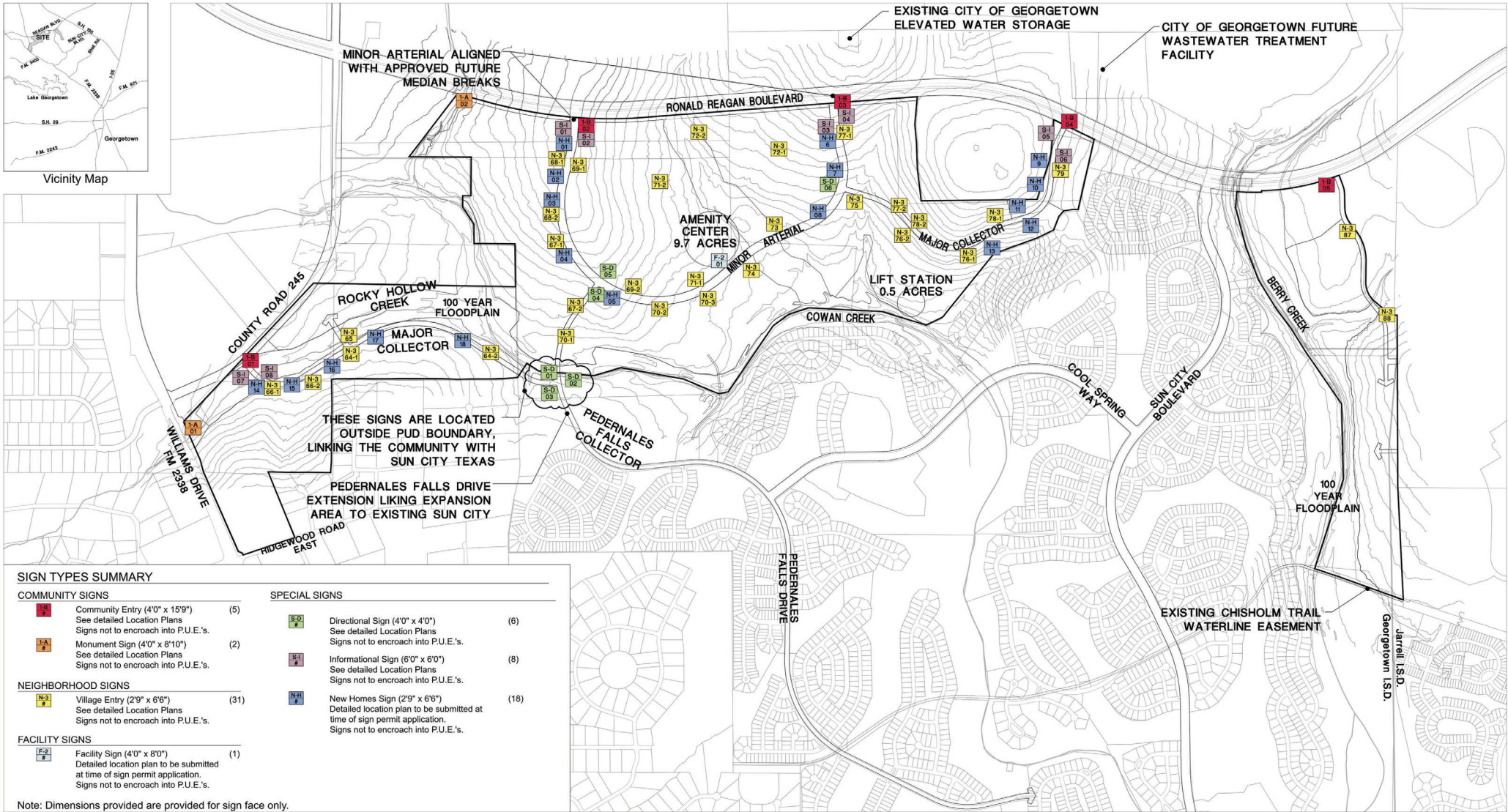
**Exhibit C  
Land Use Plan**



SHEET FILE: C:\Sun City Texas\Cadd\Files\Submittals\Somerset Entitlements\2022-02-18 Amendment 2\PU D Land Use Exhibit.dwg  
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Vicinity Map



**SIGN TYPES SUMMARY**

COMMUNITY SIGNS	SPECIAL SIGNS
Community Entry (4'0" x 15'9") (5) See detailed Location Plans Signs not to encroach into P.U.E.'s.	Directional Sign (4'0" x 4'0") (6) See detailed Location Plans Signs not to encroach into P.U.E.'s.
Monument Sign (4'0" x 8'10") (2) See detailed Location Plans Signs not to encroach into P.U.E.'s.	Informational Sign (6'0" x 6'0") (8) See detailed Location Plans Signs not to encroach into P.U.E.'s.
<b>NEIGHBORHOOD SIGNS</b> Village Entry (2'9" x 6'6") (31) See detailed Location Plans Signs not to encroach into P.U.E.'s.	New Homes Sign (2'9" x 6'6") (18) Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.
<b>FACILITY SIGNS</b> Facility Sign (4'0" x 8'0") (1) Detailed location plan to be submitted at time of sign permit application. Signs not to encroach into P.U.E.'s.	

Note: Dimensions provided are provided for sign face only.

# Sun City Texas, Somerset Planned Unit Development

**SEC Planning, LLC**  
 Land Planning + Landscape Architecture + Community Branding  
 AUSTIN, TEXAS  
 1.512.246.7003 + 1.512.246.7703  
 www.secplanning.com + info@secplanning.com

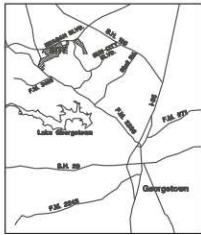
**Exhibit D**  
**Master Sign Plan**

Scale: 1" = 1200'  
 Date: June 27, 2014

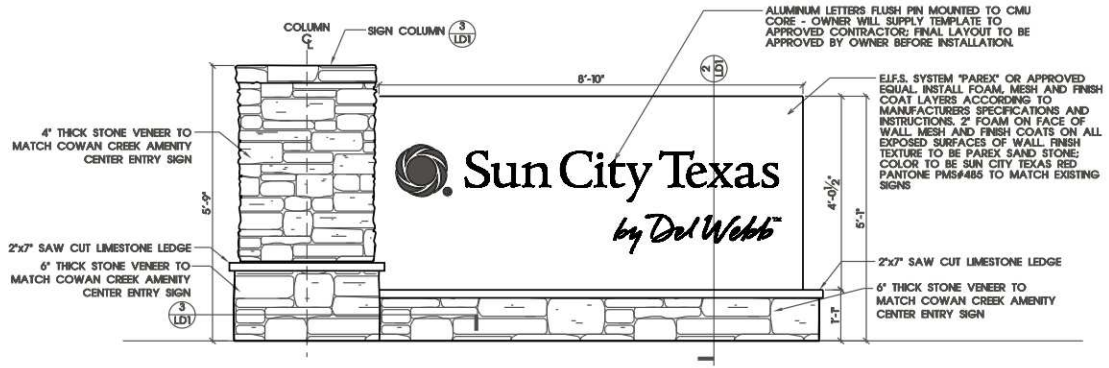
SHEET FILE: C:\Sun City Texas\Cadfiles\2014 Somerset Expansion\Administrative\Entitlements\2014-06-27 Zoning Request\Master Sign Plan\Master Sign Plan.dwg

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Vicinity Map



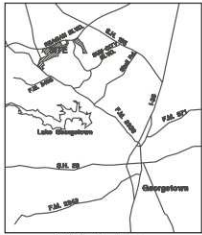
**ELEVATION: MONUMENT SIGN**

SCALE: 1/4"=1'-0"

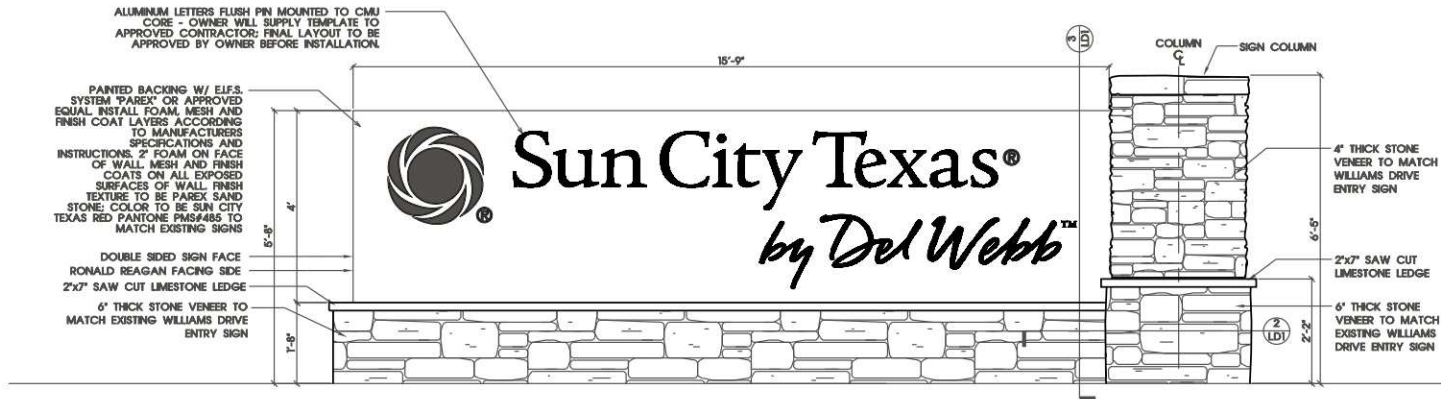


Sign Example

**Sun City Texas, Somerset  
Planned Unit Development**



Vicinity Map



**ELEVATION: COMMUNITY ENTRY SIGN**

SCALE: 1/4"=1'-0"

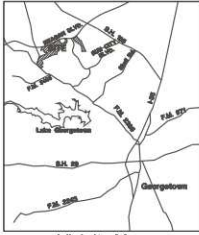


Sign Example

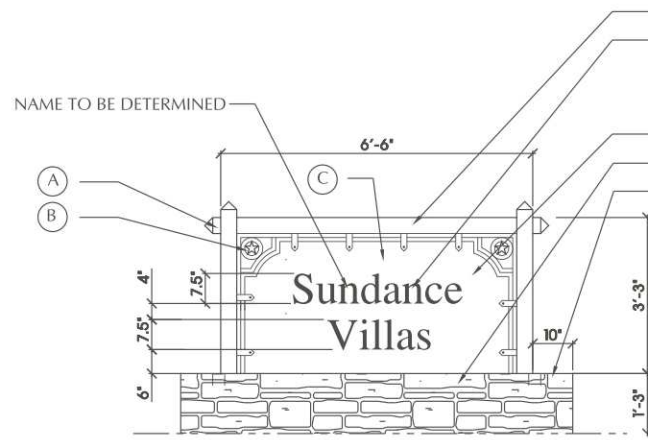
**Sun City Texas, Somerset  
Planned Unit Development**

**Exhibit D-2  
Community Entry Sign 1-B  
Master Sign Plan**

Date: June 27, 2014



Vicinity Map



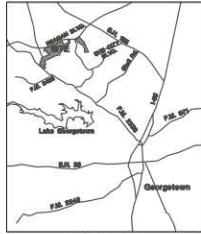
ALUMINUM FRAME AND BRACKETS  
 CUTOUT ACRYLIC PLASTIC (1/2") LETTERS:  
 TIMES NEW ROMAN 7-1/2", WITH GEMINI,  
 INC. #0253 COPPER PAINTED FINISH.  
 MOUNT WITH SILICONE ADHESIVE.  
 2" HD URETHANE FOAM SIGN PANEL.  
 MASONARY TO MATCH WALL COLUMNS.  
 MOUNTING PLATE: 1/4"X6-1/4"X8"  
 ALUMINUM WITH 3/8" HOLES DRILLED FOR  
 1/4"X3" EXPANSION BOLTS.

**ELEVATION**

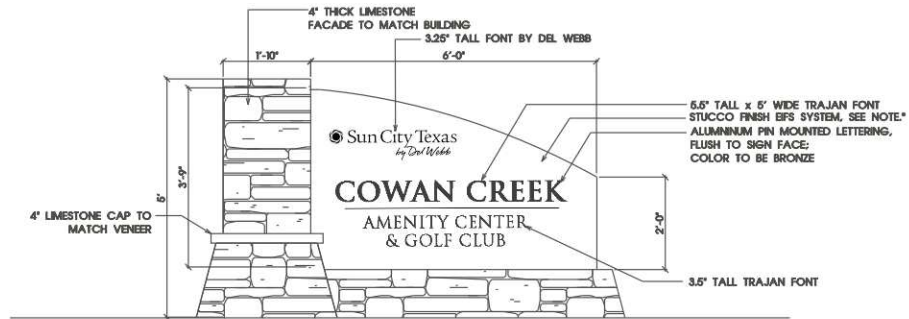
SCALE: 1/4"=1'-0"



Sign Example



Vicinity Map



**ELEVATION**

SCALE: 1/4"=1'-0"



Sign Example

**Sun City Texas, Somerset  
Planned Unit Development**

**Exhibit D-4  
Facilities Sign F-2  
Master Sign Plan**

Date: June 27, 2014



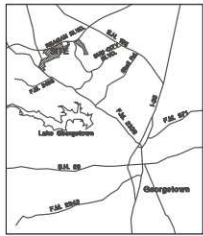
SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

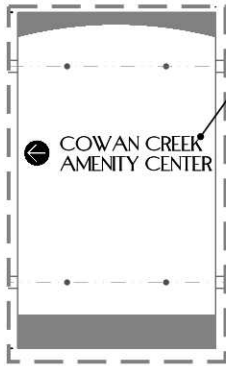
AUSTIN, TEXAS  
1.512.246.7703 • 1.512.246.7703  
www.secplanning.com • info@secplanning.com

SHEET FILE: S:\Cadfiles\2014 Somerset Expansion\Administrative\Entitlements\2014-06-27 Zoning Request\Master Sign Plan\Sign Detail Sheets.dwg

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Vicinity Map

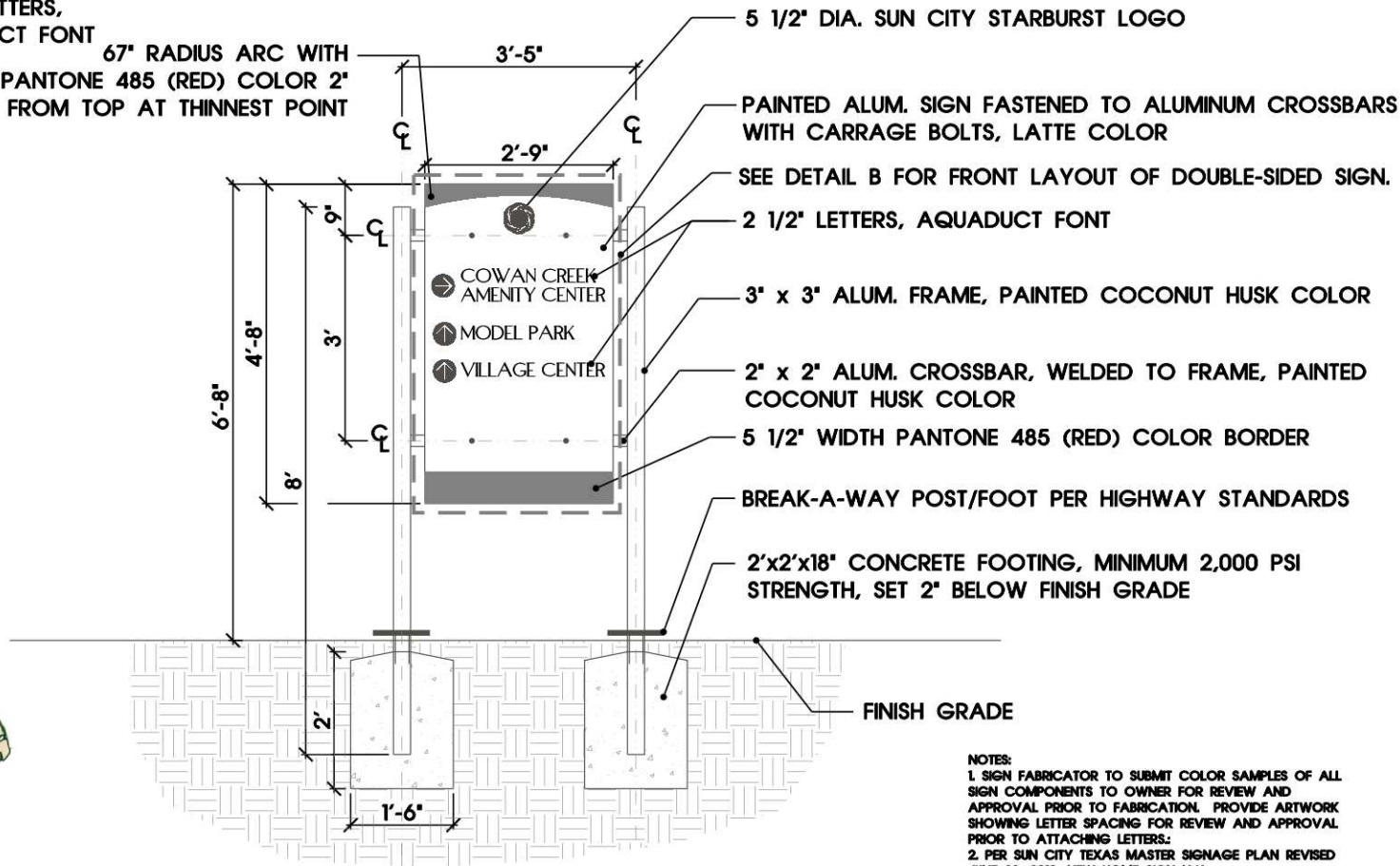


DETAIL B: FRONT OF DOUBLE-SIDED SIGN

2 1/2" LETTERS, AQUADUCT FONT  
67" RADIUS ARC WITH PANTONE 485 (RED) COLOR 2" FROM TOP AT THINNEST POINT



Sign Example



ELEVATION

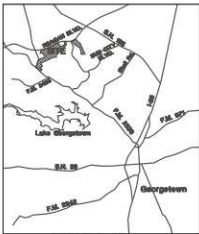
SCALE: 3/8"=1'-0"

- NOTES:
1. SIGN FABRICATOR TO SUBMIT COLOR SAMPLES OF ALL SIGN COMPONENTS TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. PROVIDE ARTWORK SHOWING LETTER SPACING FOR REVIEW AND APPROVAL PRIOR TO ATTACHING LETTERS.
  2. PER SUN CITY TEXAS MASTER SIGNAGE PLAN REVISED JUNE 28, 2010, NEW HOME SIGN N-H
  3. ESTIMATED CONSTRUCTION COST OF ASSEMBLY, MATERIALS AND INSTALLATION: APPROXIMATELY \$3,000.00

# Sun City Texas, Somerset Planned Unit Development

## Exhibit D-5 Directional Sign S-D Master Sign Plan

Date: June 27, 2014



Vicinity Map

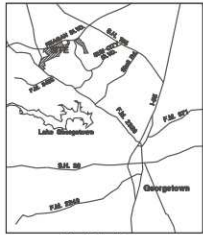


**ELEVATION**

SCALE: 1/4"=1'-0"



Sign Example



Vicinity Map

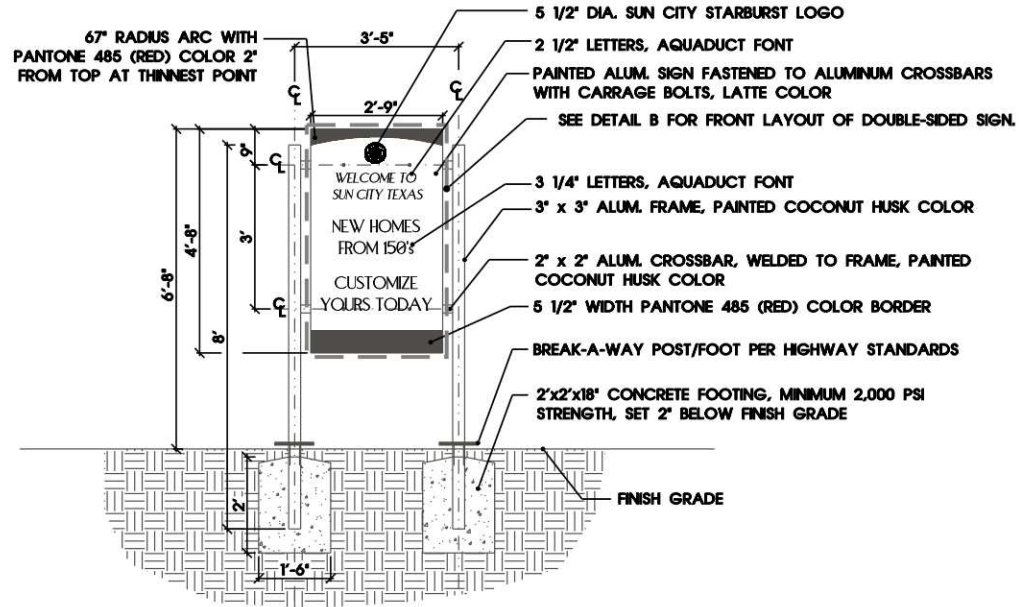


2 1/2" LETTERS, AQUADUCT FONT  
3 1/4" LETTERS, AQUADUCT FONT

DETAIL B: FRONT OF DOUBLE-SIDED SIGN



Sign Example



ELEVATION

SCALE: 1/4"=1'-0"

NOTES:  
1. SIGN FABRICATOR TO SUBMIT COLOR SAMPLES OF ALL SIGN COMPONENTS TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. PROVIDE ARTWORK SHOWING LETTER SPACING FOR REVIEW AND APPROVAL PRIOR TO ATTACHING LETTERS.  
2. PER SUN CITY TEXAS MASTER SIGNAGE PLAN REVISED JUNE 28, 2010, NEW HOME SIGN N-H  
3. ESTIMATED CONSTRUCTION COST OF ASSEMBLY, MATERIALS AND INSTALLATION: APPROXIMATELY \$3,000.00

# Sun City Texas, Somerset Planned Unit Development

# Exhibit D-7 New Homes Sign N-H Master Sign Plan

Date: June 27, 2014