

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

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20100826-066 TO CHANGE**  
2 **CONDITIONS OF ZONING FOR THE PROPERTY COMMONLY KNOWN AS**  
3 **THE WHISPER VALLEY PLANNED UNIT DEVELOPMENT LOCATED AT 9501**  
4 **NORTH FM 973 ROAD, GENERALLY LOCATED EAST OF FM 973 AND**  
5 **APPROXIMATELY 782 FEET NORTH OF THE INTERSECTION OF FM 969 AND**  
6 **TAYLOR LANE, AND REZONING AND CHANGING THE ZONING MAP FROM**  
7 **PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT**  
8 **DEVELOPMENT (PUD) DISTRICT.**

9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10 **PART 1.** Whisper Valley Planned Unit Development (“Whisper Valley PUD”) is  
11 comprised of approximately 2066.284 acres of land generally located at 9501 N FM 973  
12 Road, east of FM 973 and approximately 782 feet north of the intersection of FM 969 and  
13 Taylor Lane, and more particularly described by metes and bound in the land use plan  
14 incorporated into Ordinance No. 20100826-066.

15 **PART 2.** Whisper Valley PUD was approved August 26, 2010, under Ordinance No.  
16 20100826-066 (the “Original Ordinance”), and amended administratively on July 23, 2020  
17 (the “Original Ordinance, as amended”).

18 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to  
19 change the base district from planned unit development (PUD) district to planned unit  
20 development (PUD) district on the property generally known as Whisper Valley PUD  
21 described in Zoning Case No. C814-2009-0094.03, on file at the Planning Department,  
22 more particularly described by metes and bounds in **Exhibit “A”** (the “Property”), being  
23 locally known as 9501 North FM 973 Road, and generally identified in the map attached as  
24 **Exhibit “B”**.

25 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as  
26 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 27 Exhibit A: Legal Description  
28 Exhibit B: Zoning Map  
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30 **PART 5.** This ordinance and the attached exhibits amend the Original Ordinance, as  
31 amended, for the Property. The Property shall conform to the limitations and conditions set  
32 forth in this ordinance. If this ordinance and the attached exhibit conflicts, this ordinance  
33 controls. Except as otherwise specifically modified by this ordinance, all other rules,  
34 regulations, and ordinances of the City of Austin (“City”) apply to the Property.

35 **PART 6.** Part 8 (*Affordable Housing Program*), Paragraphs A and D of the Original  
36 Ordinance, as amended, are amended as follows:

- 37 A. As set forth in Section 3.14 of the Development Agreement, the developer shall  
38 set aside at least 10% of the owner occupied residential units within the PUD  
39 for occupancy by households whose income is less than 80% of the median  
40 family income in the Austin metropolitan statistical area as determined by the  
41 Director of the Housing Department ("Affordable Ownership Requirement").  
42 Affordable housing provided under this section cannot be used to meet  
43 affordable housing requirements for a Vertical Mixed Use bonus or exception  
44 and vice-versa.
- 45 D. As set forth in Section 3.14 of the Development Agreement, the developer shall  
46 set aside at least 10% of the rental units for multifamily residential within the  
47 PUD for occupancy by households whose income is less than 60% of the  
48 median family income in the Austin metropolitan statistical area as determined  
49 by the Director of the Housing Department ("Affordable Rental Requirement").  
50 Affordable housing provided under this section cannot be used to meet  
51 affordable housing requirements for a Vertical Mixed Use bonus or exception  
52 and vice-versa.

53 **PART 7.** Part 8 (*Affordable Housing Program*) of the Original Ordinance, as amended, is  
54 amended to include new Paragraphs F, G, and H as follows:

- 55 F. An affordable owner-occupied unit shall be reserved as affordable for a  
56 minimum of 99 years following the issuance of the certificate of occupancy.  
57 The sales price for affordable owner-occupied units shall be established by  
58 metrics determined by the Director of the Housing Department.
- 59 G. Residential development on the Property shall be eligible for a waiver of 100  
60 percent of the fees as provided by the S.M.A.R.T. Housing program provided  
61 Landowner complies with the S.M.A.R.T. Housing Code. Participation in  
62 S.M.A.R.T. Housing program is subject to application approval and  
63 certification by the Director of Housing Department.
- 64 H. Landowner shall provide affordable units with interior components and  
65 sustainable energy infrastructure that is functionally equivalent to market-rate  
66 units developed within the same phase of development, if sustainable energy  
67 infrastructure is installed in the phase of development.

70 **PART 8.** A new Part 13 (*Definitions*) is added as follows and the remaining Part is  
71 renumbered accordingly:

72 **PART 13. Definitions.**

- 73 A. In this ordinance, LANDOWNER means the owner of the Property, or the  
74 owner's successors and assigns, or the owner of the Property or that portion of  
75 the Property at the time of dedication or transfer to City. Landowner does not  
76 include City.
- 77 B. In this ordinance, AFFORDABLE UNIT means an affordable rental unit and an  
78 affordable owner-occupied unit.
- 79 C. In this ordinance, MARKET RATE UNIT means a rental unit or owner-  
80 occupied unit that is not an affordable unit.
- 81 D. Unless otherwise specifically defined, all terms in this ordinance shall have the  
82 meaning established in Title 25 of Code of the City of Austin, Texas (the "Land  
83 Development Code").

84 **PART 9.** Except as otherwise provided for in this ordinance, the terms and conditions of  
85 the Original Ordinance, as amended, remain in effect. If this ordinance and the Original  
86 Ordinance, as amended, conflict, this ordinance controls.

87 **PART 10.** Council makes the following findings:

- 88 A. Whisper Valley PUD provides superiority and meets the objectives of City Code;
- 89 B. the code modifications in Part 12 of the Original Ordinance, as amended, are  
90 necessary to provide community benefits and achieve greater consistency with  
91 planning goals than is achievable without approving the code modifications; and
- 92 C. the impacts of the code modifications are offset by the imposed site development  
93 requirements applicable to the Property.
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**PART 11.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_ § \_\_\_\_\_  
\_\_\_\_\_, 2025 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Deborah Thomas  
Interim City Attorney

Myrna Rios  
City Clerk

**DRAFT**

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& others

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**PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY  
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 2,060.45 ACRES OF LAND IN THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12, AND THE JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5, TRAVIS COUNTY, TEXAS;

BEING A PORTION OF A CERTAIN CALLED 247.156 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 2006152073, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING A PORTION OF THOSE CERTAIN CALLED 164.73 ACRE, 548.08 ACRE, 750.533 ACRE, 16.00 ACRE AND 165.984 ACRE TRACTS OF LAND, ALL DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 2006152076, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF THAT CERTAIN CALLED 101.46 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 2006231899, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF THAT CERTAIN CALLED 22.472 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WHISPER OWNER LP OF RECORD IN DOCUMENT NO. 2022065389, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF THAT CERTAIN CALLED 23.164 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MANOR PARCEL 32 SF, LLC OF RECORD IN DOCUMENT NO. 2022068920, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF THAT CERTAIN CALLED 14.698 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO MANOR PARCEL 34 MF, LLC OF RECORD IN DOCUMENT NO. 2022068982, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF THOSE CERTAIN CALLED 78.149 ACRES DESIGNATED AS SITE 'A' AND 71.091 ACRES DESIGNATED AS SITE 'B', BOTH DESCRIBED IN THE SPECIAL WARRANTY DEED TO DEL VALLE INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NO. 2022192561, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING ALL OF WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 201500024, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202000061, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202200217, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202200308, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF STONE CREST AT WHISPER VALLEY - WHISPER VALLEY VILLAGE 1 SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202300032, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THE EVERGREEN AT WHISPER VALLEY FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202300078, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND ALSO, BEING A PORTION OF THAT CERTAIN CALLED 8.586 ACRES DESCRIBED IN THE SPECIAL WARRANTY DEED TO TRAVIS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS OF

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RECORD IN DOCUMENT NO. 2014054908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALSO, BEING ALL OF THAT CERTAIN CALLED 6.145 ACRES DESCRIBED IN THE SPECIAL WARRANTY DEED TO TRAVIS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS OF RECORD IN DOCUMENT NO. 2014071674, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALSO, BEING A PORTION OF THAT CERTAIN CALLED 17.729 ACRES DESIGNATED AS PART 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TRAVIS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS OF RECORD IN DOCUMENT NO. 2017206159, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 2,060.45 ACRES OF LAND, BEING COMPRISED OF 1,815.79 ACRES DESIGNATED AS TRACT 1 AND 244.66 ACRES DESIGNATED AS TRACT 2, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1: 1,815.79 ACRES**

**BEGINNING** at a 1/2-inch iron rod found in the east right-of-way line of F.M. 973, a variable width right-of-way, at the most westerly northwest corner of the said 164.73 acre tract, same being the southwest corner of a certain called 2.0 acre tract of land conveyed in the Quitclaim Deed to Lyle and Christine Hutchinson of record in Volume 13380, Page 393, Real Property Records of Travis County, Texas, same being the southwest corner of a certain called 10.0 acre tract of land described in the Warranty Deed of record in Volume 7085, Page 418, Deed Records of Travis County, Texas and referenced in the Correction Deed to Thomas Duke of record Document No. 2017125409, Official Public Records of Travis County, Texas, for the most westerly northwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** S 62°29'12" E, with a north line of the said 164.73 acre tract, with the south line of the said 2.0 acre tract, with the south line of the said 10.00 acre tract, with a north line of the tract describe herein, at a distance of 430.65 feet pass a calculated point for the southeast corner of the said 2.0 acre tract, from which a 1/2-inch iron rod found sticking out of the ground approximately 0.5 feet bears N 27°30'48" E, a distance of 0.13 feet, and continuing for a total distance of 1,394.60 feet to a 1/2-inch iron rod found at a re-entrant corner of the said 164.73 acre tract, same being the southeast corner of the said 10.0 acre tract, for a re-entrant corner of the tract described herein;

**THENCE** N 27°27'40" E, with a west line of the said 164.73 acre tract, with the east line of the said 10.00 acre tract, with a west line of the tract describe herein, a distance of 299.34 feet to a calculated point in the south line of a certain called 100.0505 acre tract of land designated as Tract 1 and described in the Special Warranty Deed to Cyclone Development, Inc. of record in Document 2016013696, Official Public Records of Travis County, Texas, for the northeast corner of the said 10.0 acre tract, same being a northwest corner of the said 164.73 acre tract, for a northwest corner of the tract described herein, from which a 1/2-inch iron rod found in the east right-of-way line of said F.M. 973, at the southwest corner of the said 100.0505 acre tract, same being the northwest corner of the said 10.0 acre tract, bears N 62°28'12" W, a distance of 1,508.31 feet, and also from said calculated corner, a disturbed 1/2-inch iron rod with a plastic cap stamped CARSON & BUSH" found for reference, bears N 43°01'06" W, a distance of 0.54 feet;

**THENCE** S 62°28'12" E, with a north line of the said 164.73 acre tract, with the north line of the said 22.472 acre tract and with the north lines of said Whisper Valley Village 1, Phase 1 Final Plat and said Whisper Valley Village 1, Phase 4 Final Plat, with the south line of the said 100.0505 acre tract, with a north line of the tract described herein, at a distance of 1,453.93 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northwest corner of the said 22.472 acre tract, and continuing at a distance of 2,280.06 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of the said 22.472 acre tract, same being the northwest corner of said Whisper Valley Village 1, Phase 1 Final Plat, and continuing for a total distance of 3,702.98 feet to a 1/2-inch iron rod found at the northeast corner of the said 164.73 acre tract, same being the southeast corner of the said 100.0505 acre tract, at an angle point in the north line of said Whisper Valley Village 1, Phase 4 Final Plat, for and angle point in a north line of the tract described herein;

**THENCE** N 62°44'34" E, continuing with the north line of said Whisper Valley Village 1, Phase 4 Final Plat, with the most southeasterly line of the said 100.0505 acre tract, continuing with a north line of the tract described herein, a distance of 75.16 feet to a 1/2-inch iron rod found at an angle point in the south line of a certain called 489.6453 acre tract of land

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designated as Part 1 and described in the General Warranty Deed to Schoolfield-Groundwork Venture, LLC of record in 2024093504, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

**THENCE** leaving the most southeasterly line of the said 100.0505 acre tract, continuing with the north line of said Whisper Valley Village 1, Phase 4 Final Plat, with the north line of said Whisper Valley Village 1, Phase 3 Final Plat, with the south of the said 489.6453 acre tract, continuing with a north line of the tract described herein, the following three (3) courses and distances:

1. S 62°28'26" E, a distance of 425.97 feet to a 1/2-inch iron rod with a plastic cap stamped "BUSH SURVEYING" found at the most westerly northwest corner of a certain called 423.32 acre tract of land designated as Tract I and described in the Executor's Deed to Ella Louise Lind of record in Document No. 1999120186, Official Public Records of Travis County, Texas, for an angle point,
2. S 62°17'49" E, a distance of 1,508.92 feet to a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found at an angle point, and
3. S 63°19'42" E, a distance of 54.75 feet to a 1/2-inch iron rod with a plastic cap stamped "BUSH SURVEYING" found at the northeast corner of said Whisper Valley Village 1, Phase 3 Final Plat, for the most northerly northeast corner of the tract described herein;

**THENCE** S 28°11'22" W, leaving the south line of the said 489.653 acre tract, crossing the said 423.32 acre tract, with the east lines of said Whisper Valley Village 1, Phase 3 Final Plat and said Whisper Valley Village 1, Phase 2 Final Plat, with an east line of the tract described herein, a distance of 2,098.45 feet to the top of a bent 60d-nail (approximately 1.5 feet high) in the north face of a 10-inch diameter cedar fence corner post found at a re-entrant corner of the said 423.32 acre tract, same being the most easterly northeast corner of the said 548.08 acre tract, for an angle point in an east line of the tract described herein;

**THENCE** S 28°52'24" W, with a west line of the said 423.32 acre tract, with the most easterly east line of the said 548.08 acre tract, continuing with an east line of said Whisper Valley Village 1, Phase 2 Final Plat, continuing with an east line of the tract described herein, a distance of 923.90 feet to a 1/2-inch iron rod found at the most southerly southwest corner of the said 423.32 acre tract, at a northwest corner of the said 750.533 acre tract, same being an angle point in the east line of said Whisper Valley Village 1, Phase 2 Final Plat, for a re-entrant corner of the tract described herein;

**THENCE** leaving the most easterly east line of the said 548.08 acre tract, with north and west lines of the said 750.533 acre tract, with south and east lines of the said 423.32 acre tract, with north and west lines of the said 23.164 acre tract, with a northerly line of the tract described herein, the following four (4) courses and distances:

1. S 61°57'54" E, a distance of 2,116.25 feet to a 1/2-inch iron rod found at a southeast corner of the said 423.32 acre tract, same being a re-entrant corner of the said 750.533 acre tract and a re-entrant corner of the 23.164 acre tract, for a re-entrant corner of the tract described herein,
2. N 28°17'10" E, a distance of 664.10 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for a re-entrant corner of the said 423.32 acre tract, same being a northwest corner of the said 750.533 acre tract, for the most northerly northwest corner of the said 23.164 acre tract, for a northwest corner of the tract described herein,
3. S 61°55'41" E, a distance of 231.89 feet to a 1/2-inch iron rod found at an angle point, and
4. S 62°13'47" E, at a distance of 443.46 feet pass a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the northeast corner of the said 23.164 acre tract, and continuing a total distance of 1,383.00 feet to a 1/2-inch iron rod found in the curving west right-of-way line of Taylor Lane, a variable width right-of-way, at the northwest corner of a certain called 1.558 acre tract of land designated as Parcel 10 and described in General Warranty Deed to Travis County, Texas of record Volume 11383, Page 981, Real Property Records of Travis County, Texas, same being the most northerly northeast corner of the said 750.533 acre tract, same being the most southerly southeast corner of the said 423.32 acre tract, for an angle point of the tract described herein;

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**THENCE** with the curving west right-of-way line of said Taylor Lane, with the curving west line of the said 1.558 acre tract and the curving east line of the said 750.533 acre tract, with most easterly east line of the tract described herein, with the arc of a curve to the left, having a radius of 14,701.15 feet, an arc distance of 134.46 feet, and a chord which bears S 27°51'29" W, a distance of 134.45 feet to a calculated point for the northeast corner of a certain called 0.068 of one acre tract designated as Parcel 8-REV1 and described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2019172396, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

**THENCE** continuing with the west right-of-way line of said Taylor Lane, leaving the west line of the said 1.558 acre tract, crossing the said 750.533 acre tract, with the north, west and south lines of the said 0.068 acre tract, continuing with the most easterly east line of the tract described herein, the following three (3) courses and distances:

1. N 88°56'32" W, a distance of 54.21 feet to a 1/2-inch iron rod with a plastic cap stamped "CF INC" found at the northwest corner of the said 0.068 acre tract, for an angle point of the tract described herein,
2. S 26°55'37" W, a distance of 59.65 feet to a 1/2-inch iron rod with a plastic cap stamped "CF INC" found at the southwest corner of the said 0.068 acre tract, for an angle point of the tract described herein, and
3. S 88°56'32" E, a distance of 53.57 feet to a calculated point in the curving west line of the said 1.558 acre tract, in the curving east line of the said 750.533 acre tract, for the beginning of a non-tangent curve in the west right-of-way line of said Taylor Lane, for the southeast corner of the said 0.068 acre tract, for an angle point of the tract described herein;

**THENCE** continuing with the west right-of-way line of said Taylor Lane, with the west line of the said 1.558 acre tract, with the east line of the said 750.533 acre tract, continuing with the most easterly east line of the tract described herein, the following three (3) courses and distances:

1. with an arc of a curve to the left, having a radius of 14,701.15 feet, an arc distance of 156.30 feet, and a chord which bears S 27°03'28" W, a distance of 156.30 feet to a 1/2-inch iron rod found at a point-of-tangency,
2. S 26°33'32" W, a distance of 454.05 feet to a 1/2-inch iron rod found at a point-of-curvature, and
3. with an arc of a curve to the right, having a radius of 93,712.13 feet, an arc distance of 361.67 feet, and a chord which bears S 26°49'24" W, a distance of 361.67 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the northeast corner of a certain called 0.23 acre tract of land designated as Tract 1 and described in the deed to Manville Water Supply Corporation of record in Volume 12991, Page 1842, Real Property Records of Travis County, Texas, for an angle point of the said 750.533 acre tract, for an angle point of the tract described herein;

**THENCE** leaving the west right-of-way line of said Taylor Lane, leaving the west line of the said 1.558 acre tract, continuing with the most easterly east line of the said 750.533 acre tract, with the north, west and south lines of the said 0.23 acre tract, continuing with the most easterly east line of the tract described herein, the following three (3) courses and distances:

1. N 62°50'56" W, a distance of 100.00 feet to a 1/2-inch iron rod found at the northwest corner of the said 0.23 acre tract, same being an angle point of the said 750.533 acre tract, for an angle point of the tract described herein,
2. S 27°02'40" W, a distance of 100.00 feet to a 1/2-inch iron rod found at the southwest corner of the said 0.23 acre tract, same being an angle point of the said 750.533 acre tract, for an angle point of the tract described herein, and
3. S 62°50'56" E, a distance of 100.14 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found in the west right-of-way line of said Taylor Lane and the west line of the said 1.558 acre tract, at an angle point of the said 750.533 acre tract, at the southeast corner of the said 0.23 acre tract, at the northeast corner of the said 17.729 acre tract, for an angle point of the tract described herein;



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**THENCE** continuing with the west right-of-way line of said Taylor Lane, leaving the west line of the said 1.558 acre tract, crossing the said 750.0533 acre tract, with a west line of the said 17.729 acre tract, continuing with the most easterly east line of the tract described herein, the following four (4) courses and distances:

1. S 31°09'55" W, a distance of 238.06 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point,
2. S 31°26'56" W, a distance of 191.57 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-curvature,
3. with an arc of a curve to the left, having a radius of 1,257.00 feet, an arc distance of 92.77 feet, and a chord which bears S 29°17'24" W, a distance of 92.75 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-tangency, and
4. S 27°10'00" W, a distance of 81.10 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found in the intersecting west right-of-way line of said Taylor Lane and the north right-of-way line of E Braker Lane, a variable width right-of-way, at an angle point of the said 17.729 acre tract, for an angle point of the tract described herein;

**THENCE** S 27°10'32" W, continuing with the west right-of-way line of said Taylor Lane, crossing said E Braker Lane, continuing across the said 750.533 acre tract, crossing the said 17.729 acre tract, continuing with the most easterly east line of the tract described herein, a distance of 244.13 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found in the intersecting west right-of-way line of said Taylor Lane and the south right-of-way line of said E Braker Lane, at an angle point of the said 17.729 acre tract, for an angle point of the tract described herein;

**THENCE** continuing with the west right-of-way line of said Taylor Lane, with a west and a south line of the said 17.729 acre tract, continuing with the most easterly east line of the tract described herein, the following seven (7) courses and distances:

1. S 27°16'47" W, a distance of 121.05 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-curvature,
2. with an arc of a curve to the left, having a radius of 1,257.00 feet, an arc distance of 98.20 feet, and a chord which bears S 24°50'43" W, a distance of 98.18 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-tangency,
3. S 23°08'38" W, a distance of 112.98 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-curvature,
4. with an arc of a curve to the right, having a radius of 1,143.00 feet, an arc distance of 91.25 feet, and a chord which bears S 24°29'47" W, a distance of 91.23 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-tangency,
5. S 27°14'04" W, a distance of 566.14 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at an angle point,
6. S 27°16'26" W, a distance of 258.70 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at an angle point, and
7. S 62°26'45" E, a distance of 16.70 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found in the west line of the said 1.558 acre tract, in the east line of the said 750.533 acre tract, at the most southerly southeast corner of the said 17.729 acre tract, for an angle point of the tract described herein;

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**THENCE** continuing with the west right-of-way line of said Taylor Lane, with the west line of the said 1.558 acre tract, with the east line of the said 750.533 acre tract, with the east line of the said 16.00 acre tract, with the east line of the said 101.46 acre tract, with the east line of the said 78.149 acre Del Valle Independent School District tract, with the west line of a certain called 0.141 acre tract designated as Parcel 9 and described in the Proceedings of Eminent Domain to Travis County, Texas of record in Volume 11422, Page 391, Real Property Records of Travis County, Texas, with the west line of a certain called 0.381 acre tract of land designated as Parcel 7 and described in the General Warranty Deed to Travis County, Texas of record in Volume 11383, Page 981, Real Property Records of Travis County, Texas, with the west line of a certain called 0.006 acre tract of land designated as Parcel 6 and described in the Special Warranty Deed to Travis County, Texas of record in Volume 11383, Page 981, Real Property Records of Travis County, Texas, with the west line of a certain called 1.099 acre tract of land designated as Parcel 4 and described in the deed to Travis County, Texas of record in Volume 11196, Page 1557, Real Property Records of Travis County, Texas, continuing with the east line of the tract described herein, the following ten (10) courses and distances:

1. S 27°16'40" W, at a distance of 26.63 feet pass a 1/2-inch iron rod found at a reference point-on-line, and continuing at a distance of 901.29 feet pass a 1/2-inch iron rod found at a southeast corner of the said 750.533 acre tract, same being the northeast corner of the said 16.00 acre tract, at the southwest corner of the said 1.558 acre tract, same being the northwest corner of the said 0.141 acre tract, and continuing for a total distance of 911.87 feet to a 1/2-inch iron rod found at a point-of-curvature,
2. with an arc of a curve to the left, having a radius of 210,712.15 feet, an arc distance of 354.66 feet, and a chord which bears S 27°08'24" W, a distance of 354.66 feet to a 1/2-inch iron rod found at the southeast corner of the said 16.00 acre tract, same being a northeast corner of the said 750.533 acre tract, at the southwest corner of the said 0.141 acre tract, same being the northwest corner of the said 0.381 acre tract, for a point-on-curve in the east line of the tract described herein,
3. continuing with an arc of a curve to the left, having a radius of 210,712.15 feet, an arc distance of 355.25 feet, and a chord which bears S 27°02'37" W, a distance of 355.25 feet to a calculated point for a point-of-tangency, from which a 1/2-inch iron rod found for reference, bears N 81°22'13" W, a distance of 0.86 feet,
4. S 27°13'59" W, a distance of 384.20 feet to a 1/2-inch iron rod found at a point-of-curvature,
5. with an arc of a curve to the left, having a radius of 20,159.69 feet, an arc distance of 802.01 feet, and a chord which bears S 25°50'39" W, a distance of 801.96 feet to a 1/2-inch iron rod found at a point-of-tangency,
6. S 24°41'21" W, at a distance of 338.25 feet pass a 1/2-inch iron rod with a plastic cap stamped "RPLS 3318" found at the southeast corner of the said 750.533 acre tract, same being the northeast corner of the said 101.46 acre tract, at the southwest corner of the 0.006 acre tract, same being the northwest corner of the said 1.099 acre tract, and continuing a total distance of 428.63 feet to a 1/2-inch iron rod found at a point-of-curvature,
7. with an arc of a curve to the right, having a radius of 13,545.14 feet, an arc distance of 697.75 feet, and a chord which bears S 26°14'44" W, a distance of 697.67 feet to a 1/2-inch iron rod found at a point-of-tangency,
8. S 27°42'46" W, a distance of 240.44 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 3318" found at an angle point,
9. S 25°09'29" W, a distance of 100.20 feet to a 1/2-inch iron rod found at an angle point, and
10. S 27°42'14" W, a distance of 1,880.19 feet to a calculated point in the intersection of west right-of-way line of said Taylor Lane and the general course of Gilleland Creek, for the southeast corner of the said 101.46 acre tract, same being the northeast corner of a certain a called 89.722 acre tract of land described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2016092991, Official Public Records of Travis County, Texas, for the most southerly southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 3318" found at a reference point-on-line in the west right-of-way line of the said Taylor Lane, in the west line of the said 1.099 acre tract, in the east line of the said 89.722 acre tract, bears S 27°42'14" W, a distance of 200.00 feet;

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**THENCE** leaving the west right-of-way line of said Taylor Lane, with the south line of the said 101.46 acre tract, with a south line of the said 750.533 acre tract, with the north line of the said 89.722 acre tract, following the calculated general course of Gilleland Creek per the record meander lines of said Document No's. 2006231899 and 2006152076, Official Public Records of Travis County, Texas, with the most southerly south line of the tract described herein, the following ninety-five (95) courses and distances:

1. N 74°38'48" W, a distance of 72.51 feet to a calculated angle point,
2. S 87°28'11" W, a distance of 49.55 feet to a calculated angle point,
3. S 72°07'06" W, a distance of 97.73 feet to a calculated angle point,
4. N 60°02'32" W, a distance of 55.23 feet to a calculated angle point,
5. N 18°04'23" W, a distance of 69.40 feet to a calculated angle point,
6. N 01°51'40" W, a distance of 66.51 feet to a calculated angle point,
7. N 28°35'05" W, a distance of 40.67 feet to a calculated angle point,
8. N 42°14'09" W, a distance of 135.79 feet to a calculated angle point,
9. N 27°08'56" W, a distance of 47.76 feet to a calculated angle point,
10. N 54°26'05" W, a distance of 39.65 feet to a calculated angle point,
11. N 82°13'15" W, a distance of 65.65 feet to a calculated angle point,
12. N 46°05'41" W, a distance of 27.98 feet to a calculated angle point,
13. N 31°32'07" W, a distance of 27.94 feet to a calculated angle point,
14. N 05°20'35" E, a distance of 48.36 feet to a calculated angle point,
15. N 10°58'27" W, a distance of 42.27 feet to a calculated angle point,
16. N 24°45'46" W, a distance of 31.22 feet to a calculated angle point,
17. N 23°34'47" E, a distance of 48.12 feet to a calculated angle point,
18. N 33°25'51" E, a distance of 53.14 feet to a calculated angle point,
19. N 42°34'34" E, a distance of 50.30 feet to a calculated angle point,
20. N 54°08'24" E, a distance of 95.80 feet to a calculated angle point,
21. N 32°58'18" E, a distance of 36.48 feet to a calculated angle point,
22. N 26°03'05" E, a distance of 41.61 feet to a calculated angle point,
23. N 09°52'18" E, a distance of 76.18 feet to a calculated angle point,
24. N 01°44'36" E, a distance of 37.41 feet to a calculated angle point,
25. N 04°12'20" W, a distance of 45.91 feet to a calculated angle point,

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26. N 01°53'40" E, a distance of 41.93 feet to a calculated angle point,
27. N 65°36'33" E, a distance of 94.19 feet to a calculated angle point,
28. N 49°42'32" E, a distance of 50.69 feet to a calculated angle point,
29. N 07°42'32" E, a distance of 36.84 feet to a calculated angle point,
30. N 27°32'10" W, a distance of 40.07 feet to a calculated angle point,
31. N 07°47'51" W, a distance of 36.36 feet to a calculated angle point,
32. N 45°42'12" E, a distance of 45.65 feet to a calculated angle point,
33. N 58°07'32" E, a distance of 36.66 feet to a calculated angle point,
34. N 24°12'05" E, a distance of 42.59 feet to a calculated angle point,
35. N 03°38'00" W, a distance of 90.98 feet to a calculated angle point,
36. N 47°41'38" W, a distance of 52.22 feet to a calculated angle point,
37. N 65°39'10" W, a distance of 94.58 feet to a calculated angle point,
38. N 57°17'21" W, a distance of 31.69 feet to a calculated angle point,
39. N 75°38'36" W, a distance of 93.87 feet to a calculated angle point,
40. N 70°12'23" W, a distance of 44.12 feet to a calculated angle point,
41. N 65°04'14" W, a distance of 58.53 feet to a calculated angle point,
42. N 59°44'04" W, a distance of 95.73 feet to a calculated angle point,
43. N 44°50'04" W, a distance of 106.52 feet to a calculated angle point,
44. N 52°52'52" W, a distance of 50.71 feet to a calculated angle point,
45. N 71°15'17" W, a distance of 52.52 feet to a calculated angle point,
46. N 59°48'56" W, a distance of 38.08 feet to a calculated angle point,
47. N 49°26'07" W, a distance of 86.16 feet to a calculated angle point,
48. N 19°26'32" W, a distance of 45.20 feet to a calculated angle point,
49. N 00°42'38" E, a distance of 41.66 feet to a calculated angle point,
50. N 11°09'40" W, a distance of 60.93 feet to a calculated angle point,
51. N 23°16'53" W, a distance of 71.86 feet to a calculated angle point,
52. N 51°18'52" W, a distance of 30.29 feet to a calculated angle point,
53. N 76°08'12" W, a distance of 31.66 feet to a calculated angle point,

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54. S 80°08'56" W, a distance of 62.24 feet to a calculated angle point,
55. N 47°56'15" W, a distance of 55.71 feet to a calculated angle point,
56. N 73°48'34" W, a distance of 56.12 feet to a calculated angle point,
57. N 85°30'50" W, a distance of 31.09 feet to a calculated point for the east corner of the said 101.46 acre tract, same being the most southerly southeast corner of the said 750.533 acre tract,
58. S 89°22'14" W, a distance of 59.65 feet to a calculated angle point,
59. N 62°45'09" W, a distance of 70.09 feet to a calculated angle point,
60. N 73°41'49" W, a distance of 72.35 feet to a calculated angle point,
61. N 29°34'44" W, a distance of 49.46 feet to a calculated angle point,
62. N 00°31'34" E, a distance of 69.33 feet to a calculated angle point,
63. N 30°48'51" W, a distance of 70.19 feet to a calculated angle point,
64. N 05°32'41" E, a distance of 139.88 feet to a calculated angle point,
65. N 40°28'07" W, a distance of 59.67 feet to a calculated angle point,
66. S 40°32'31" W, a distance of 163.68 feet to a calculated angle point,
67. N 60°13'28" W, a distance of 132.37 feet to a calculated angle point,
68. N 89°15'07" W, a distance of 97.04 feet to a calculated angle point,
69. N 33°17'07" W, a distance of 87.74 feet to a calculated angle point,
70. N 12°21'02" W, a distance of 81.96 feet to a calculated angle point,
71. N 43°37'35" W, a distance of 167.95 feet to a calculated angle point,
72. N 09°29'31" E, a distance of 69.98 feet to a calculated angle point,
73. N 35°37'21" E, a distance of 70.59 feet to a calculated angle point,
74. N 34°52'49" W, a distance of 118.29 feet to a calculated angle point,
75. N 66°14'15" W, a distance of 126.25 feet to a calculated angle point,
76. N 13°02'26" E, a distance of 61.63 feet to a calculated angle point,
77. N 20°02'38" W, a distance of 71.86 feet to a calculated angle point,
78. N 03°06'48" E, a distance of 108.22 feet to a calculated angle point,
79. N 31°49'20" W, a distance of 61.52 feet to a calculated angle point,
80. S 81°43'19" W, a distance of 91.81 feet to a calculated angle point,

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81. S 88°09'51" W, a distance of 198.96 feet to a calculated angle point,
82. N 54°59'00" W, a distance of 53.43 feet to a calculated angle point,
83. N 32°33'26" E, a distance of 43.54 feet to a calculated angle point,
84. N 73°46'53" E, a distance of 65.35 feet to a calculated angle point,
85. N 22°07'08" E, a distance of 67.11 feet to a calculated angle point,
86. N 01°47'22" E, a distance of 139.30 feet to a calculated angle point,
87. N 44°51'06" E, a distance of 147.56 feet to a calculated angle point,
88. N 36°10'30" W, a distance of 112.55 feet to a calculated angle point,
89. N 41°17'38" E, a distance of 42.83 feet to a calculated angle point,
90. N 66°44'43" W, a distance of 218.30 feet to a calculated angle point,
91. S 22°41'31" W, a distance of 120.76 feet to a calculated angle point,
92. S 59°17'09" W, a distance of 79.96 feet to a calculated angle point,
93. N 45°30'25" W, a distance of 109.77 feet to a calculated angle point,
94. N 61°11'03" W, a distance of 73.43 feet to a calculated angle point, and
95. S 86°37'50" W, a distance of 24.98 feet to a calculated angle point for the most southerly southwest corner of the said 750.533 acre tract, for a re-entrant corner in the north line of a certain called 43.062 acre tract of land described in the General Warranty Deed to Travis County, Texas of record in Document No. 2018029017, Official Public Records of Travis County, Texas, for the most southerly southwest corner of the tract described herein;

**THENCE** "exiting Gilleland Creek" per Document No. 2006152076, with a west line of the said 750.533 acre tract, with an east line of the said 43.062 acre tract, with the east line of a certain called 2.6619 acre tract of land described in the General Warranty Deed to Travis County, Texas of record in Document No. 2016216825, Official Public Records of Travis County, Texas, with a west line of the tract described herein, the following two (2) courses and distances:

1. N 28°10'02" E, a distance of 206.20 feet to a 1/2-inch iron rod found at an angle point, and
2. N 27°56'50" E, a distance of 698.72 feet to a 1/2-inch iron pipe found in the south line of the said 165.984 acre tract, for a northwest corner of the said 750.533 acre tract, same being the northeast corner of the said 2.6619 acre tract, for a re-entrant corner of the tract described herein, from which a 1/2-inch iron rod found for reference bears S 27°07'47" W, a distance of 3.78 feet, and also from which a 1/2-inch iron rod found at the southeast corner of the said 165.984 acre tract, same being a re-entrant corner of the said 750.533 acre tract, bears S 62°15'39" E, a distance of 277.52 feet;

**THENCE** with the south line of the said 165.984 acre tract, with a south line of the said 71.091 acre Del Valle Independent School District tract, with the north line of the said 2.6619 acre tract, with a north line of a certain called 7.861 acre tract of land described in the General Warranty deed to Travis County, Texas of record in Document No. 2015167709, Official Public Records of Travis County, Texas, with the north line of Hornsby Bend Section I, a subdivision according to the plat or map of record in Volume 76, Page 278, Plat Records of Travis County, Texas, with a south line of the tract described herein, the following ten (10) courses and distances:

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1. N 62°43'00" W, a distance of 1,574.30 feet to a 1/2-inch iron rod found at the northwest corner of the said 7.861 acre tract, same being the northeast corner of Lot 16, said Hornsby Bend Section I, for angle point of the tract described herein,
2. N 62°29'56" W, a distance of 390.06 feet to a 1/2-inch iron rod found at an angle point,
3. N 64°34'51" W, a distance of 87.33 feet to a 1/2-inch iron rod found at an angle point,
4. N 62°41'55" W, a distance of 162.26 feet to a calculated point near a new 6-inch diameter wood fence post for the common north corner of Lot 15 and Lot 16, said Hornsby Bend Section I, for an angle point of the tract described herein,
5. N 62°26'02" W, a distance of 291.63 feet to a 1/2-inch iron rod found at angle point,
6. N 62°43'01" W, a distance of 298.66 feet to a 1/2-inch iron rod found at the common north corner of Lot 13 and Lot 14, said Hornsby Bend Section I, for an angle point of the tract described herein,
7. N 62°38'47" W, a distance of 354.11 feet to a 1/2-inch iron rod found at the common north corner of Lot 12 and Lot 13, said Hornsby Bend Section I, for an angle point of the tract described herein,
8. N 62°32'18" W, a distance of 124.54 feet to a 1/2-inch iron rod found at angle point,
9. N 62°37'53" W, a distance of 145.31 feet to a 1/2-inch iron rod found at the northern terminus of the east right-of-way line of Wells Trace, a 64-foot right-of-way, as shown on said Hornsby Bend Section I, same being the northwest corner of said Lot 12, Hornsby Bend Section I, for an angle point of the tract described herein, and
10. N 62°41'38" W, at a distance of 64.35 feet pass a 1/2-inch iron rod found at the northern terminus of the west right-of-way line of said Wells Trace, same being the northeast corner of Lot 10, said Hornsby Bend Section I, and continuing for a total distance of 414.60 feet to a 3/4-inch iron rod found at an angle point in the north line of said Lot 10, Hornsby Bend Section I, at the southwest corner of the said 165.984 acre tract, same being the southwest corner of the said 71.091 acre Del Valle Independent School District tract, at the southeast corner of a certain called 51.57 acre tract of land described in the Warranty Deed with Vendor's Lien to Bamboo Holdings, LLC of record in Document No. 2010049193, Official Public Records of Travis County, Texas, for a southwest corner of the tract described herein;

**THENCE** N 28°03'05" E, with the west line of the said 165.984 acre tract, with the east line of the said 51.57 acre tract, with the east line of a certain called 51.1441 acre tract of land described in the Special Warranty Deed to SH 100, LLC of record in Document No. 2021264782, Official Public Records of Travis County, Texas, with the east line of a certain called 47.3253 acre tract of land described in the Special Warranty Deed to SH 100, LLC of record in Document No. 2022045098, Official Public Records of Travis County, with a west line of the tract described herein, at a distance of 835.83 feet pass a 1/2-inch iron rod found at the northeast corner of the said 51.57 acre tract, same being the southeast corner of the said 51.1441 acre tract, continuing at a distance of 1,672.17 feet pass a 1/2-inch iron rod found at the northeast corner of the said 51.1441 acre tract, same being the southeast corner of the said 47.3253 acre tract, and continuing for a total distance of 1,766.03 feet to a 1/2-inch iron rod found at an angle point in the east line of the said 47.3253 acre tract, same being the northwest corner of the said 165.984 acre tract, same being the most westerly southwest corner of the said 750.533 acre tract, for an angle point in a west line of the tract described herein;

**THENCE** N 28°12'50" E, with the record west line of the said 750.533 acre tract, with a west line of the tract described herein, a distance of 1,561.30 feet to a 1/2-inch iron rod found at a southeast corner of the said 548.08 acre tract, for a re-entrant corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "CAPITAL SURVEYING" found at the apparent northeast corner of a certain called 52.119 acre tract of land described in the Partition Deed to James A. Nelson of record in Volume 10810, Page 40, Real Property Records of Travis County, Texas, bears N 14°39'34" E, a distance of 16.51 feet;

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**THENCE** N 62°21'01" W, leaving a west line of the said 750.533 acre tract, with a south line of the said 548.08 acre tract, with a south line of the tract described herein, a distance of 1,452.95 feet to a 60d-nail found in a cedar fence post at an angle point in the north line of the said 52.119 acre tract, at the southwest corner of the said 548.08 acre tract, same being the southeast corner of a certain called 3.85 acre tract of land described in the deed to the City of Austin of record in Volume 3296, Page 247, Deed Records of Travis County, Texas, for the most westerly southwest corner of the tract described herein;

**THENCE** with the west line of the said 548.08 acre tract, with the east line of the said 3.85 acre tract, with the east line of a certain called 620.973 acres conveyed the Executor's Deed to Carol Anne Schryver and others of record in Document No. 2024071789, Official Public Records of Travis County, Texas and depicted in the Partition Deed of record in Volume 8251, Page 216, Deed Records of Travis County, Texas, with the northeast line of a certain called 15.063 acre tract of land designated as Parcel 305C and described in the Judgment of Court in Absence of Objection to the State of Texas of record in Document No. 2007013899, Official Public Records of Travis County, Texas, with the most westerly west line of the tract described herein, the following three (3) courses and distances:

1. N 28°18'57" E, a distance of 1,605.90 feet to an 8-inch diameter cedar fence post found at an angle point, from which a mag-nail with a washer stamped "CEC INC BOUNDARY" found in a concrete fence post base, bears S 44°18'07" E, a distance of 0.44 feet,
2. N 25°48'56" E, a distance of 245.28 feet to a 60d-nail approximately 3-foot high in a 27" cedar elm tree found at an angle point, and
3. N 26°24'21" W, a distance of 1,522.16 feet to a Texas Department of Transportation Type 3 monument (1.5-inch aluminum cap stamped "TEXAS DEPT OF TRAN" on rebar) found in the east right-of-way line of said F.M. 973, at an angle point in the west line of the said 548.08 acre tract, at the north corner of the said 15.063 acre tract, for an angle point in the most westerly west line of the tract described herein;

**THENCE** N 28°51'11" E, with the east right-of-way line of said F.M. 973, continuing with the west line of the said 548.08 acre tract, continuing with the most westerly west line of the tract described herein, a distance of 708.54 feet to a calculated point for the southwest corner of a certain called 0.812 acre tract of land designated as Part 2 and described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2014054909, Official Public Records of Travis County, Texas, for angle of the tract described herein;

**THENCE** continuing with the east right-of-way line of said F.M. 973, crossing the said 548.08 acre tract, with the south and east lines of the said 0.812 acre tract, with the most westerly west line of the tract described herein, the following three (3) courses and distances:

1. S 61°16'00" E, a distance of 49.49 feet to a calculated angle point,
2. N 26°51'08" E, a distance of 413.56 feet to a calculated point for a point-of-curvature, and
3. with the arc of a curve to the left, having a radius of 2,970.00 feet, an arc distance of 274.24 feet, and a chord which bears N 26°12'17" E, a distance of 274.14 feet to a calculated point in the intersecting east right-of-way line of said F.M. 973 and the south right-of-way line of E Braker Lane, for a calculated point in the south line of a certain called 8.586 acre tract of land described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2014054908, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

**THENCE** N 20°53'40" E, continuing with the east right-of-way line of said F.M. 973, continuing across the said 548.08 acre tract, crossing the said 8.586 acre tract, continuing with the most westerly west line of the tract described herein, a distance of 274.65 feet to a calculated point in the intersecting east right-of-way line of said F.M. 973 and the north right-of-way line of E Braker Lane, in the north line of the said 8.586 acre tract, for the southeast corner of a certain called 1.054 acre tract of land designated as Part 1 and described in said Special Warranty Deed to Travis County, Texas of record in Document No. 2014054909, Official Public Records of Travis County, Texas, for a point-of-curvature of the tract described herein;



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**THENCE** leaving the north line of the said 8.586 acre tract, continuing with the east right-of-way line of said F.M. 973, continuing across the said 548.08 acre tract, with the east and north lines of the said 1.054 acre tract, continuing with the most westerly west line of the tract described herein, the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 2,970.00 feet, an arc distance of 604.27 feet, and a chord which bears N 12°25'30" E, a distance of 603.23 feet to a calculated point for a point-of-tangency,
2. N 06°38'03" E, a distance of 255.42 feet to a calculated point for the northeast corner of the said 1.054 acre tract, and
3. N 62°29'59" W, a distance of 58.88 feet to a calculated point in the west line of the said 548.08 acre tract, for the northwest corner of the said 1.054 acre tract, for an angle point in the west line of the tract described herein;

**THENCE** N 06°38'07" E, continuing with the east right-of-way line of said F.M. 973, with west line of the said 548.08 acre tract, continuing with the most westerly west line of the tract described herein, a distance of 35.00 feet to the **POINT OF BEGINNING** and containing 1,815.79 acres of land, more or less.

## **TRACT 2: 244.66 ACRES**

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at an angle point in the east right-of-way line of Taylor Lane, a variable width right-of-way, in the south line of the said 247.156 acre tract, in the north line of a certain called 130.683 acre tract of land described in the Special Warranty Deed to Fannie Ruth Salyer of record in Document No. 1999019515, Official Public Records of Travis County, Texas, at the southeast corner of a certain called 0.093 acre tract of land designated as Part 3 and described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2017206159, Official Public Records of Travis County, Texas, for the southwest corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the east right-of-way line of Taylor Lane, at the southwest corner of the said 247.156 acre tract, same being the northwest corner of the said 130.683 acre tract, at the southwest corner of the said 0.093 acre tract, bears N 62°02'43" W, a distance of 16.58 feet;

**THENCE** with the east right-of-way line of said Taylor Lane, crossing the said 247.156 acre tract, with the east line of the said 0.093 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 27°18'46" E, a distance of 85.57 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-curvature,
2. with the arc of a curve to the left, having a radius of 1,257.00 feet, an arc distance of 100.42 feet, and a chord which bears N 25°00'25" E, a distance of 100.39 feet to a calculated point for a point-of-tangency,
3. N 22°41'45" E, a distance of 116.77 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-curvature, and
4. with the arc of a curve to the right, having a radius of 1,143.00 feet, an arc distance of 85.52 feet, and a chord which bears N 24°48'38" E, a distance of 85.50 feet to a calculated point in the west line of the said 247.156 acre tract, for the north corner of the said 0.093 acre tract, for a point-of-tangency in the west line of the tract described herein;

**THENCE** N 27°13'46" E, continuing with the east right-of-way line of said Taylor Lane, with the west line of the said 247.156 acre tract, continuing with the west line of the tract described herein, a distance of 450.65 feet to a 1/2-inch iron rod with a plastic cap stamped "STANTEC" found at the south corner of a certain called 1.041 acre tract of land designated as Part 2 and described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2017206159, Official Public Records of Travis County, Texas, for a point-of-curvature in the west line of the tract described herein;

**THENCE** continuing with the east right-of-way line of said Taylor Lane, crossing the said 247.156 acre tract, with the east line of the said 1.041 acre tract, continuing with the west line of the tract described herein, the following four (4) courses and distances:

Travis County, Texas  
Oliver Buckman Survey No. 40, A-60  
& others

P.U.D. Boundary - 2,060.45 Acres  
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1. with the arc of a curve to the right, having a radius of 1,143.00 feet, an arc distance of 83.02 feet, and a chord which bears N 29°18'52" E, a distance of 83.00 feet to a calculated point for a point-of-tangency
2. N 31°23'09" E, a distance of 408.24 feet to a calculated point for a point-of-curvature,
3. with the arc of a curve to the left, having a radius of 1,557.00 feet, an arc distance of 121.43 feet, and a chord which bears N 29°09'09" E, a distance of 121.40 feet to a calculated point for a point-of-tangency, and
4. N 26°54'21" E, a distance of 772.23 feet to a calculated point for the south corner of a certain called 1.299 acre tract of land described in the Special Warranty Deed to Travis County, Texas of record in Document No. 2019172389, Official Public Records of Travis County, Texas, for an angle point in the west line of the tract described herein;

**THENCE** continuing with the east right-of-way line of said Taylor Lane, leaving the east line of the said 1.041 acre tract, continuing across the said 247.156 acre tract, with the east line of the said 1.299 acre tract, continuing with the west line of the tract described herein, the following nine (9) courses and distances:

1. N 60°31'22" E, a distance of 89.61 feet to a 1/2-inch iron rod with a plastic cap stamped "CF INC" found at an angle point,
2. S 63°05'55" E, a distance of 75.58 feet to a 1/2-inch iron rod with a plastic cap stamped "CF INC" found at an angle point,
3. N 26°53'59" E, a distance of 234.04 feet to a 1/2-inch iron rod with a plastic cap stamped "CF INC" found at an angle point,
4. N 63°06'01" W, a distance of 60.00 feet to a calculated angle point,
5. N 26°53'59" E, a distance of 33.34 feet to a calculated angle point,
6. N 88°58'10" W, a distance of 72.24 feet to a calculated angle point,
7. N 26°53'59" E, a distance of 105.37 feet to a calculated point for a point-of-curvature,
8. with the arc of a curve to the right, having a radius of 4,943.00 feet, an arc distance of 235.01 feet, and a chord which bears N 28°15'42" E, a distance of 234.99 feet to a calculated point for a point-of-tangency, and
9. N 29°37'25" E, a distance of 68.78 feet to a calculated point in the north line of the said 247.156 acre tract, in the south line of a certain called 27.92 acre tract of land conveyed in the Correction to Special Warranty Deed to Seven Bar Properties, LLC of record in Document No. 2019062228, Official Public Records of Travis County, Texas, for the northwest corner of the tract described herein;

**THENCE** leaving the east right-of-way line of said Taylor Lane, with the north line of the said 247.156 acre tract, with the south line of the said 27.92 acre tract, with a south line of a certain called 261.14 acre tract of land described in the General Warranty Deed to Travis County, Texas of record in Document No. 2002153674, Official Public Records of Travis County, Texas, with the most northerly north line of the tract described herein, the following three (3) courses and distances:

1. S 62°19'44" E, a distance of 90.75 feet to a 1/2-inch iron rod found at an angle point,
2. S 62°40'40" E, a distance of 875.98 feet to a 5/8-inch iron rod found at the southeast corner of the said 27.92 acre tract, same being the most westerly southwest corner of the said 261.14 acre tract, and

Travis County, Texas  
Oliver Buckman Survey No. 40, A-60  
& others

P.U.D. Boundary - 2,060.45 Acres  
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3. S 62°45'55" E, a distance of 2,396.33 feet to a 1/2-inch iron rod with a plastic cap stamped "LENZ & ASSOC" found at the most northerly northeast corner of the said 247.156 acre tract, same being the northwest corner of a certain called 53.694 acre tract of land conveyed in the Constable's Tax Deed to Terry Masters of record in Volume 12137, Page 79, Real Property Records of Travis County, Texas, for the most northerly northeast corner of the tract described herein;

**THENCE** leaving the south line of the said 261.14 acre tract, with an east line of the said 247.156 acre tract, with the west line of the said 53.694 acre tract, with an east line of the tract described herein, the following four (4) courses and distances:

1. S 27°37'13" W, a distance of 1,655.43 feet to a 2-inch diameter decaying wood fence post found at an angle point,
2. S 26°45'00" W, a distance of 278.40 feet to a calculated angle point,
3. S 26°27'18" W, a distance of 311.34 feet to a calculated angle point, and
4. S 24°59'50" W, a distance of 99.48 feet to a 10-inch diameter wood fence post found at the southwest corner of the said 53.694 acre tract, same being a re-entrant corner of the said 247.156 acre tract, for a re-entrant corner of the tract described herein;

**THENCE** with a north line of the said 247.156 acre tract, with the south line of the said 53.694 acre tract, with a north line of the tract described herein, the following two (2) courses and distances:

1. S 62°23'18" E, a distance of 781.82 feet to a metal fence T-post found at an angle point, and
2. S 62°47'11" E, a distance of 319.94 feet to a 10-inch diameter wood fence post found at an angle point in the west line of a certain called 41.974 acre tract described in the Special Warranty Deed with Vendor's Lien to Austin Manor Ventures, LLC of record in Document No. 2021109093, Official Public Records of Travis County, Texas, at the southeast corner of the said 53.694 acre tract, same being the most easterly northeast corner of the said 247.156 acre tract, for the most easterly northeast corner of the tract described herein;

**THENCE** with the most easterly east line of the said 247.156 acre tract, with the west line of the said 41.974 acre tract, with the most easterly east line of the tract described herein, the following four (4) courses and distances:

1. S 24°52'55" W, a distance of 82.21 feet to a 9-inch diameter wood fence post found at an angle point,
2. S 29°43'19" W, a distance of 328.95 feet to a 9-inch diameter wood fence post found at an angle point,
3. S 28°36'00" W, a distance of 150.44 feet to a 9-inch diameter wood fence post found at an angle point, and
4. S 26°25'57" W, a distance of 85.00 feet to an old cedar fence post found at the southeast corner of the said 247.156 acre tract, same being the northeast corner of the said 130.683 acre tract, for the southeast corner of the tract described herein, from which a 7-inch diameter wood fence corner post found for reference, bears N 83°06'45" W, a distance of 1.27 feet;

**THENCE** N 62°02'43" W, with the south line of the said 247.156 acre tract, with the north line of the said 130.683 acre tract, with the south line of the tract described herein, a distance of 4,471.57 feet to the **POINT OF BEGINNING** and containing 244.66 acres of land, more or less.

**Bearing Basis:** Texas Coordinate System, Central Zone, NAD83, Grid.

Travis County, Texas  
Oliver Buckman Survey No. 40, A-60  
& others

P.U.D. Boundary - 2,060.45 Acres  
Project No. 1370  
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THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

This document was prepared under Texas Administrative code 138.95, does not reflect the results of an on ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

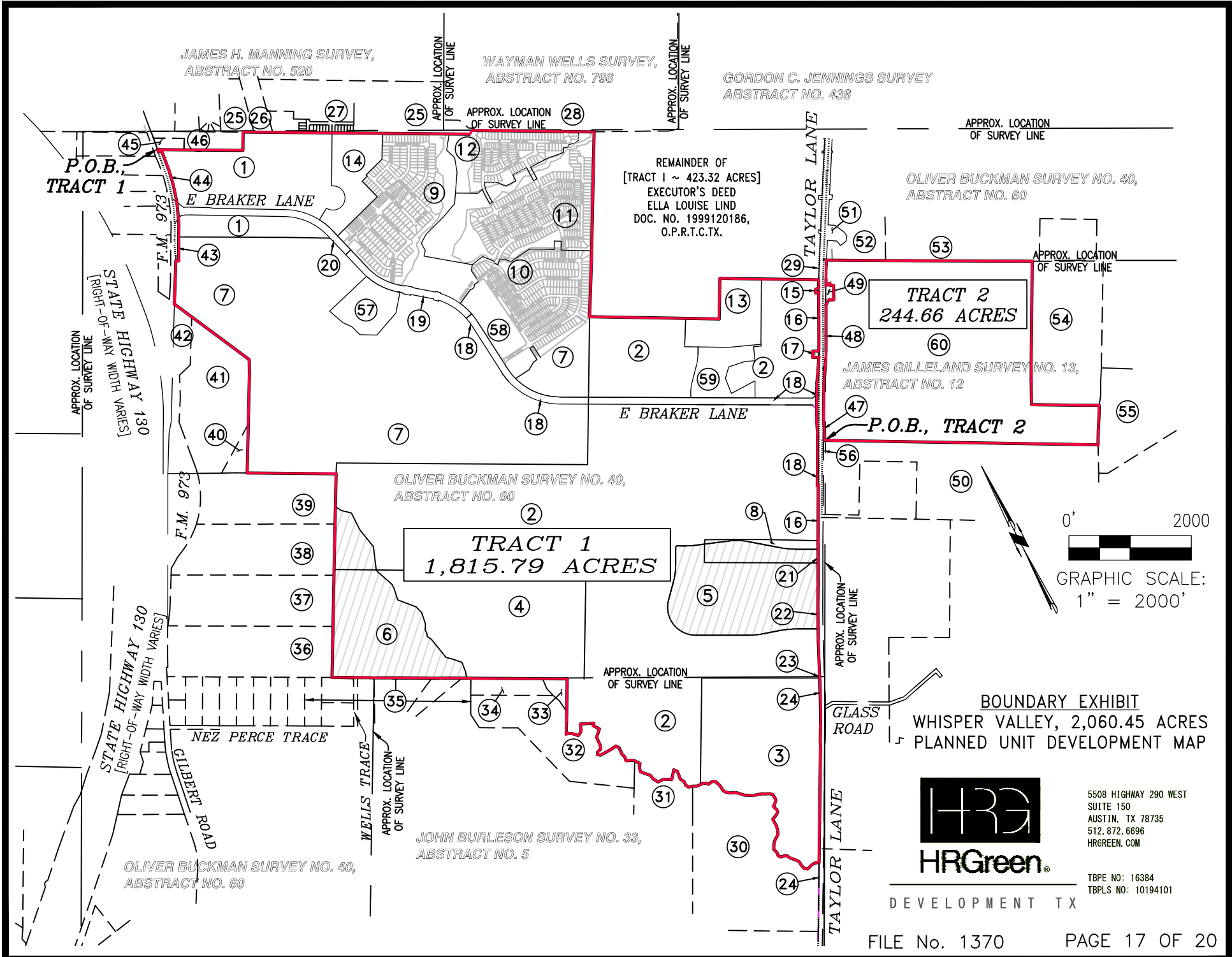
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 27<sup>th</sup> day of March, 2025 A.D.

HR Green Development TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735



Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





①

(164.73 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152076,  
O.P.R.T.C.TX.

②

(750.533 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152076,  
O.P.R.T.C.TX.

③

(101.46 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOCUMENT NO. 2006231899,  
O.P.R.T.C.TX.

④

(165.984 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152076,  
O.P.R.T.C.TX.

⑤

[SITE A: 78.149 AC.]  
DEL VALLE INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2022192561,  
O.P.R.T.C.TX.

⑥

[SITE B: 71.091 AC.]  
DEL VALLE INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2022192561,  
O.P.R.T.C.TX.

⑦

(548.08 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152076,  
O.P.R.T.C.TX.

⑧

(16.00 ACRES)  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152076,  
O.P.R.T.C.TX.

⑨

WHISPER VALLEY VILLAGE 1,  
PHASE 1 FINAL PLAT  
DOC. NO. 201500024,  
O.P.R.T.C.TX.

⑩

WHISPER VALLEY VILLAGE 1,  
PHASE 2 FINAL PLAT  
DOC. NO. 202000061,  
O.P.R.T.C.TX.

⑪

WHISPER VALLEY VILLAGE 1,  
PHASE 3 FINAL PLAT  
DOC. NO. 202200217,  
O.P.R.T.C.TX.

⑫

WHISPER VALLEY VILLAGE 1,  
PHASE 4 FINAL PLAT  
DOC. NO. 202200308,  
O.P.R.T.C.TX.

⑬

[23.164 ACRES]  
SPECIAL WARRANTY DEED  
MANOR PARCEL 32 SF, LLC  
DOC. NO. 2022068920,  
O.P.R.T.C.TX.

⑭

[22.472 ACRES]  
SPECIAL WARRANTY DEED  
WHISPER OWNER LP  
DOC. NO. 2022065389,  
O.P.R.T.C.TX.

⑮

{0.068 ACRE} PARCEL 8-REV1  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2019172396,  
O.P.R.T.C.TX.

⑯

{1.558 AC.} PARCEL 10  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 11383, PG. 981,  
R.P.R.T.C.TX.

⑰

[TRACT 1 ~ 0.23 AC.]  
CORRECTION GENERAL WARRANTY DEED  
MANVILLE WATER  
SUPPLY CORPORATION  
VOL. 12991, PG. 1842,  
R.P.R.T.C.TX.

⑱

{PART 1 - 17.729 ACRES}  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2017206159,  
O.P.R.T.C.TX.

⑲

{6.145 ACRES}  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF TEXAS  
DOC. NO. 2014071674,  
O.P.R.T.C.TX.

⑳

{8.586 ACRES}  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF TEXAS  
DOC. NO. 2014054908,  
O.P.R.T.C.TX.

㉑

{0.141 AC.} PARCEL 9  
PROCEEDINGS IN EMINENT DOMAIN  
CAUSE NO. 1993 TO TRAVIS COUNTY, TEXAS  
VOL. 11422, PG. 391,  
R.P.R.T.C.TX.

㉒

{0.381 AC.} PARCEL 7  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 11383, PG. 981,  
R.P.R.T.C.TX.

㉓

{0.006 AC.} PARCEL 6  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 11383, PG. 981,  
R.P.R.T.C.TX.

㉔

{1.099 AC.} PARCEL 4  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 11196, PG. 1557,  
R.P.R.T.C.TX.

㉕

[TRACT 1 ~ 100.0505 ACRES]  
SPECIAL WARRANTY DEED  
CYCLONE DEVELOPMENT, INC.  
DOC. NO. 2016013696,  
O.P.R.T.C.TX.

㉖

[TRACT 1; 21.055 ACRES]  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY  
DOC. NO. 2024030366,  
O.P.R.T.C.TX.

㉗

EASTWOOD SECTION 5  
DOC. NO. 202400054,  
O.P.R.T.C.TX.

㉘

[PART 1 - 489.6453 ACRES]  
GENERAL WARRANTY DEED  
SCHOOLFIELD-GROUNDWORK  
VENTURE, LLC  
DOC. NO. 2024093504,  
O.P.R.T.C.TX.

FILE No. 1370

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DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

BOUNDARY EXHIBIT  
WHISPER VALLEY, 2,060.45 ACRES  
PLANNED UNIT DEVELOPMENT MAP

29

{0.676 AC.} PARCEL 12, PART 1  
PROCEEDINGS IN EMINENT DOMAIN  
CAUSE NO. 1988 TO TRAVIS COUNTY, TEXAS  
VOL. 11556, PG. 279,  
R.P.R.T.C.TX.

30

[89.722 ACRES]  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2016092991,  
O.P.R.T.C.TX.

31

[66.07 AC.]  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2013188421,  
O.P.R.T.C.TX.

32

[43.062 AC.]  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2018029017,  
O.P.R.T.C.TX.

33

[2.6619 AC.]  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2016216825,  
O.P.R.T.C.TX.

34

[7.861 AC.]  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2015167709,  
O.P.R.T.C.TX.

35

HORNSBY BEND SECTION I  
VOL. 76, PG. 278,  
P.R.T.C.TX.

36

[51.57 ACRES]  
WARRANTY DEED  
WITH VENDOR'S LIEN  
BAMBOO HOLDINGS, LLC  
DOC. NO. 2010049193,  
O.P.R.T.C.TX.

36

[51.57 ACRES]  
WARRANTY DEED  
WITH VENDOR'S LIEN  
BAMBOO HOLDINGS, LLC  
DOC. NO. 2010049193,  
O.P.R.T.C.TX.

37

[51.1441 ACRES]  
SPECIAL WARRANTY DEED  
SH 100, LLC  
DOC. NO. 2021264782,  
O.P.R.T.C.TX.

38

[47.3253 ACRES]  
SPECIAL WARRANTY DEED  
SH 100, LLC  
DOC. NO. 2022045098,  
O.P.R.T.C.TX.

39

[TRACT 1: 52.119 ACRES]  
PARTITION DEED  
JAMES A. NELSON  
VOL. 10810, PG. 40,  
R.P.R.T.C.TX.

40

[3.85 ACRES]  
CITY OF AUSTIN  
VOL. 3296, PG. 247,  
D.R.T.C.TX.

41

[620.973 ACRES]  
EXECUTOR'S DEED  
CAROL ANNE SCHYVER, BRIAN B.  
SCHYVER, AND JEFFERY E. SCHRYVER  
DOC. NO. 2024071789  
O.P.R.T.C.TX.

42

[15.063 AC.-PARCEL 305C]  
JUDGMENT OF COURT IN  
ABSENCE OF OBJECTION  
STATE OF TEXAS  
DOC. NO. 2007013899,  
O.P.R.T.C.TX.

43

[PART 2 ~ 0.812 ACRE]  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2014054909,  
O.P.R.T.C.TX.

44

[PART 1 ~ 1.054 ACRES]  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2014054909,  
O.P.R.T.C.TX.

45

[2.0 ACRES]  
QUITCLAIM DEED  
LYLE AND CHRISTINE  
HUTCHINSON  
VOL. 13380, PG. 393,  
R.P.R.T.C.TX.

46

[10.0 ACRES]  
[SAVE & EXCEPT 2.00 ACRES]  
CORRECTION DEED  
THOMAS DUKE  
DOC. NO. 2017125409,  
O.P.R.T.C.TX.

47

{PART 3 ~ 0.093 ACRES}  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2017206159,  
O.P.R.T.C.TX.

48

{PART 2 ~ 1.041 ACRES}  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2017206159,  
O.P.R.T.C.TX.

49

[1.299 ACRES]  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2019172389,  
O.P.R.T.C.TX.

50

[130.683 ACRES]  
SPECIAL WARRANTY DEED  
FANNIE RUTH SAYLER  
DOC. NO. 1999019515,  
O.P.R.T.C.TX.

51

[2.793 ACRES]  
AGREEMENT FINAL JUDGMENT  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2021148483, O.P.R.T.C.TX.  
AGREED JUDGMENT NUNC PRO TUNC  
DOC. NO. 2021148484, O.P.R.T.C.TX.

52

[27.92 ACRES]  
CORRECTION TO  
SPECIAL WARRANTY DEED  
SEVEN BAR PROPERTIES, LLC  
DOC. NO. 2019062228,  
O.P.R.T.C.TX.

53

[261.14 ACRES]  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
DOC. NO. 2002153674,  
O.P.R.T.C.TX.

54

[53.694 AC.]  
CONSTABLE'S TAX DEED  
TERRY MASTERS  
VOL. 12137, PG. 79,  
R.P.R.T.C.TX.

55

[41.974 ACRES]  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
AUSTIN MANOR VENTURES LLC  
DOC. NO. 2021109093,  
O.P.R.T.C.TX.

FILE No. 1370

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DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

BOUNDARY EXHIBIT  
WHISPER VALLEY, 2,060.45 ACRES  
PLANNED UNIT DEVELOPMENT MAP

56

{0.310 AC.} PARCEL 22  
SPECIAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 11494, PG. 1830,  
R.P.R.T.C.TX.

57

THE EVERGREEN AT  
WHISPER VALLEY FINAL PLAT  
DOC. NO. 202300078,  
O.P.R.T.C.TX.

58

STONE CREST AT WHISPER VALLEY-  
WHISPER VALLEY VILLAGE 1 SECTION 2  
DOC. NO. 202300032,  
O.P.R.T.C.TX.

59

(14.698 ACRES)  
SPECIAL WARRANTY DEED  
MANOR PARCEL 34 MF, LLC  
DOC. NO. 2022068982,  
O.P.R.T.C.TX.

60

(247.156 ACRES)  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
CLUB DEAL 120 WHISPER VALLEY,  
LIMITED PARTNERSHIP  
DOC. NO. 2006152073,  
O.P.R.T.C.TX.

**LEGEND**

|               |   |
|---------------|---|
| P.O.B.        | POINT OF BEGINNING                              |
| D.R.T.C.TX.   | DEED RECORDS OF TRAVIS COUNTY, TEXAS            |
| P.R.T.C.TX.   | PLAT RECORDS OF TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.TX. | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.TX. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |

**NOTES:**

1. BEARINGS BASIS IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE PROJECT COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99993782.
4. A PORTION OF THIS SURVEY IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED DURING NOVEMBER 2020 THROUGH MARCH 2025. HR GREEN DEVELOPMENT TX, LLC DID NOT PERFORM AN ON-THE-GROUND SURVEY OF THE BOUNDARY ALONG GILLELAND CREEK SHOWN HEREON. THE BOUNDARY CALLS ALONG GILLELAND CREEK, SHOWN HEREON, ARE BASED UPON RECORD BEARINGS AND DISTANCES RECORDED IN DOCUMENT NO. 2006152076 AND DOCUMENT NO. 2006231899, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND HAVE BEEN ROTATED TO BEST FIT THE RECORD MONUMENTS TO HR GREEN'S FOUND MONUMENTS.
5. THIS DOCUMENT WAS PREPARED UNDER TEXAS ADMINISTRATIVE CODE 138.95, DOES NOT REFLECT THE RESULTS OF AN ON GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**HRGreen**

DEVELOPMENT TX

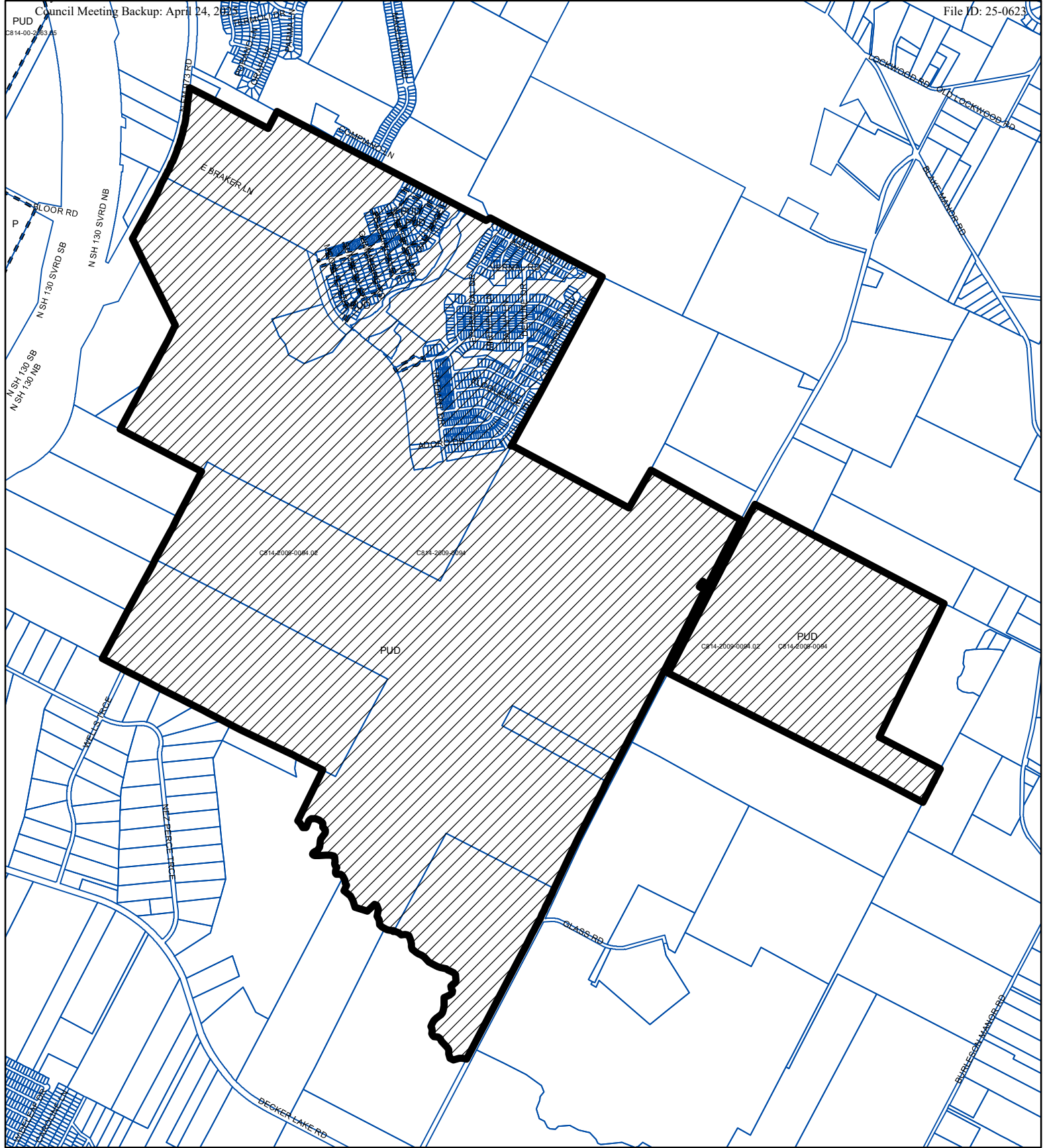
5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
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

TBPE NO: 16384  
TBPLS NO: 10194101

**SURVEY SKETCH to Accompany Description:**

BOUNDARY EXHIBIT  
WHISPER VALLEY, 2,060.45 ACRES  
PLANNED UNIT DEVELOPMENT MAP





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**PLANNED UNIT DEVELOPMENT EXHIBIT "B"**  
**ZONING CASE#: C814-2009-0094.03**



1" = 2,000'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.