



VICINITY MAP
NOT TO SCALE

Land Use Schedule			
Use	Density	Acreage	Units
Residential			
Residential	4.4	846.0 Ac.	3,722
High Density Res.	10.0	158.9 Ac.	1,589
Multi-Family	20.0	83.0 Ac.	1,660
Sub Total		1,087.9 Ac.	6,971
Non-Residential			
Retail	33.3 Ac.		
Regional Retail	90.8 Ac.		
Research & Development/Commercial	421.7 Ac.		
Commercial/ Office/Retail/Light Industrial	128.4 Ac.		
Commercial/ Office/Retail	86.2 Ac.		
Sub Total		760.4 Ac.	
Community Recreation Facilities			
Recreation Centers	16.5 Ac.		
Parks	13.5 Ac.		
Gun & Tackle Club	16.2 Ac.		
Rec. Sports Fields	14.3 Ac.		
Existing Lakes	68.7 Ac.		
Flood Plain/Esmt/OS/Drainage	467.8 Ac.		
Sub Total		597.0 Ac.	
Community Uses			
Waste Water Treatment Plant	14.6 Ac.		
Detention Pond	9.0 Ac.		
Elementary Schools	29.0 Ac.		
Middle School	25.7 Ac.		
Day Care	1.7 Ac.		
Fire Station	1.4 Ac.		
ROW	191.0 Ac.		
Sub Total		272.4 Ac.	
TOTALS		2,717.7 Ac.	6,971

- Notes**
- 1) Sunfield MUD #1, 3 and 4 are in Buda ETJ. Sunfield MUD #2 is in the Limited Purpose Annexed Area of the City of Austin and is shown for informational purposes only.
 - 2) As it relates to the floodplain, engineers will determine the final location and reflect necessary changes to the Land Plan.
 - 3) Owner and Hays County ISD shall agree on final location of schools.
 - 4) Per agreement, owner shall dedicate 1.5 acre site to Buda for civic use within allocation to be mutually agreed upon.
 - 5) Water and Wastewater will be provided by MUD's 1-4. Water and wastewater connection lines will be inside or adjacent to the MUD boundaries.
 - 6) All Parkland Element Requirements for the City of Buda will be met on this project.
 - 7) Land Use areas shown reflect rounded measurements based on overall survey information and have not been confirmed by individual ground surveys.
 - 8) Light industrial structures in Parcel B and Parcel C shall be set back a minimum of 300 feet from the right-of-way for future Loop 4/Main Street pursuant to Section 2(c) of Amendment No. 3.

LEGEND

	RESIDENTIAL		GUN & TACKLE CLUB
	HIGH DENSITY RESIDENTIAL		PARK/SPORTS FIELDS
	MULTI-FAMILY		LAKE
	REGIONAL RETAIL		FLOODPLAIN/ DRAINAGE
	RETAIL		WWTP
	RESEARCH & DEVELOPMENT/ COMMERCIAL		FIRE STATION
	COMMERCIAL/ OFFICE/ RETAIL/ INDUSTRIAL		DETENTION POND
	R.O.W.		SUBSTATION
	SCHOOL		PROPERTY BOUNDARY
	DAY CARE		MUD BOUNDARY
	RECREATION CENTER		ETJ BOUNDARY
	ENTRY FEATURE		PEDESTRIAN ACCESS
			APPROXIMATE BUDA CITY LIMITS

2428 PARTNERS LP
 c/o Scarborough Lane Development
 16580 Addison Road, Addison, Texas, 75001 ph. 972-380-5900 fax 972-380-5960

sunfield
 BUDA, TEXAS

MUD Engineer
 Murfee Engineering Co., Inc.
 1101 S Capital of Texas Hwy
 Suite 0110
 Austin, TX 78746-6438

Civil Engineer
 Carlson, Briganice & Doering, Inc.
 3401 Slaughter Ln West
 Austin, TX 78748-5711

LVI
 planning + landscape architecture
 graphic design
 712 Congress Avenue, Suite 300 - Austin, Texas
 812-480-0013

SCALE: 1" = 600'
 0 300 600 1,200 NORTH

Exhibit C - Land Plan
 Amending Exhibit C to Amendment No. 2 to Agreement Concerning
 Creation and Operation of Sunfield Municipal Utility District No. 1
 (Formerly Winfield Municipal Utility District No. 1)

The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objectives.