

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED EAST AND SOUTHEAST OF THE INTERSECTION OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY, AND WEST OF SOUTH U.S. HIGHWAY 183 AND FARM TO MARKET 1625 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE SMALL LOT (I-SF-4A) TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT.

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

PART 1. Pilot Knob Planned Unit Development (Pilot Knob PUD) is comprised of approximately 2,216.56 acres of land located generally east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and bounds in Exhibit A incorporated into this ordinance (the "Property").

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district and interim-single family residence small lot (I-SF-4A) to planned unit development (PUD) combining district on the property described in Zoning Case No. C814-2012-0152, on file at the Planning and Zoning Department, and locally known as generally east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and generally identified in the map attached as Exhibit B.

PART 3. This ordinance and the attached Exhibits A through T are the land use plan (the "Land Use Plan") for the Pilot Knob PUD created by this ordinance. Development of and uses within the Pilot Knob PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as modified by the Pilot Knob PUD, applications must comply with the City Code in effect at the time of application.

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

Exhibit A: Legal Description of the Pilot Knob PUD

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

- 1 Exhibit D. Conceptual Parks and Open Space Plan
- 2 Exhibit E. Parkland and Open Space Tracking Sheet
- 3 Exhibit F. Permitted Land Uses
- 4 Exhibit G. Site Development Regulations
- 5 Exhibit H. Off-Street Parking and Loading Regulations
- 6 Exhibit I. Declaration of Easements and Restrictive Covenants Regarding the
- 7 Maintenance of Drainage Facilities Form
- 8 Exhibit J. Critical Water Quality Zone Transfers
- 9 Exhibit K. Critical Water Quality Zone for Minor Waterways Transferring and
- 10 Receiving Restrictive Covenant Form
- 11 Exhibit L. Proposed Waterway Crossings
- 12 Exhibit M. Wetland Transfer Exhibit
- 13 Exhibit N. Wetlands Transferring and Receiving Restrictive Covenant Form
- 14 Exhibit O. Cut / Fill Exhibit
- 15 Exhibit P. Impervious Cover Map
- 16 Exhibit Q. Tree Conflicts – William Cannon Drive & Slaughter Lane
- 17 Exhibit R. Conceptual Public Art Master Plan
- 18 Exhibit S. PUD Notes
- 19 Exhibit T. Typical Street Sections
- 20 Exhibit U. Project Area

21 **PART 5. Open Space and Parkland Requirements.**

22 The provision of open space and parkland within the Pilot Knob PUD, as generally
23 shown in Exhibit D: Conceptual Parks and Open Space Plan attached hereto, described in
24 the accompanying Exhibit D, Notes for Parkland and Open Space Requirements in the
25 Pilot Knob PUD, and detailed in the *Consent Agreement Pilot Knob Municipal Utility*
26 *District Nos. 1, 2, 3, 4, and 5, Article VIII. Parks and Recreational Facilities and other*
27 *Community Amenities* (the “Consent Agreement”) between the City of Austin and Carma
28 Easton, LLC, dated May 15, 2012.

29 **PART 6. Environmental.**

1 A. Green Building Rating

- 2 1. All buildings in the Pilot Knob PUD will achieve a two-star or greater rating
3 under the City's Austin Energy Green Building program or such buildings
4 will achieve a reasonably equivalent rating under a program approved by the
5 City, using the applicable rating version in effect at the time a rating
6 registration application is submitted for the building.

- 7 B. The Pilot Knob PUD will use green water controls as described in Environmental
8 Criteria Manual (ECM) Section 1.6.7 (*Green Storm Water Quality*
9 *Infrastructure*) to treat 100 percent of the water quality volume required by City
10 Code. Green water quality controls may include, but are not limited to
11 biofiltration ponds, rain gardens and other non-required vegetation.

- 12 C. Natural channel design techniques are required, as shown in Exhibit S.

- 13 D. This section applies to an application for a single-family residential subdivision
14 and to a site plan application filed for commercial, mixed use, multifamily
15 residential or open space development. An integrated pest management (IPM)
16 plan that complies with Section 1.6.9.2 (D) and (F) of the ECM must be
17 submitted for approval. The Landowner shall provide copies of the IPM Plan to
18 single family residential homeowners and commercial property owners.

- 19 E. A site plan application filed for open space, commercial or multifamily
20 development shall only utilize plant material recommended in Appendix F
21 (*Descriptive Categories of Tree Species*) of the ECM for use in the development.

- 22 F. All required tree planting shall use Central Texas native seed stock and provide
23 adequate soil volume, as approved by the City at the time of the development
24 application.

- 25 G. Riparian Restoration. This section applies along all intermediate and major
26 waterways.

- 27 1. The existing condition of each critical water quality zone (CWQZ) shall be
28 assessed using the Zone 2 functional assessment methodology described in
29 Appendix X of the ECM. The assessment of existing conditions shall be
30 submitted for review and approval with each residential subdivision and
31 commercial site plan.
- 32 2. A CWQZ that is in "Poor (1)" or "Fair (2)" condition shall be restored to
33 "Good (3)" or "Excellent (4)" condition.

3. A CWQZ that is in “Good (3)” or “Excellent (4)” condition shall not be disturbed, except as otherwise allowed by City Code.
 4. A Riparian Restoration Plan (the “Plan”) shall be submitted to the City for review and approval with each residential subdivision and commercial site plan. The Plan must demonstrate that all parameters of the Appendix X “Scoring: Zone 2 – Critical Water Quality Zone” table shall be raised to “Good (3)” or “Excellent (4)” condition.
- H. When reclaimed water is available to the Pilot Knob PUD, reclaimed water shall be used for irrigation in open space areas as determined by the City, subject to any applicable water use restrictions imposed by the City. Reclaimed water shall not be used for irrigation in CWQZs, CEF buffers, or floodplain.
- I. Toilets, bathroom sink faucets, and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Landowner and the City shall be installed in all residential buildings.
- J. All residential irrigation system components shall be certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Landowner and the City.

PART 7. Public Facilities.

- A. The Landowner shall dedicate a 2.0 net buildable acre site for a future City of Austin Fire/EMS station in a location to be mutually agreed upon by the Landowner and the City, and approximately in the area shown on Exhibit C. The Austin Fire Department must approve the site. The deed for conveyance of title to the site must be delivered by the Landowner to the City by April 13, 2022. The deed to the site will:
1. contain requirements that the City or the Emergency Services District No. 11 (ESD) commence construction of the Fire/EMS station on the site within ten (10) years after conveyance of the site to the City. If construction does not commence within such time period, then the ownership of the site will revert back to the Landowner; and
 2. grant to the Landowner the right to relocate the site to another location within the project with the approval of the City.
- B. The Landowner shall dedicate two school sites which include bringing water, wastewater, and streets to the two sites at no cost to Del Valle Independent School District, in a location to be mutually agreed upon by the Landowner and the School District, and approximately in the areas shown on Exhibit C.

- 1 C. The Landowner shall designate a ten acre site for a future intermodal transfer
2 station and related public transportation facilities for market price sale to City or
3 Capital Metro.

4 **PART 8. Affordable Housing Program.**

- 5 A. (Blank) percent of the total number of multifamily rental housing development
6 units located within the Pilot Knob PUD will be set aside for occupancy by
7 households whose income is less than (Blank)% of the median family income
8 (each an “Affordable Rental Unit,” collective “Affordable Rental Units”) in the
9 Austin metropolitan statistical area for a rental affordability period of forty (40)
10 years (collectively, the “Rental Affordability Requirement”) from the date of a
11 certificate of occupancy.
- 12 B. (Blank) percent of the total number of lots or units sold as owner-occupied
13 residential housing units located within the Pilot Knob PUD will be priced at the
14 time of their initial offering for sale and set aside for occupancy by households
15 whose income is equal to or less than (Blank)% of the median family income of
16 the Austin metropolitan statistical area (each an “Affordable Ownership Unit,”
17 collectively, the “Affordable Ownership Units” and the “Ownership Affordability
18 Requirement”).
- 19 C. The Developer will make a financial contribution to the City’s affordable housing
20 program equal to two percent of the total “hard” construction cost reimbursements
21 actually received by the Developer out of the proceed of bonds issued by the
22 District and the other Pilot Knob districts, up to a maximum total contribution of
23 \$8 million.

24 **PART 9. Transportation and Bicycle Plan.**

- 25 A. Where rear property lines of single family residences abut East William Cannon
26 Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, a solid fence of at
27 least six (6) feet in height shall be provided.
- 28 B. Bike lanes shall be provided on all roads that are classified as a 4-Lane Primary
29 Collector, a Minor Arterial or a Major Arterial.

30 **PART 10. Art.**

- 31 A. The Pilot Knob PUD will participate in the Art in Public Places program.
32 Approximate public art locations are shown on Exhibit R.

33 **PART 11. Definitions.**

1 A. In this ordinance Section 25-1-21 is modified to add or revise the following
2 terms:

- 3 1. ACCESS LOT means a lot on a plat that provides joint access for lots that
4 are to be served by only an alley.
- 5 2. ACTIVE ADULT COMMUNITY means a planned community for residents
6 from an active working life.
- 7 3. BUFFER ZONE means a setback from the centerline of a BUFFERED
8 WATERWAY in which development is restricted per the provisions of this
9 ordinance.
- 10 4. BUFFERED WATERWAY means a waterway having a contributing
11 drainage area of less than 320 acres but more than 64 acres.
- 12 5. COMMON COURTYARD means a lot on a plat that provides street
13 frontage and common green area for lots that are served by only an alley.
- 14 6. COMMUNITY CENTER means the use of a site for the provision of
15 meeting, recreational, or social activities primarily for the use of
16 neighborhood residents.
- 17 7. CONSENT AGREEMENT means collectively those agreements included as
18 Exhibit B in Ordinance No. 20120322-031, 20120322-032, 20120322-033,
19 20120322-034 and 20120322-035.
- 20 8. DISTRICT(S) means one or more of the Pilot Knob Municipal Utility
21 Districts.
- 22 9. EMPLOYMENT CENTER means the land use areas identified on Exhibit
23 C: Land Use Plan as EC. The Employment Center land use areas provide
24 for larger scale commercial and employment uses. Regional retail and
25 residential uses, as well as mixed use buildings, are also permitted.
- 26 10. FLAG LOT is modified such that the minimum width of the flag is ten (10)
27 feet for a lot abutting a common open space and an access lot and is to be
28 overlaid with a joint use access easement. Driveway access will be
29 restricted to the joint use access easements.
- 30 11. LAND USE AREA means the following use categories into which the Pilot
31 Knob PUD is divided and as identified on Exhibit C: Land Use Plan –
32 Mixed Residential, Employment Center, Town Center, and Open Space.

- 1 12. MIXED RESIDENTIAL AREA means the land use areas identified on
2 Exhibit C: Land Use Plan as MR-1 and MR-2. The Mixed Residential land
3 use areas allow a wide diversity of residential building types, including
4 single family, multi-family as well as sites for office, commercial, civic, and
5 mixed use buildings.
- 6 13. MANSION HOUSE means a structure on one lot designed to appear like a
7 large single family residence, but that is divided into four to six units, each
8 with an individual entry.
- 9 14. OPEN SPACE means the land use areas identified on Exhibit C: Land Use
10 Plan as OS. The Open Space land use areas are intended to provide a
11 continuous system of open space for the Pilot Knob PUD community, and
12 include community facilities. Mixed use buildings are permitted.
- 13 15. PLAYFIELD means an outdoor sodded or pervious area used for
14 noncommercial recreational uses. Typical uses include baseball, football
15 and soccer fields.
- 16 16. ROW HOUSE means an attached two or three-story townhouse on its own
17 lot.
- 18 17. SHOP HOUSE means a row house with a ground level workspace or
19 commercial space and upper level living space.
- 20 18. TOWN CENTER means the land use area identified on Exhibit C: Land Use
21 Plan as TC-1. The Town Center land use area is a mixed-use district
22 providing neighborhood retail/commercial and service uses along a
23 pedestrian-oriented shopping street and multiple sites for higher density
24 office, residential housing, and civic uses. Mixed use buildings are
25 permitted.
- 26 19. YARD HOUSE means a detached single family residence. An accessory
27 dwelling unit may be constructed over the garage.

28 **PART 12. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article
29 2, Division 5 (*Planned Unit Development*) of the Code, the following site development
30 regulations apply to the Pilot Knob PUD instead of otherwise applicable City regulations:

31 A. General

- 32 1. Section 25-1-21(103) (*Definition of Site*) is modified to provide that a site in
33 the Pilot Knob PUD may cross a public street or right-of-way.

2. Section 25-1, Article 14 (*Parkland Dedication*) is modified such that Exhibit D: Conceptual Parks and Open Space Plan and Exhibit D, Notes for Parkland and Open Space Requirements in the Pilot Knob PUD shall satisfy all parkland dedication requirements. Parkland and open space shall be tracked in accordance with Exhibit E: Parkland and Open Space Tracking Sheet. Modifications to this document may be made if agreed upon by the City and the Applicant, without requiring a PUD amendment.

B. Zoning.

1. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code is amended to provide that the boundaries of the Pilot Knob PUD may be noncontiguous.
2. Section 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) is modified to allow additional land area that is located within the Project Area, to be amended into the Pilot Knob PUD, without having to demonstrate additional compliance and superiority with this division. The Project Area is defined as the additional land depicted in the attached Exhibit U: Project Area, all or a part of which may be added to the Land and annexed into the District.
3. Section 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1 J. (*Minimum Requirements*) is modified to allow gated roadways for a congregate living, convalescent services, retirement housing (large site), or retirement housing (small site) use, provided that connectivity for pedestrian and bicycle uses is maintained.
4. Section 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 (*Additional Requirements*) and Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) are modified as follows:
 - a. A block is a parcel of land defined by streets, internal circulation routes and/or publicly accessible pedestrian ways. A block may be defined on up to two sides by external property lines, provided that internal circulation routes are stubbed out to an external property line.
 - b. A block may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e. easement boundaries).
 - c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each.

- d. All roadways within the Pilot Knob PUD are considered “Suburban Roadways” for the purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a Core Transit Corridor.
- e. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b (*Planting Zone*) is modified such that this requirement is subject to Travis County approval.
5. Subsection 3.2.2.C. (*Residential Uses*) of Section 25-2, Subchapter B, Article 2, Division 5, Subpart C (*Planned Unit Development Regulations*) is modified such that the site development regulations of Exhibit C: Land Use Plan, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
6. Subsection 3.2.3.E (*Nonresidential Uses*) of Section 25-2, Subchapter B, Article 2, Division 5, Subpart C (*Planned Unit Development Regulations*) is modified to such that the number of curb cuts or driveways shall not apply to the Pilot Knob PUD.
7. Section 25-2-517 (*Requirements for Amphitheaters*) is modified such that a Land Use Commission is not required.
8. Section 25-2-812(C)(2) (*Mobile Food Establishments*) is modified so that a mobile food establishment is a permitted use within all areas of the Pilot Knob PUD.
9. Sections 25-2-1006(A)(1) and 25-2-1006(A)(2) (*Visual Screening*) are modified so that only the structural components of a green water quality facility or a green stormwater drainage facility is subject to the visual screening requirements of this section.
10. Section 25-2-1032(A)(1) (*Trees Required*) is modified so that lots having an area of 2,500 square feet or less require that only one tree be planted.
11. Except as provided in this subsection, Section 25-2-1051, Subchapter C, Article 10 (*Compatibility Standards*) does not apply within the Pilot Knob PUD.
12. Notwithstanding the above provision, development outside of the Pilot Knob PUD triggers the compatibility standards of Section 25-2, Subchapter C, Article 10 (*Compatibility Standards*).

C. Traditional Neighborhood District.

1. The compatibility standards in Subsections (A), (B), (C), (D) and (E) of Chapter 25-3-86 (*Compatibility Standards*) apply to development within the Pilot Knob PUD.

D. Subdivision.

1. Section 25-4-62 (*Expiration of Approved Preliminary Plan*) is modified to provide that an approved preliminary plan covering land in the Pilot Knob PUD expires 10 years after the date of filing the application.
2. Section 25-4-132(B) (*Easements and Alleys*) is modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off-Street Parking and Loading Regulations.
3. Section 25-4-174 (*Lot Size*) shall be replaced by Exhibit G: Site Development Regulations.
4. Section 25-4-232(C)(1 through 21) (*Small Lot Subdivisions*) shall be replaced by Exhibit G: Site Development Regulations.
5. Section 25-4-232 (*Small Lot Subdivisions*) is modified so that the maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association or the MUD.
6. Section 25-4-232(D)(2) (*Small Lot Subdivisions*) is modified so that it shall include a description of the requirements of Exhibit G: Site Development Regulations.
7. Section 25-4-232(D)(5) (*Small Lot Subdivisions*) is modified so that it has provisions obligating the adjoining property owner, or the homeowners' association to maintain common areas and access easements.
8. Section 25-4-233(E) (*Single-Family Attached Residential Subdivision*) is replaced by Exhibit G: Site Development Regulations.
9. Section 25-4-233 (*Single-Family Attached Residential Subdivision*) is modified so that it must require that development and use of the lots comply with Exhibit G: Site Development Regulations.

E. Transportation.

1. Section 25-6-2(A) (*Driveway Approaches Described*) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row

1 house, shop house, or mansion house with a driveway that serves four or
2 fewer parking space is located.

- 3 2. Section 25-6-2(B) (*Driveway Approaches Described*) is modified to provide
4 that a Type 2 driveway approach is a concrete driveway approach that
5 provides access from a roadway other than a principal roadway to a property
6 used for a purpose other than a yard house, row house, shop house, or
7 mansion house with a driveway that serves four or fewer parking spaces.
- 8 3. Section 25-6-116 (*Desirable Operating Levels for Certain Streets*) does not
9 apply within the Pilot Knob PUD.
- 10 4. Section 25-6-117(D)(1) (*Waiver Authorized*) does not apply within the Pilot
11 Knob PUD.
- 12 5. Section 25-6-141(B)(1) (*Action on Application*) does not apply within the
13 Pilot Knob PUD.
- 14 6. Section 25-6-171 (*Standards for Design and Construction*) is modified to
15 provide that Travis County may administratively approve the use of
16 innovative or alternate roadway designs that are not listed in the
17 Transportation Criteria Manual and City of Austin Standards and Standard
18 Specifications.
- 19 7. Section 25-6-172 (*Arterial Streets*) does not apply within the Pilot Knob PUD.
- 20 8. Section 25-6-292(C) (*Design and Construction Standards*) is modified to
21 provide that direct vehicular access from a lot to an alley is permitted in all
22 areas of the Pilot Knob PUD.
- 23 9. Section 25-6, Article 7 (*Off-Street Parking and Loading*) is modified and shall
24 be replaced by Exhibit H: Off-Street Parking and Loading Regulations.
- 25 10. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading*
26 *Requirements*) is modified and replaced by Exhibit H: Off-Street Parking and
27 Loading Regulations.

28 F. Drainage.

- 29 1. Section 25-7-153 (*Detention Basin Maintenance and Inspection*) is modified
30 to provide that a detention basin located in an open space or right-of-way land
31 use area, prior to full purpose annexation of the area, will be financed,
32 operated and maintained by the Property Owner or Developer or District(s).
33 the Declaration of Easements and Restrictive Covenants Regarding the
34 Maintenance of Drainage Facilities shown in Exhibit I shall be used for each

development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full-purpose annexation by the City, the City will accept and maintain all detention basins on the Property.

G. Environmental.

1. Section 25-8-42 (*Administrative Variances*) is modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42.
2. Section 25-8-64(B)(5) (*Impervious Cover Assumptions*) is modified as follows: For lots smaller than 3,300 square feet, impervious cover is assumed at 75 percent for each lot.
3. Section 25-8-92(B)(1) (*Critical Water Quality Zones Established*) is modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.
4. Section 25-8-92(B)(4) (*Critical Water Quality Zones Established*) is modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one-to-one basis using one of the methods listed below:
 - a. Providing a 50-foot wide setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a Critical Water Quality Zone (CWQZ) for a minor waterway, and/or
 - b. Increasing the buffer width established by the 50-foot wide centerline setback (total width of 100 feet centered on the waterway) to an average width of 200 feet for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.
 - c. If the mitigation area is an intermediate or major waterway, then it must be restored to “Good” or “Excellent” condition, as specified in the code modification to Section 25-8-261(G) (*Critical Water Quality Zone Development*).

- 1 d. Additional mitigation methodologies may be presented to and reviewed
2 for approval by the Watershed Protection Department, which may
3 include but not be limited to such factors as the preservation of otherwise
4 unprotected riparian zones or other features having superior
5 environmental value.
- 6 e. Buffer zones shall be tracked utilizing Exhibit J: Critical Water Quality
7 Zone Transfers and Exhibit K: Critical Water Quality Zone for Minor
8 Waterways Transferring and Receiving Restrictive Covenant Form.
9 Modifications to Exhibit K may be made, if agreed upon by the Director
10 of the Watershed Protection Department and the Applicant, without
11 requiring a PUD amendment.

12 5. Section 25-8-231 (*Water Quality Control Maintenance and Inspection*) are
13 modified to provide that a water quality control facility located in an open
14 space or right-of-way land use area, prior to full purpose annexation of the
15 area, will be financed, operated and maintained by the Property Owner or
16 Developer or District(s). The Declaration of Easements and Restrictive
17 Covenants Regarding the Maintenance of Drainage Facilities shown in
18 Exhibit I shall be used for each development application, where applicable.
19 Modifications to this agreement may be made, if agreed upon by the City and
20 the Developer, without requiring a PUD amendment. Upon full purpose
21 annexation by the City, the City will accept and maintain all detention basins
22 on the Property.

23 6. Section 25-8-261(B)(3) (*Critical Water Zone Development*) is modified as
24 follows:

- 25 a. Section 25-8-261(B)(3)(e) is modified to allow a hard surfaced trail to
26 run parallel to the creek closer than otherwise allowed by this section to
27 provide below-grade crossings under major arterial roadways, as long as
28 the length of trail within the otherwise restricted area is limited to that
29 necessary based on functionality, accessibility standards, or making a
30 transition between within and outside the restricted zone and is placed
31 outside the erosion hazard zone. If it is not feasible to place the trail
32 outside of the erosion hazard zone, then the creek bank may be armored
33 to the extent necessary to protect the trail from erosion damage.
- 34 b. Section 25-8-261(G)(2) is clarified such that ecological restoration or
35 enhancement of creek corridors shall be assessed using the Zone 2
36 functional assessment methodology described in Appendix X of the

Environmental Criteria Manual (ECM). Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.

- c. A CWQZ that is in “Poor (1)” or “Fair (2)” condition shall be restored to “Good (3)” or “Excellent (4)” condition.
 - d. A CWQZ that is in “Good (3)” or “Excellent (4)” condition shall not be disturbed, except as otherwise allowed by City Code.
 - e. A Riparian Restoration Plan (the “Plan”) shall be submitted to the City for review and approval with each residential subdivision and commercial site plan. The Plan must demonstrate that all parameters of the Appendix X “Scoring: Zone 2 – Critical Water Quality Zone” table shall be raised to “Good (3)” or “Excellent (4)” condition.
 - f. The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.
7. Section 25-8-262 (*Critical Water Quality Zone Street Crossings*) is modified as follows:
- a. The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering the restrictions under Section 25-8-261(B)(1).
 - b. With the realignment of FM 1625, Section 25-8-261(B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet.
 - c. Section 25-8-261(B)(3)(a) and Section 25-8-261(B)(4) are modified such that roadways, including local streets and residential streets may cross a minor critical water quality zone at a minimum spacing of 900 feet.
 - d. These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the Director of the Development Services Department.
8. Section 25-8-282 (*Wetland Protection*) is modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfer and

Exhibit N: Wetlands Transferring and Receiving Restrictive Covenant Form, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.

9. Section 25-8-392 (*Uplands Zone*) is modified to allow 65 percent impervious cover (“Total PUD Impervious Cover”) based on gross site area of the Property. Based on a gross site area of 2,216.64 acres, the Pilot Knob PUD is allowed a total impervious cover of 1,440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
10. Sections 25-8-642 (*Administrative Variance*) and 25-8-643 (*Land Use Commission Variance*) are modified to allow the Director of Development Services Department to grant an administrative variance from 25-8-641 for heritage trees required if required for construction of either William Cannon Drive or Slaughter Lane, only after making the findings required in 25-8-642. Areas of potential impact are shown in Exhibit Q: Tree Conflicts – William Cannon Drive & Slaughter Lane.
 - a. Removal of a heritage tree may be reviewed and granted administratively if it pertains to floodplain modification, as floodplain modification is defined pursuant to Section 25-8-364 of the City Code, for in-channel detention.

H. Utility Service.

1. Section 25-9-1(*Applicability*) is modified such that if the code provisions of Subchapter 25-9 conflict with those in the Consent Agreement, the provisions of the Consent Agreement govern.

I. Sign Regulations.

1. Section 25-10-23(B)(7) (*Hazardous Signs Described and Prohibited*) is modified to provide that a person may not install, maintain, or use a sign that has less than nine (9) feet of clearance and that is located within the sign safety triangle established in Figure 6-6 of the Transportation Criteria Manual (TCM).
2. Section 25-10-81 (*Sign Districts Described: Hierarchy Established*) is modified to provide that the Pilot Knob PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan.

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_____, 2015§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk

DRAFT



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

339.690 ACRES (DISTRICT ONE)

**OVERALL 342.280 ACRES
SAVE AND EXCEPT 2.590 ACRES**

A DESCRIPTION OF 342.280 ACRES IN THE SANTIAGO DEL VALLE GRANT, THE GUILLERMO NUNEZ SURVEY NO. 502, AND THE BARBARA LOPEZ Y MIRELEZ SURVEY NO. 503, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 25.304 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 23, 2008 AND RECORDED IN DOCUMENT NO. 2008124712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 152.571 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 2, 2006 AND RECORDED IN DOCUMENT NO. 2006214522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 59.027 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038634 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF F.M. 1625 (80' RIGHT-OF-WAY) AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES); SAID 342.280 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found in the west right-of-way line of U.S. Highway 183 (100' right-of-way) for the northeast corner of said 25.304 acre tract, same being the southeast corner of Lot 14, South 183 Park, a subdivision recorded in

Volume 78, Page 253 of the Plat Records of Travis County, Texas;

THENCE with the west right-of-way line of U.S. Highway 183, same being the east line of said 25.304 acre tract and the north terminus of F.M. 1625, with a curve to the left, having a radius of 5779.84 feet, a delta angle of $6^{\circ}21'28''$, an arc length of 641.35 feet, and a chord which bears South $5^{\circ}19'41''$ West, a distance of 641.02 feet to a calculated point for the east right-of-way line of F.M. 1625;

THENCE with the east right-of-way line of F.M. 1625, the following five (5) courses and distances:

1. South $85^{\circ}41'32''$ West, a distance of 44.00 feet to a calculated point;
2. South $30^{\circ}34'53''$ West, a distance of 164.30 feet to a calculated point;
3. South $27^{\circ}05'32''$ West, a distance of 672.59 feet to a calculated point;
4. South $26^{\circ}41'32''$ West, a distance of 410.38 feet to a calculated point;
5. South $27^{\circ}11'23''$ West, in part with the west terminus of McKenzie Road (60' right-of-way), a distance of 380.85 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of McKenzie Road, for the northwest corner of said 59.027 acre tract;

THENCE with the south right-of-way line of McKenzie Road, same being the northeast line of said 59.027 acre tract, the following two (2) courses and distances:

1. South $62^{\circ}41'20''$ East, a distance of 908.70 feet to a 1" iron pipe found;
2. South $33^{\circ}59'03''$ East, a distance of 171.70 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of U.S. Highway 183, for the northeast corner of said 59.027 acre tract;

THENCE South $04^{\circ}10'14''$ East, with the west right-of-way line of U.S. Highway 183, same being the east line of said 59.027 acre tract, and the east line of said 152.571 acre tract, a distance of 4697.45 feet to a 5/8" rebar found for the southeast corner of said 152.571 acre tract, same being the northeast corner of a 9.87 acre tract described in a deed to Bobby Ray Burklund, et al., recorded in Document No. 1999103744 of the Official Public Records of Travis County, Texas;

THENCE North $62^{\circ}43'22''$ West, with the southwest line of said 152.571 acre tract, same being the northeast line of said 9.87 acre tract, the northeast line of a 19.73 acre tract described in a deed to Erland Burklund, et ux., recorded in Volume 4054, Page 1326 of the Deed Records of Travis County, Texas, the northeast line of a 3.00 acre tract described in a deed to Erland Burklund, et ux., recorded in Volume 3978, Page 1205 of the Deed Records of Travis County, Texas, and the northeast line of a 1.00 acre

tract described in a deed to Erland Burklund, et ux., recorded in Volume 2100, Page 268 of the Deed Records of Travis County, Texas, a distance of 3498.94 feet to a 1/2" rebar with Chaparral cap found in the east right-of-way line of F.M. 1625, for the southwest corner of said 152.571 acre tract, same being the northwest corner of said 1.00 acre tract;

THENCE North 62°38'08" West, crossing F.M. 1625, a distance of 80.00 feet to a calculated point in the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract;

THENCE North 27°05'45" East, with the west right of line of F.M. 1625, same being the east line of said 167.748 acre tract, a distance of 0.13 feet to a calculated point;

THENCE crossing said 167.748 acre tract, said 103.415 acre tract, said 81.018 acre tract, Colton Bluff Springs Road, said 20.807 acre tract and said 138.540 acre tract, the following fourteen (14) courses and distances:

1. North 62°48'33" West, a distance of 190.11 feet to a calculated point;
2. North 27°11'27" East, a distance of 450.00 feet to a calculated point;
3. North 27°05'07" East, a distance of 1284.12 feet to a calculated point;
4. North 62°55'07" West, a distance of 393.35 feet to a calculated point;
5. North 27°04'42" East, a distance of 1090.01 feet to a calculated point;
6. South 62°55'07" East, a distance of 393.93 feet to a calculated point;
7. North 27°06'32" East, a distance of 1006.99 feet to a calculated point;
8. With a curve to the left, having a radius of 800.00 feet, a delta angle of 04°05'43", an arc length of 57.18 feet, and a chord which bears North 19°18'34" West, a distance of 57.17 feet to a calculated point;
9. North 21°21'01" West, a distance of 1149.03 feet to a calculated point;
10. With a curve to the right, having a radius of 499.99 feet, a delta angle of 41°14'55", an arc length of 359.95 feet, and a chord which bears North 00°43'58" West, a distance of 352.23 feet to a calculated point;
11. North 19°53'30" East, a distance of 342.26 feet to a calculated point;
12. With a curve to the right, having a radius of 2002.94 feet, a delta angle of 22°31'58", an arc length of 787.70 feet, and a chord which bears North 58°50'31" West, a distance of 782.64 feet to a calculated point;

13. North 47°34'32" West, a distance of 42.94 feet to a calculated point;

14. North 27°06'47" East, a distance of 3.20 feet to a 1/2" iron pipe found for an interior ell corner in the north line of said 138.540 acre tract, same being the south corner of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

THENCE with the northwest line of said 138.540 acre tract, same being the southeast line of said 380.080 acre tract, the following two (2) courses and distances:

1. North 27°06'47" East, a distance of 851.48 feet to a 3/4" iron pipe found;
2. North 29°08'56" East, a distance of 229.98 feet to a 1/2" iron pipe found for a north corner of said 138.540 acre tract, same being the west corner of said 25.304 acre tract;

THENCE North 26°45'01" East, with the northwest line of said 25.304 acre tract, same being the southeast line of said 380.080 acre tract, a distance of 430.74 feet to a 1/2" rebar found for the north corner of said 25.304 acre tract, same being the west corner of Lot 8, South 183 Park;

THENCE South 48°05'10" East, with the southwest line of South 183 Park, a distance of 2072.23 feet to **POINT OF BEGINNING**, containing 342.280 acres of land, more or less.

SAVE AND EXCEPT 2.461 ACRES:

BEING ALL OF A 1 ACRE TRACT DESCRIBED IN A DEED TO TEOFILLO DE SANTIAGO, DATED AUGUST 1, 1977 AND RECORDED IN VOLUME 5869, PAGE 1058 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALL OF A 1.10 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HERIBERTA OJEDA AND GLORIA OJEDA, DATED NOVEMBER 6, 1995 AND RECORDED IN VOLUME 12586, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.461 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625, for the south corner of said 1.10 acre tract, same being the east corner of said 20.807 acre tract;

THENCE North 53°08'58" West, with the southwest line of said 1.10 acre tract and said 1 acre tract, same being the northeast line of said 20.807 acre tract, a distance of 440.29 feet to a 1/2" rebar found for the west corner of said 1 acre tract, same being an angle point in the south line of said 138.540 acre tract;

THENCE North 30°00'39" East, with the northwest line of said 1 acre tract, same being the south line of said 138.540 acre tract, a distance of 250.26 feet to a 1/2" rebar with Chaparral cap found for the north corner of said 1 acre tract, same being an angle point in the south line of said 138.540 acre tract;

THENCE South 52°47'09" East, with the northeast line of said 1 acre tract and said 1.10 acre tract, same being the south line of said 138.540 acre tract, a distance of 427.83 feet to a calculated point in the west right-of-way line of F.M. 1625, for the east corner of said 1.10 acre tract;

THENCE South 27°05'32" West, with the west right-of-way line of F.M. 1625, same being the southeast line of said 1.10 acre tract, a distance of 249.38 feet to the **POINT OF BEGINNING**, containing 2.461 acres of land, more or less.

SAVE AND EXCEPT 0.129 ACRES:

BEING ALL OF A 0.1291 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO CROWN COMMUNICATION INC., DATED SEPTEMBER 3, 2001 AND RECORDED IN DOCUMENT NUMBER 2001163489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found for the north corner of said 0.1291 acre tract, same being a northeast corner of said 167.748 acre tract, also being in the southwest line of said 103.415 acre tract;

THENCE South 62°41'37" East, with the northeast line of said 0.1291 acre tract, same being the southwest line of said 103.415 acre tract, a distance of 75.00 feet to a calculated point in the west right-of-way line of F.M. 1625, for the east corner of said 0.1291 acre tract;

THENCE South 27°05'45" West, with the west right-of-way line of F.M. 1625, same being the southeast line of said 0.1291 acre tract, a distance of 75.17 feet to a calculated point for the south corner of said 0.1291 acre tract, same being a northeast corner of said 167.748 acre tract;

THENCE North 62°41'37" West, with the southwest line of said 0.1291 acre tract, same being a northeast line of said 167.748 acre tract, a distance of 75.00 feet to a 1/2" rebar with Chaparral cap found for the west corner of said 0.1291 acre tract, same being an angle point in the northeast line of said 167.748 acre tract;

THENCE North 27°05'45" East, with the northwest line of said 0.1291 acre tract, same being the northeast line of said 167.748 acre tract, a distance of 75.17 feet to the **POINT OF BEGINNING**, containing 0.129 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 2006 through June 22, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX1.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the 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.

Em 9/17/2010

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 342.280 ACRES IN THE SANTIAGO DEL VALLE GRANT, THE GUILLERMO NUNEZ SURVEY NO. 502, AND THE BARBARA LOPEZ Y MIRELEZ SURVEY NO. 503, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 25.304 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 23, 2008 AND RECORDED IN DOCUMENT NO. 2008124712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 152.571 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 2, 2006 AND RECORDED IN DOCUMENT NO. 2006214522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 59.027 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038634 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF F.M. 1625 (80' RIGHT-OF-WAY) AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES).

SAVE AND EXCEPT:

2.461 ACRES, BEING ALL OF A 1 ACRE TRACT DESCRIBED IN A DEED TO TEOFILO DE SANTIAGO, DATED AUGUST 1, 1977 AND RECORDED IN VOLUME 5869, PAGE 1058 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND ALL OF A 1.10 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO HERIBERTA OJEDA AND GLORIA OJEDA, DATED NOVEMBER 6, 1995 AND RECORDED IN VOLUME 12586, PAGE 40 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

0.129 ACRES, BEING ALL OF A 0.1291 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO CROWN COMMUNICATION INC., DATED SEPTEMBER 3, 2001 AND RECORDED IN DOCUMENT NUMBER 2001163489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE 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.

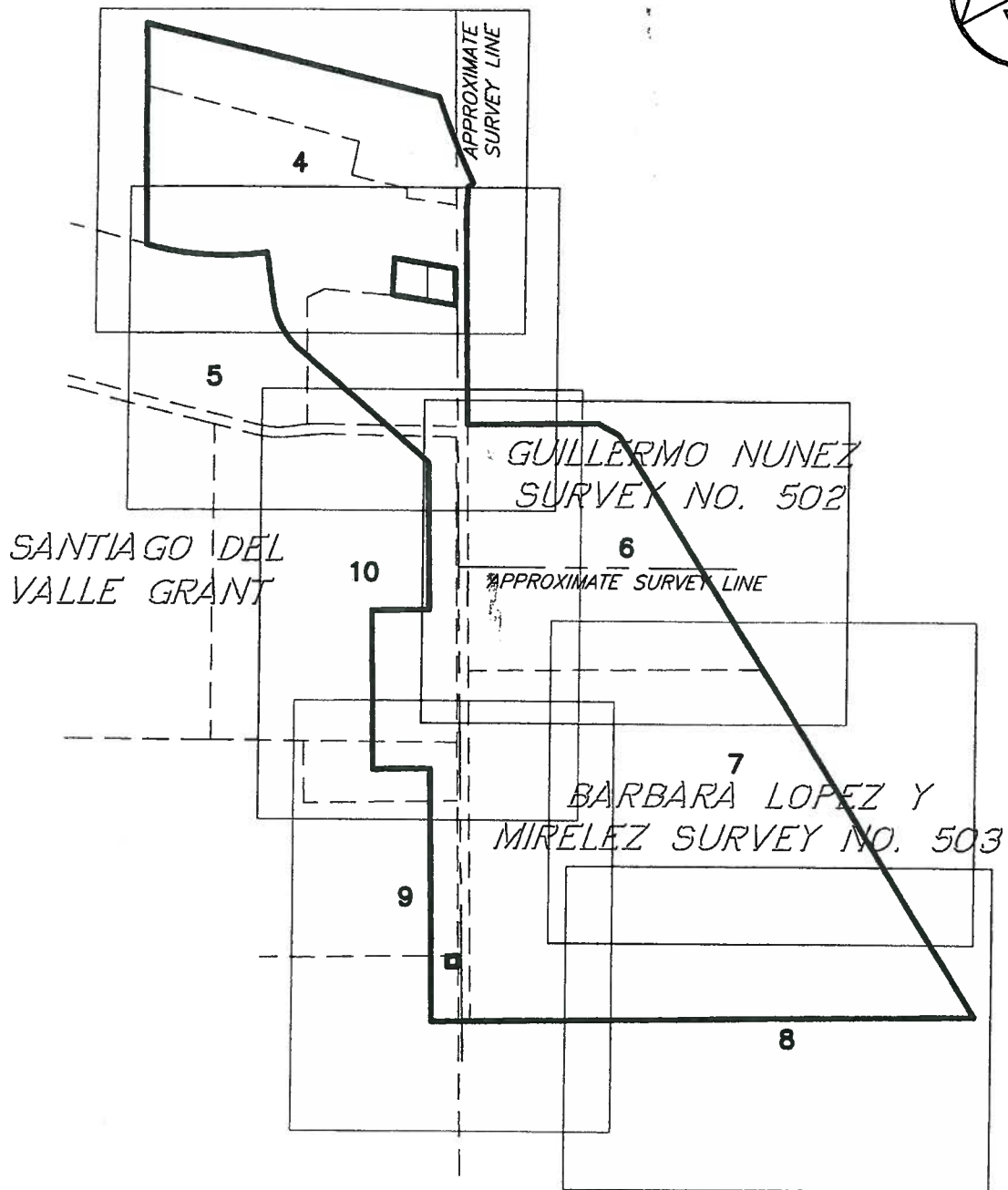
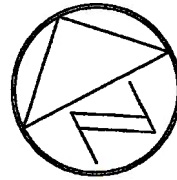
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX1

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 10

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 10

Chaparral

LINE TABLE		
No.	BEARING	LENGTH
L1	S85°41'32"W	44.00'
L2	S30°34'53"W	164.30'
L3	S27°05'32"W	672.59'
L4	S26°41'32"W	410.38'
L5	S27°11'23"W	380.85'
L6	S33°59'03"E	171.70'
L7	N62°38'08"W	80.00'
L8	N27°05'45"E	0.13'
L9	N62°48'33"W	190.11'
L10	N47°34'32"W	42.94'
L11	N27°06'47"E	3.20'
L12	N29°08'56"E	229.98'
L13	N53°08'58"W	440.29'
L14	N30°00'39"E	250.26'
L15	S52°47'09"E	427.83'
L16	S27°05'32"W	249.38'
L17	S62°41'37"E	75.00'
L18	S27°05'45"W	75.17'
L19	N62°41'37"W	75.00'
L20	N27°05'45"E	75.17'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	6°21'28"	5779.84'	321.01'	641.35'	641.02'	S05°19'41"W
C2	4°05'43"	800.00'	28.60'	57.18'	57.17'	N19°18'34"W
C3	41°14'55"	499.99'	188.17'	359.95'	352.23'	N00°43'58"W
C4	22°31'58"	2002.94'	399.01'	787.70'	782.64'	N58°50'31"W

① 1 ACRE
TEOFILO DE SANTIAGO
(5869/1058)

② 1.10 ACRES
HERIBERTA OJEDA &
GLORIA OJEDA
(12586/40)

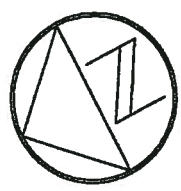
LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- CHAP ● 1/2" REBAR WITH CHAPARRAL CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 3 OF 10

Chaparral

CREEDMOOR DRIVE
(R.O.W. WIDTH VARIES)



1"=300'

U.S. HIGHWAY 183 (100' RIGHT-OF-WAY WIDTH)

F.M. 1625 (80' RIGHT-OF-WAY WIDTH)

APPROXIMATE
SURVEY LINE

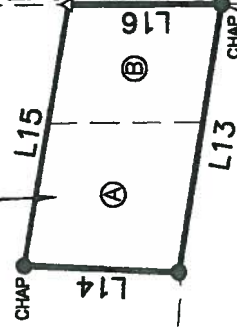
P.O.B.

CHAP

P.O.B.

CHAP

2.461 ACRES
SAVE AND EXCEPT



342.280
ACRES

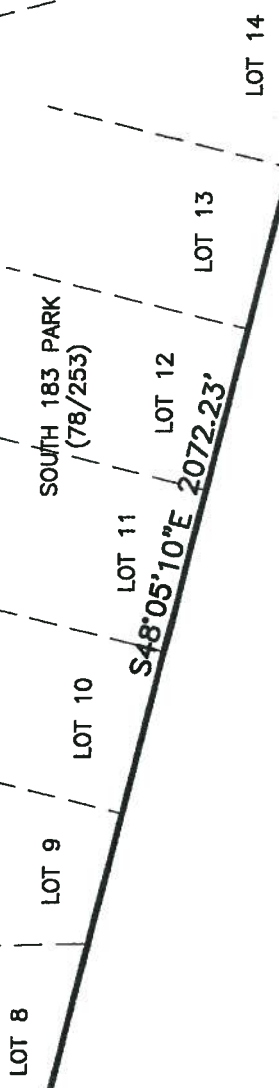
138.540 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007038642)

SANTIAGO DEL
VALLE GRANT

25.304 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008124712)

SOUTH 183 PARK
(78/253)

S48°05'10"E 2072.23'



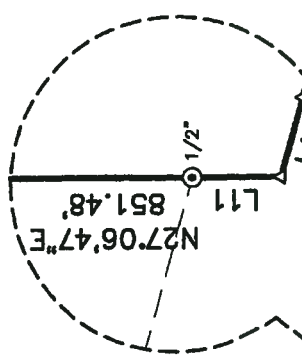
N26°45'01"E
430.74'

1/2"

3/4"

380.080 ACRES
ERNEST COLLINS &
FLORETTA COLLINS
(12791/11)

N27°06'47"E 851.48'



DETAIL
(N.T.S.)

N19°53'30"E
342.26'

C3

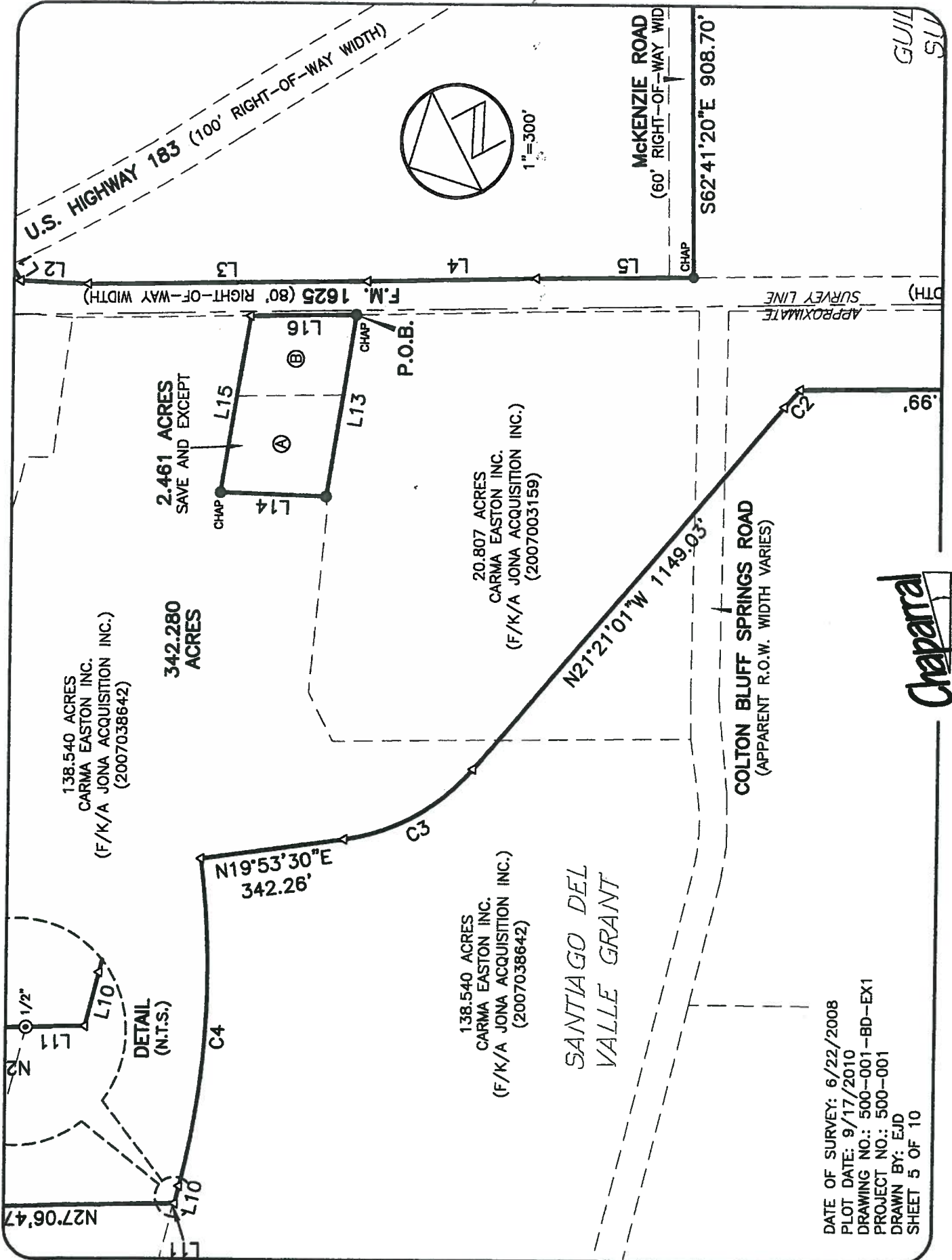
Chaparral

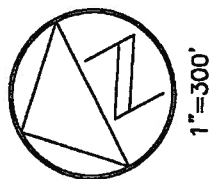
DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 10

GUILL
SU

Chaparral

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 10





1"=300'

S04°10'14"E

U.S. HIGHWAY 183 (100' RIGHT-OF-WAY WIDTH)

CHAP L6

McKENZIE ROAD

(60' RIGHT-OF-WAY WIDTH)

S62°41'20"E 908.70'

CHAP

GUILLERMO NUNEZ
SURVEY NO. 502

59.027 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007038634)

APPROXIMATE SURVEY LINE

342.280
ACRES

BARBARA LOPEZ Y MIRELEZ
SURVEY NO. 503

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 6 OF 10

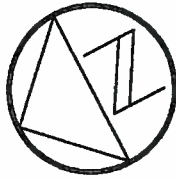
Chaparral

APPROXIMATE SURVEY LINE

F.M. 1625 (80' RIGHT-OF-WAY WIDTH)

N27°06'32"E 1006.99'

RA LOPEZ Y MIRELEZ
URVEY NO. 503



1"=300'

S04°10'14"E 4697.45'

342.280
ACRES

152.571 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006214522)

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 7 OF 10

Chaparral

152.571 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006214522)

342.280
ACRES

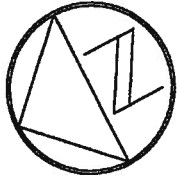
BARBARA LOPEZ Y MIRELEZ
SURVEY NO. 503

N62°43'22"W 3498.94'

19.73 ACRES
ERLAND BURKLUND, ET UX.
(4054/1326)

9.87 ACRES
BOBBY RAY BURKLUND, ET AL.
(1999103744)

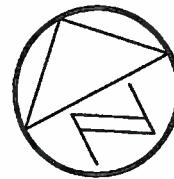
5/8"



1"=300'

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 10





1"=300'

152.571 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006214522)

342.280
ACRES

BARBARA LOPEZ Y
MIRELEZ SURVEY
NO. 503

103.415 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006224021)

SANTIAGO DEL
VALLE GRANT

P.O.B.

CHAP L17
L20
CHAP L19
L18

0.129 ACRES
SAVE AND EXCEPT
(0.1291 ACRES)
CROWN COMMUNICATION, INC.
(2001163489)

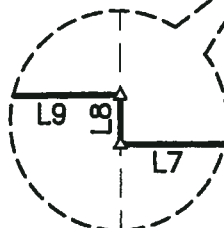
167.748 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006241307)

N27°11'27"E
450.00'

L9 L7

1.00 ACRE
ERLAND BURKLUND,
ET UX.
(2100/268)

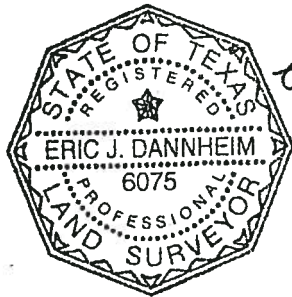
3.00 ACRES
ERLAND BURKLUND,
ET UX.
(3978/1205)



DETAIL
(N.T.S.)

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 9 OF 10

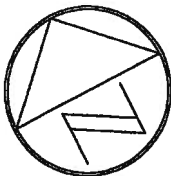
Chaparral



Em
9/17/2010

SANTIAGO DEL
VALLE GRANT

81.018 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006246454)



1"=300'

DATE OF SURVEY: 6/22/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX1
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 10 OF 10

Chaparral

L5

McKENZIE ROAD
(60' RIGHT-OF-WAY WIDTH)

CHAP

S62°41'20"E 908.70'

APPROXIMATE
SURVEY LINE

APPROXIMATE
RIGHT-OF-WAY WIDTH
F.M. 1625 (80')

GUILLERMO
SURVEY

59.027 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION
(2007038634)

APPROXIMATE

342.280
ACRES

BARBARA LOPEZ
SURVEY

152.571 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006214522)

N27°04'42"E 1090.01'

N62°55'07"W
393.35'

N27°06'32"E 1006.99'

S62°55'07"E
393.93'

S62°01'W 1149.03'

COLTON BLUFF SPRINGS ROAD
(APPARENT R.O.W. WIDTH VARIES)



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

557.187 ACRES (DISTRICT TWO)

OVERALL 557.672 ACRES
SAVE AND EXCEPT 0.485 ACRES

A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-

WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 557.672 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found for an interior ell corner in the north line of said 138.540 acre tract, same being an angle point in the south line of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

THENCE crossing said 138.540 acre tract, said 20.807 acre tract, Colton Bluff Springs Road, said 81.018 acre tract, said 103.415 acre tract, said 167.748 acre tract, said 42.558 acre tract, said 20.005 acre tract, said 198.302 acre tract, said 232.233 acre tract, and said 37.390 acre tract, the following thirty (30) courses and distances:

1. South 27°05'52" West, a distance of 3.20 feet to a calculated point;
2. South 47°34'32" East, a distance of 42.94 feet to a calculated point;
3. With a curve to the left, having a radius of 2002.94 feet, a delta angle of 22°31'58", an arc length of 787.70 feet, and a chord which bears South 58°50'31" East, a distance of 782.64 feet to a calculated point;
4. South 19°53'30" West, a distance of 342.26 feet to a calculated point;
5. With a curve to the left, having a radius of 499.99 feet, a delta angle of 41°14'55", an arc length of 359.95 feet, and a chord which bears South 00°43'58" East, a distance of 352.23 feet to a calculated point;
6. South 21°21'01" East, a distance of 1149.03 feet to a calculated point;
7. With a curve to the right, having a radius of 800.00 feet, a delta angle of 04°05'43", an arc length of 57.18 feet, and a chord which bears South 19°18'34" East, a distance of 57.17 feet to a calculated point;
8. South 27°06'32" West, a distance of 1006.99 feet to a calculated point;
9. North 62°55'07" West, a distance of 393.93 feet to a calculated point;
10. South 27°04'42" West, a distance of 1090.01 feet to a calculated point;
11. South 62°55'07" East, a distance of 393.35 feet to a calculated point;
12. South 27°05'07" West, a distance of 1284.12 feet to a calculated point;

13. South $27^{\circ}11'27''$ West, a distance of 450.14 feet to a calculated point;
14. With a curve to the left, having a radius of 1399.96 feet, a delta angle of $31^{\circ}05'54''$, an arc length of 759.86 feet, and a chord which bears North $77^{\circ}33'02''$ West, a distance of 750.56 feet to a calculated point;
15. South $86^{\circ}54'01''$ West, a distance of 948.14 feet to a calculated point;
16. With a curve to the right, having a radius of 1399.96 feet, a delta angle of $31^{\circ}17'38''$, an arc length of 764.63 feet, and a chord which bears North $77^{\circ}27'10''$ West, a distance of 755.16 feet to a calculated point;
17. North $61^{\circ}48'21''$ West, a distance of 1135.34 feet to a calculated point;
18. North $28^{\circ}11'39''$ East, a distance of 910.01 feet to a calculated point;
19. With a curve to the right, having a radius of 431.98 feet, a delta angle of $53^{\circ}14'32''$, an arc length of 401.42 feet, and a chord which bears North $58^{\circ}50'30''$ East, a distance of 387.13 feet to a calculated point;
20. North $16^{\circ}01'51''$ West, a distance of 256.62 feet to a calculated point;
21. With a curve to the left, having a radius of 606.85 feet, a delta angle of $50^{\circ}15'23''$, an arc length of 532.29 feet, and a chord which bears North $37^{\circ}39'34''$ West, a distance of 515.39 feet to a calculated point;
22. North $62^{\circ}55'18''$ West, a distance of 292.66 feet to a calculated point;
23. With a curve to the right, having a radius of 1466.51 feet, a delta angle of $180^{\circ}00'00''$, an arc length of 4607.17 feet, and a chord which bears North $27^{\circ}04'42''$ East, a distance of 2933.02 feet to a calculated point;
24. South $62^{\circ}55'18''$ East, a distance of 292.66 feet to a calculated point;
25. With a curve to the left, having a radius of 606.85 feet, a delta angle of $50^{\circ}15'23''$, an arc length of 532.29 feet, and a chord which bears South $88^{\circ}11'02''$ East, a distance of 515.39 feet to a calculated point;
26. North $70^{\circ}11'14''$ East, a distance of 260.49 feet to a calculated point;
27. With a curve to the right, having a radius of 428.50 feet, a delta angle of $57^{\circ}46'46''$, an arc length of 432.12 feet, and a chord which bears North $02^{\circ}55'38''$ West, a distance of 414.04 feet to a calculated point;
28. North $25^{\circ}57'45''$ East, a distance of 891.49 feet to a calculated point;

29. With a curve to the right, having a radius of 750.00 feet, a delta angle of $16^{\circ}27'44''$, an arc length of 215.49 feet, and a chord which bears North $34^{\circ}11'36''$ East, a distance of 214.75 feet to a calculated point;

30. North $42^{\circ}25'28''$ East, a distance of 130.83 feet to a calculated point in the common line of said 138.540 acre tract and said 380.080 acre tract, from which a $3/4''$ iron pipe found for an angle point in said common line bears North $47^{\circ}34'32''$ West, a distance of 1131.25 feet;

THENCE South $47^{\circ}34'32''$ East, with said common line, a distance of 1475.59 feet to the **POINT OF BEGINNING**, containing 557.672 acres of land, more or less.

SAVE AND EXCEPT 0.485 ACRES:

BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.485 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $1/2''$ rebar found for the south corner of said 21,064 square foot tract, same being an angle point in the southwest line of said 232.233 acre tract, also being in the northeast line of said 37.390 acre tract;

THENCE North $62^{\circ}15'58''$ West, with the southwest line of said 21,064 square foot tract, same being the northeast line of said 37.390 acre tract, a distance of 84.16 feet to a $1/2''$ rebar with Chaparral cap found for the west corner of said 21,064 square foot tract, same being an angle point in the southwest line of said 232.233 acre tract;

THENCE with the common line of said 21,064 square foot tract and said 232.233 acre tract, the following three (3) courses and distances:

1. North $27^{\circ}03'32''$ East, a distance of 251.09 feet to a $1/2''$ rebar found;
2. South $62^{\circ}00'51''$ East, a distance of 84.16 feet to a $1/2''$ rebar found;
3. South $27^{\circ}03'32''$ West, a distance of 250.72 feet to the **POINT OF BEGINNING**, containing 0.485 acres of land, more or less.

Based on surveys made on the ground by Chaparral from May 2006 through July 29, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX2.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the 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.

EW 9/13/2010

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 5848



SKETCH TO ACCOMPANY A DESCRIPTION OF 557.672 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.807 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF AN 81.018 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006246454 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 103.415 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006224021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES), AND ALL OF A 67.339 ACRE ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAVE AND EXCEPT 0.485 ACRES, BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A WARRANTY DEED AND ACCESS EASEMENT TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, DATED MAY 24 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE 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.

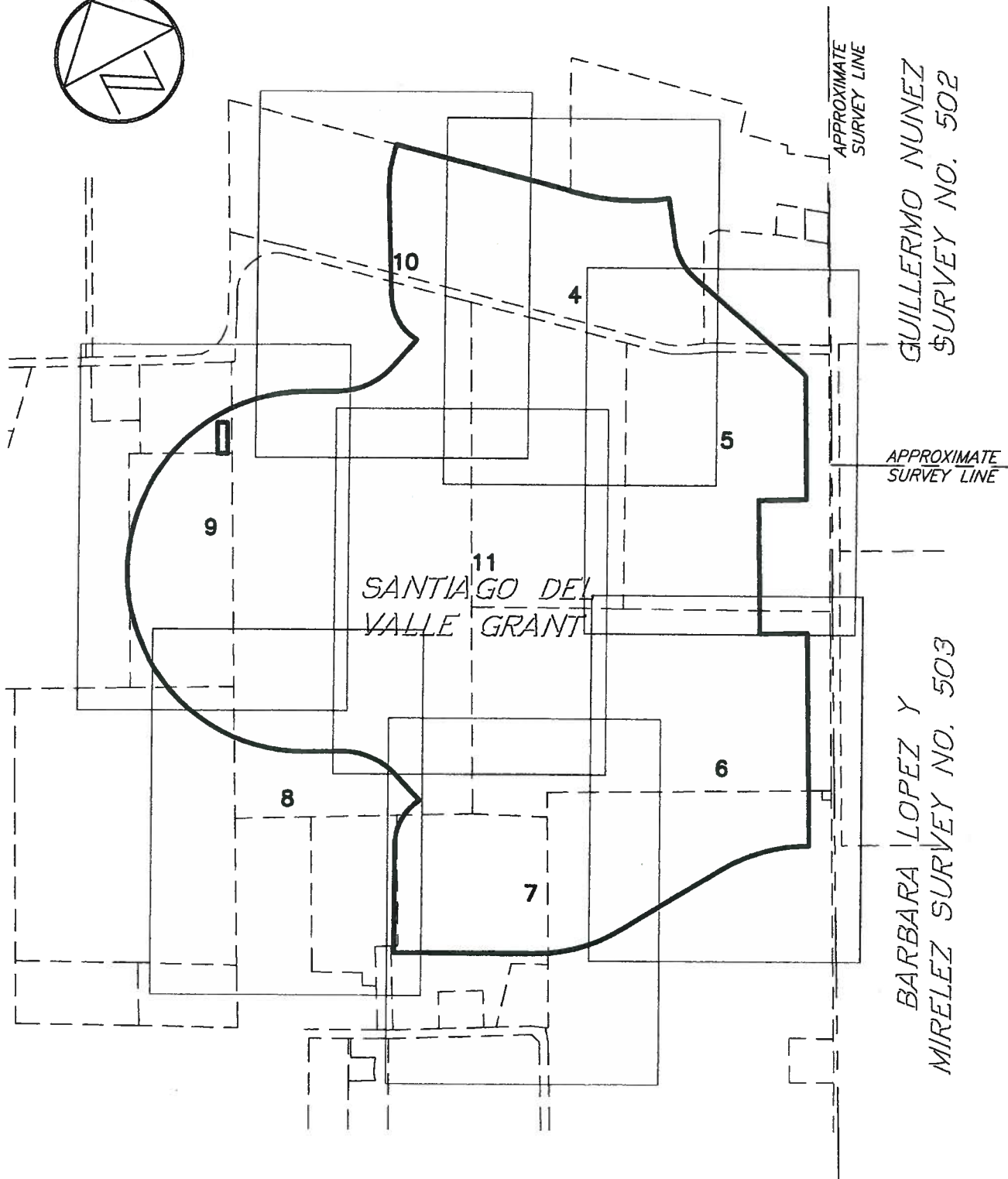
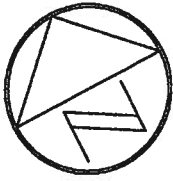
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX2

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 11

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 11

Chaparral

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL
BOUNDARY" CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT

LINE TABLE

No.	BEARING	LENGTH
L1	S27°05'52"W	3.20'
L2	S47°34'32"E	42.94'
L3	N16°01'51"W	256.62'
L4	N70°11'14"E	260.49'
L5	N42°25'28"E	130.83'
L6	N62°15'58"W	84.16'
L7	N27°03'32"E	251.09'
L8	S62°00'51"E	84.16'
L9	S27°03'32"W	250.72'

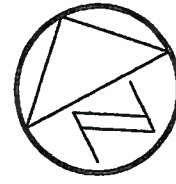
CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	22°31'58"	2002.94'	399.01'	787.70'	782.64'	S58°50'31"E
C2	41°14'55"	499.99'	188.17'	359.95'	352.23'	S00°43'58"E
C3	4°05'43"	800.00'	28.60'	57.18'	57.17'	N19°18'34"W
C4	31°05'54"	1399.96'	389.54'	759.86'	750.56'	N77°33'02"W
C5	31°17'38"	1399.96'	392.11'	764.63'	755.16'	S77°27'10"E
C6	53°14'32"	431.98'	216.52'	401.42'	387.13'	S58°50'30"W
C7	50°15'23"	606.85'	284.63'	532.29'	515.39'	N37°39'34"W
C8	180°00'00"	1466.51'	INFINITE	4607.17'	2933.02'	S27°04'42"W
C9	50°15'23"	606.85'	284.63'	532.29'	515.39'	S88°11'02"E
C10	57°46'46"	428.50'	236.45'	432.12'	414.04'	S02°55'38"E
C11	16°27'44"	750.00'	108.49'	215.49'	214.75'	S34°11'36"W

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 3 OF 11

Chaparral

380.080 ACRES
ERNEST COLLINS &
FLORETTA COLLINS
(12791/11)



1"=300'

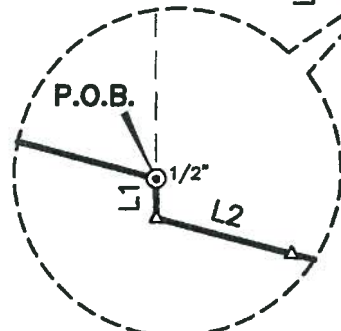
S47°34'32"E 1475.59'

P.O.B.

C1

S19°53'30"W
342.26'

C2



DETAIL
(N.T.S.)

138.540 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007038642)

SANTIAGO DEL
VALLE GRANT

COLTON BLUFF SPRINGS ROAD (APPARENT R.O.W. WIDTH VARIES)

557.672
ACRES

67.339 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007204509)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 11

81
CARMA
(F/K/A JON
(2)

Chaparral

138.540 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007038642)

20.807 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007003159)

S21°21'01"E 1149.03'

APPROXIMATE
SURVEY LINE

COLTON BLUFF SPRINGS ROAD
(APPARENT R.O.W. WIDTH VARIES)

SANTIAGO DEL
VALLE GRANT

557.672
ACRES

81.018 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006246454)

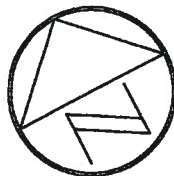
S27°06'32"W 1006.99'

F.M. 1625 (80' RIGHT-OF-WAY WIDTH)

N62°55'07"W
393.93'

S27°04'42"W 1090.01'

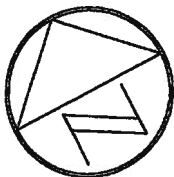
S62°55'07"E
393.35'



1"=300'

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 11

Chaparral



1"=300'

103.415 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006224021)

557.672
ACRES

SANTIAGO DEL
VALLE GRANT

S62°55'07"E
393.35'

S27°05'07"W 1284.12'

S27°11'27"W
450.14'

C4

S86°54'01"W 948.14'

167.748 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006241307)

F.M. 1625 (80' RIGHT-OF-WAY WIDTH)

APPROXIMATE
SURVEY LINE

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 6 OF 11

Chaparral

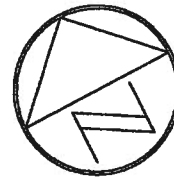
198.302 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

103.415 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006224021)

557.672
ACRES

42.558 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008083861)

167.748 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006241307)



1"=300'

N28°11'39"E 910.01'

N61°48'21"W 1135.34'

C5

S86°5'

LOT A
HARRY REININGER
SUBDIVISION
(65/47)

SANTIAGO DEL
VALLE GRANT

SASSMAN ROAD (70' RIGHT-OF-WAY WIDTH)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 7 OF 11

Chaparral

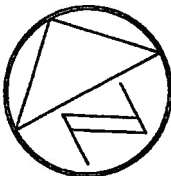
37.390 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008179828)

*SANTIAGO DEL
VALLE GRANT*

557.672
ACRES

198.302 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)



1"=300'

20.022 ACRES
JANIE DIAZ
(CONVEYED 2006101103)
(DESCRIBED 2001200503)

20.005 ACRES
JOHN T. HALDENSTEIN &
JOSHUA N. HALDENSTEIN
(2000203669)

LOT A
HARRY REININGER
SUBDIVISION
(65/47)

N28°11'39"E 910.01'

N62°55'18"W
292.66'

C7

C5

C6

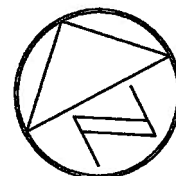
DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 11

Chaparral

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

L8
L7
L9
L6
CHAP

0.485 ACRES
SAVE AND EXCEPT
CALLED 21,064 SQ. FT.
CREEDMOOR-MAHA WATER
SUPPLY CORPORATION
(1999070566)



1"=300'

37.390 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008179828)

198.302 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

557.672
ACRES

SANTIAGO DEL
VALLE GRANT

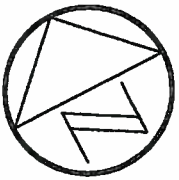
DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 9 OF 11

Chaparral

3/4"

N47°34'32"W 1131.25'

380.080 ACRES
ERNEST COLLINS &
FLORETTA COLLINS
(12791/11)

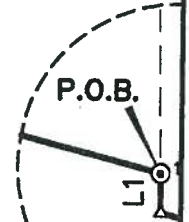


1"=300'

138.540 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007038642)

S47°34'32"E 1475.59'

L5
C11
N25°57'45"E 891.49'



P.O.B.

DE
(N.T)

COLTON BLUFF SPRINGS ROAD

(APPARENT R.O.W. WIDTH VARIES)

SANTIAGO DEL
VALLE GRANT

C10

198.302 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

L4

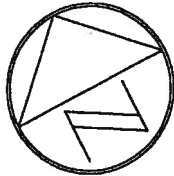
S62°55'18"E
292.66'

C9

557.672
ACRES

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 10 OF 11

Chaparral



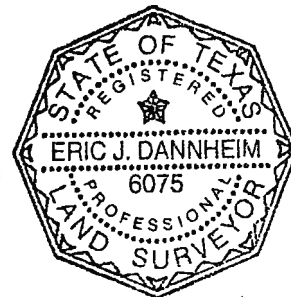
1"=300'

67.339 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007204509)

557.672
ACRES

198.302 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

*SANTIAGO DEL
VALLE GRANT*



EJD
9/13/2010

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/03/2010
DRAWING NO.: 500-001-BD-EX2
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 11 OF 11

Chaparral



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

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

3500 McCall Lane
Austin, Texas 78744

644.135 ACRES (DISTRICT THREE)

**OVERALL 648.268 ACRES
SAVE AND EXCEPT 4.133 ACRES**

A DESCRIPTION OF 648.268 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 18.810 ACRE TRACT AND A REMAINDER OF A 37.306 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 2820 SQUARE FOOT TRACT DESCRIBED IN A DEED WITHOUT WARRANTY TO CARMA EASTON INC., DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2009210291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF A 2.6891 ACRE TRACT DESCRIBED IN A STREET DEDICATION TO THE PUBLIC, DATED JUNE 24, 1986 AND RECORDED IN VOLUME 9769, PAGE 505 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 6.934 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 82.844 ACRE TRACT AND A 25.735 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 89.256 ACRE TRACT AND A 2.731 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 9, 2007 AND RECORDED IN DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REMAINDERS OF A 61.071 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 8.282 ACRE TRACT DESCRIBED IN A

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN, DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES); SAID 648.268 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 89.256 acre tract, same being the east corner of a 6.997 acre tract described in a deed to Fleming Brothers Holding, recorded in Document No. 2006063521 of the Official Public Records of Travis County, Texas, also being in the southwest line of Myrtle – 29 Ac., D. G. Collins Estate, a subdivision of record in Volume 3, Page 220 of the Plat Records of Travis County, Texas;

THENCE South 48°06'08" East, with the northeast line of said 89.256 acre tract, same being the southwest line of said Myrtle – 29 Ac., and the southwest line of said John B. 18 Ac., D. G. Collins Estate, a distance of 1231.54 feet to a 1/2" rebar found in the south line of said John B. 18 Ac., for the northeast corner of said 89.256 acre tract, same being the northwest corner of said 82.844 acre tract;

THENCE South 48°20'11" East, with the northeast line of said 82.844 acre tract, same being the southwest line of said John B. 18 Ac., the southwest line of John B. 11.50 Ac., D. G. Collins Estate, and the southwest line of a 52.418 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Document No. 2004080843 of the Official Public Records of Travis County, Texas, a distance of 1354.84 feet to a 1/2" rebar found in the southwest line of said 52.418 acre tract, for the northeast corner of said 82.844 acre tract, same being the northwest corner of a 2.899 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Document No. 2004080843 of the Official Public Records of Travis County, Texas;

THENCE with the east line of said 82.844 acre tract, same being the west line of said 2.899 acre tract, the following four (4) courses and distances:

1. South 27°02'48" West, a distance of 87.42 feet to a 1/2" rebar with Chaparral cap found;
2. South 28°05'48" West, a distance of 57.15 feet to a 1/2" rebar with Chaparral cap found;
3. South 26°28'48" West, a distance of 262.67 feet to a 1/2" rebar with Chaparral cap found;
4. South 26°58'48" West, a distance of 2126.73 feet to a 1/2" rebar found in the north right-of-way line of Colton Bluff Springs Road, for the southeast corner of said 82.844 acre tract, same being the southwest corner of said 2.899 acre tract;

THENCE South 63°34'23" East, with the north right-of-way line of Colton Bluff Springs Road, same being the southwest line of said 2.899 acre tract, a distance of 49.99 feet to a 1/2" rebar found for the southeast corner of said 2.899 acre tract, same being the southwest corner of said 61.071 acre tract;

THENCE with the west line of said 61.071 acre tract, same being the east line of said 2.899 acre tract, the following four (4) courses and distances:

1. North 26°59'53" East, a distance of 2127.41 feet to a calculated point;
2. North 26°29'46" East, a distance of 262.27 feet to a calculated point;
3. North 28°06'46" East, a distance of 56.92 feet to a calculated point;
4. North 27°03'46" East, a distance of 74.01 feet to a 1/2" rebar found for the northwest corner of said 61.071 acre tract, same being the northeast corner of said 2.899 acre tract, also being in the southwest line of said 52.418 acre tract;

THENCE South 47°55'49" East, with the northeast line of said 61.071 acre tract, same being the southwest line of said 52.418 acre tract, a distance of 467.09 feet to a 1/2" rebar found for the southeast corner of said 52.418 acre tract, same being the southwest corner of a 26.57 acre tract described in a deed to Talfred Collins and Ella Lee Collins, recorded in Volume 2814, Page 127 of the Deed Records of Travis County, Texas;

THENCE South 46°39'23" East, continuing with the northeast line of said 61.071 acre tract, same being the southwest line of said 26.57 acre tract and the southwest line of a 29.02 acre tract described in a deed to Ernest B. Collins and Floretta F. Collins, recorded in Volume 7967, Page 611 of the Deed Records of Travis County, Texas, a distance of 600.09 feet to a 5/8" rebar found for the southeast corner of said 29.02 acre

tract, same being the northwest corner of a 0.264 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005414 of the Official Public Records of Travis County, Texas, also being an angle point in the west line of a 380.080 acre tract described in a deed to Ernest Collins and Floretta Collins, recorded in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas;

THENCE South 27°09'17" West, crossing said 61.071 acre tract, with the west line of said 0.264 acre tract, a distance of 204.33 feet to a 1/2" rebar with Landmark cap found for the southwest corner of said 0.264 acre tract, same being the northwest corner of a 0.392 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005414 of the Official Public Records of Travis County, Texas;

THENCE continuing across said 61.071 acre tract, with the west and south lines of said 0.392 acre tract, the following three (3) courses and distances:

1. South 27°11'22" West, a distance of 105.60 feet to a 1/2" rebar with Landmark cap found;
2. South 26°45'07" West, a distance of 50.71 feet to a 1/2" rebar with Landmark cap found for the southwest corner of said 0.392 acre tract;
3. South 71°13'40" East, a distance of 81.26 feet to a 1/2" rebar with Landmark cap found in the south line of said 0.392 acre tract, for the northwest corner of a 0.624 acre tract described in a deed to the City of Austin, recorded in Document No. 2010005416 of the Official Public Records of Travis County, Texas;

THENCE continuing across said 61.071 acre tract, the following two (2) courses and distances:

1. South 26°39'03" West, with the west line of said 0.624 acre tract, a distance of 899.06 feet to a calculated point for the southwest corner of said 0.624 acre tract;
2. South 47°54'58" East, with the south line of said 0.624 acre tract, a distance of 31.12 feet to a calculated point in the west right-of-way line of Colton Bluff Springs Road, same being the east line of said 61.071 acre tract;

THENCE North 26°38'45" East, with the east line of said 61.071 acre tract, same being the west right-of-way line of Colton Bluff Springs Road, the west line of said 138.540 acre tract, the east line of said 0.624 acre tract and the east line of said 0.392 acre tract, a distance of 1066.13 feet to a 1/2" rebar with Landmark cap found for the northeast corner of said 0.392 acre tract;

THENCE North 70°26'53" West, crossing said 61.071 acre tract, with the north line of said 0.392 acre tract, a distance of 49.62 feet to a calculated point for the southeast corner of said 0.264 acre tract;

THENCE North 27°05'31" East, continuing across said 61.071 acre tract, with the east line of said 0.264 acre tract, a distance of 178.95 feet to a calculated point for the northeast corner of said 0.264 acre tract, same being in the northeast line of said 61.071 acre tract, also being the southwest line of said 380.080 acre tract;

THENCE South 46°39'23" East, with the northeast line of said 61.071 acre tract, same being the southwest line of said 380.080 acre tract, a distance of 49.95 feet to a calculated point for the northeast corner of said 61.071 acre tract, same being an angle point in the southwest line of said 380.080 acre tract;

THENCE South 26°38'45" West, with the east line of said 61.071 acre tract, same being the southwest line of said 380.080 acre tract, a distance of 120.93 feet to a 3/4" iron pipe found for the northwest corner of said 138.540 acre tract;

THENCE with the northeast line of said 138.540 acre tract, same being the southwest line of said 380.080 acre tract, the following two (2) courses and distances:

1. South 47°44'05" East, a distance of 309.95 feet to a 3/4" iron pipe found;
2. South 47°34'32" East, a distance of 1131.25 feet to a calculated point;

THENCE crossing said 138.540 acre tract, Colton Bluff Springs Road, said 198.302 acre tract, said 232.233 acre tract, said 37.390 acre tract, said 42.558 acre tract, said 20.005 acre tract, and said Lot A, the following fourteen (14) courses and distances:

1. South 42°25'28" West, a distance of 130.83 feet to a calculated point;
2. With a curve to the left, having a radius of 750.00 feet, a delta angle of 16°27'44", an arc length of 215.49 feet, and a chord which bears South 34°11'36" West, a distance of 214.75 feet to a calculated point;
3. South 25°57'45" West, a distance of 891.49 feet to a calculated point;
4. With a curve to the left, having a radius of 428.50 feet, a delta angle of 57°46'46", an arc length of 432.12 feet, and a chord which bears South 02°55'38" East, a distance of 414.04 feet to a calculated point;
5. South 70°11'14" West, a distance of 260.49 feet to a calculated point;
6. With a curve to the right, having a radius of 606.85 feet, a delta angle of 50°15'23", an arc length of 532.29 feet, and a chord which bears North 88°11'02" West, a distance of 515.39 feet to a calculated point;
7. North 62°55'18" West, a distance of 292.66 feet to a calculated point;

8. With a curve to the left, having a radius of 1466.51 feet, a delta angle of $180^{\circ}00'00''$, an arc length of 4607.18 feet, and a chord which bears South $27^{\circ}04'42''$ West, a distance of 2933.02 feet to a calculated point;
9. South $62^{\circ}55'18''$ East, a distance of 292.66 feet to a calculated point;
10. With a curve to the right, having a radius of 606.85 feet, a delta angle of $50^{\circ}15'23''$, an arc length of 532.29 feet, and a chord which bears South $37^{\circ}39'34''$ East, a distance of 515.39 feet to a calculated point;
11. South $16^{\circ}01'51''$ East, a distance of 256.62 feet to a calculated point;
12. With a curve to the left, having a radius of 431.98 feet, a delta angle of $53^{\circ}14'32''$, an arc length of 401.42 feet, and a chord which bears South $58^{\circ}50'30''$ West, a distance of 387.13 feet to a calculated point;
13. South $28^{\circ}11'39''$ West, a distance of 910.01 feet to a calculated point;
14. North $61^{\circ}48'21''$ West, a distance of 672.64 feet to a calculated point in the west line of said 20.005 acre tract, same being the east line of a 20.022 acre tract conveyed in a deed to Janie Diaz, recorded in Document No. 2006101103, and described in a deed recorded in Document No. 2001200503, both of the Official Public Records of Travis County, Texas;

THENCE North $27^{\circ}07'27''$ East, with the west line of said 20.005 acre tract, same being the east line of said 20.022 acre tract, a distance of 1099.13 feet to a 1/2" rebar found for the northwest corner of said 20.005 acre tract, same being the northeast corner of said 20.022 acre tract, also being in the southwest line of said 198.302 acre tract;

THENCE North $63^{\circ}21'03''$ West, with the southwest line of said 198.302 acre tract, same being the northeast line of said 20.022 acre tract, a distance of 626.61 feet to a 1/2" rebar found for the southwest corner of said 198.302 acre tract, same being the northwest corner of said 20.022 acre tract, also being in the east line of said 232.233 acre tract;

THENCE South $26^{\circ}53'42''$ West, with the east line of said 232.233 acre tract, same being the west line of said 20.022 acre tract, a distance of 1085.47 feet to a calculated point;

THENCE crossing said 232.233 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 1490.63 feet, a delta angle of $26^{\circ}48'48''$, an arc length of 697.59 feet, and a chord which bears North $52^{\circ}29'28''$ West, a distance of 691.24 feet to a calculated point;

2. North 36°26'06" West, a distance of 1284.36 feet to a calculated point in the southwest line of said 232.233 acre tract, same being the northeast line of a 174.4 acre tract described in a deed to Edward J. Gillen and wife, Mildred Gillen, recorded in Volume 1549, Page 268 of the Deed Records of Travis County, Texas;

THENCE with the southwest line of said 232.233 acre tract, same being the northeast line of said 174.4 acre tract, the following four (4) courses and distances:

1. North 27°21'05" East, a distance of 684.48 feet to a 1/2" rebar with Chaparral cap found;
2. North 62°42'32" West, a distance of 500.00 feet to a 4" iron pipe found;
3. North 27°21'05" East, a distance of 784.20 feet to a 1/2" rebar with Chaparral cap found;
4. North 62°42'32" West, a distance of 999.32 feet to a 1/2" rebar with cap stamped 4453 for the west corner of said 232.233 acre tract, same being the southeast corner of a 120.321 acre tract described in a deed to Noble Capital Servicing, LLC, et al., recorded in Document No. 2009151330 of the Official Public Records of Travis County, Texas;

THENCE North 26°58'58" East, with the west line of said 232.233 acre tract, same being the east line of said 120.321 acre tract, a distance of 1437.81 feet to a calculated point for the northwest corner of said 232.233 acre tract, same being the southwest corner of Lot 1, Pittman Addition, a subdivision of record in Volume 76, Page 228 of the Plat Records of Travis County, Texas;

THENCE South 62°59'36" East, with the north line of said 232.233 acre tract, same being the south line of said Lot 1 and the south line of an 11.000 acre tract described in a deed to O. D. McMarion and Ann Sibley, recorded in Document No. 1999100812 of the Official Public Records of Travis County, Texas, a distance of 857.50 feet to a 1/2" iron pipe found for the southeast corner of said 11.000 acre tract, same being the southwest corner of said 8.282 acre tract;

THENCE North 26°58'15" East, with the west line of said 8.282 acre tract, same being the east line of said 11.000 acre tract and the east line of a 5.014 acre tract described in a deed to O. D. McMarion and wife, Ann McMarion, recorded in Document No. 2007145976 of the Official Public Records of Travis County, Texas, a distance of 653.18 feet to a 1/2" rebar with Chaparral cap found in the east line of said 5.014 acre tract, for the northwest corner of said 8.282 acre tract, same being the southwest corner of a remainder of 13.93 acres conveyed in a deed to Tom Stephens and wife, Janice Stephens, recorded in Volume 7496, Page 513, and described in a deed of record in Volume 3329, Page 1038, both of the Deed Records of Travis County, Texas;

THENCE South $63^{\circ}15'05''$ East, with the north line of said 8.282 acre tract, same being the south line of said remainder of 13.93 acres, a distance of 648.24 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of said 8.282 acre tract, same being the west line of said 232.233 acre tract, also being the southeast corner of said remainder of 13.93 acres;

THENCE North $43^{\circ}26'02''$ East, with the west line of said 232.233 acre tract, same being the east line of said remainder of 13.93 acres, a distance of 538.67 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Colton Bluff Springs Road, for the northwest corner of said 232.233 acre tract, same being the northeast corner of said remainder of 13.93 acres;

THENCE North $32^{\circ}24'14''$ East, crossing Colton Bluff Springs Road, a distance of 70.31 feet to a calculated point in the north right-of-way line of Colton Bluff Springs Road, same being the south line of said 82.844 acre tract;

THENCE with the north right-of-way line of Colton Bluff Springs Road, same being the south line of said 82.844 acre tract, the following two (2) courses and distances:

1. North $63^{\circ}13'10''$ West, a distance of 197.14 feet to a 1/2" rebar found;
2. North $63^{\circ}18'06''$ West, a distance of 703.08 feet to a bolt in concrete found for the southwest corner of said 82.844 acre tract, same being the southeast corner of a 1.0 acre tract described in a deed to Donny Mack Cowan, recorded in Volume 12371, Page 662 of the Real Property Records of Travis County, Texas;

THENCE North $27^{\circ}09'21''$ East, with the west line of said 82.844 acre tract, same being the east line of said 1.0 acre tract, a distance of 290.52 feet to a 1/2" rebar found for the northeast corner of said 1.0 acre tract, same being the southeast corner of said 89.256 acre tract;

THENCE with the south line of said 89.256 acre tract, the following eight (8) courses and distances:

1. North $63^{\circ}01'00''$ West, with the north line of said 1.0 acre tract, a distance of 150.08 feet to a 1/2" rebar with cap found;
2. South $27^{\circ}11'15''$ West, with the west line of said 1.0 acre tract, a distance of 291.18 feet to a 1/2" rebar found in the north right-of-way line of Colton Bluff Springs Road;
3. North $63^{\circ}15'07''$ West, with the north right-of-way line of Colton Bluff Springs Road a distance of 508.93 feet to a calculated point;
4. North $62^{\circ}31'18''$ West, with the north right-of-way line of Colton Bluff Springs Road, a distance of 175.38 feet to a calculated point for the southeast corner of a

0.18 acre tract conveyed in a deed to Rosemary Elizabeth Schweitzer, recorded in Volume 13011 Page 32 of the Real Property Records of Travis County, Texas, and described as Lot No. 2 in a deed of record in Volume 6057, Page 415 of the Deed Records of Travis County, Texas;

5. North 26°26'47" East, with the east line of said 0.18 acre tract, a distance of 130.76 feet to a calculated point for the northeast corner of said 0.18 acre tract;
6. North 63°01'34" West, with the north line of said 0.18 acre tract and the north line of another 0.18 acre tract conveyed in said deed to Rosemary Elizabeth Schweitzer, recorded in Volume 13011 Page 32 of the Real Property Records of Travis County, Texas, and described as Lot No. 1 in a deed of record in Volume 6057, Page 415 of the Deed Records of Travis County, Texas, a distance of 120.03 feet to a calculated point for the northwest corner of said 0.18 acre tract described as Lot No. 1;
7. South 26°58'40" West, with the west line of said 0.18 acre tract described as Lot No. 1, a distance of 129.50 feet to a calculated point in the north right-of-way line of Colton Bluff Springs Road, for the southwest corner of said 0.18 acre tract described as Lot No. 1;
8. North 62°29'29" West, with the north right-of-way line of Colton Bluff Springs Road, a distance of 564.31 feet to a 1/2" rebar found for the southwest corner of said 89.256 acre tract, same being the southeast corner of said 25.735 acre tract;

THENCE continuing with the north right-of-way line of Colton Bluff Springs Road, the following three (3) courses and distances:

1. North 62°29'18" West, with the south line of said 25.735 acre tract, a distance of 64.03 feet to a 1/2" rebar found for the southwest corner of said 25.735 acre tract, same being the southeast corner of said 2.731 acre tract;
2. North 62°29'18" West, with the south line of said 2.731 acre tract, a distance of 237.84 feet to a 1/2" rebar found for the southwest corner of said 2.731 acre tract, same being the southeast corner of said 37.306 acre tract
3. North 63°23'43" West, with the south line of said 37.306 acre tract, a distance of 420.32 feet to a calculated point;

THENCE crossing said 37.306 acre tract, with the north right-of-way line of Colton Bluff Springs Road, the following two (2) courses and distances:

1. North 27°10'53" East, a distance of 6.63 feet to a calculated point;

2. North $62^{\circ}49'07''$ West, a distance of 507.44 feet to a calculated point in the east right-of-way line of McKinney Falls Parkway (right-of-way width varies);

THENCE continuing across said 37.306 acre tract, with the east right-of-way line of McKinney Falls Parkway, the following three (3) courses and distances:

1. North $27^{\circ}10'53''$ East, a distance of 424.86 feet to a calculated point;
2. With a curve to the right, having a radius of 11942.50 feet, a delta angle of $00^{\circ}21'16''$, an arc length of 73.90 feet, and a chord which bears North $27^{\circ}21'31''$ East, a distance of 73.90 feet to a calculated point;
3. North $27^{\circ}31'58''$ East, a distance of 771.23 feet to a calculated point in the west line of said 37.306 acre tract, for the south corner of said 2820 square foot tract;

THENCE continuing with the east right-of-way line of McKinney Falls Parkway, the following seven (7) courses and distances:

1. North $28^{\circ}03'14''$ East, with the west line of said 2820 square foot tract, a distance of 254.40 feet to a 1/2" rebar with Chaparral cap found for the north corner of said 2820 square foot tract, same being an angle point in the west line of said 37.306 acre tract;
2. North $27^{\circ}30'59''$ East, with the west line of said 37.306 acre tract, a distance of 144.75 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said 37.306 acre tract, same being the southwest corner of said remainder of 2.6891 acres;
3. North $32^{\circ}40'32''$ East, with the west line of said remainder of 2.6891 acres, a distance of 159.65 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said remainder of 2.6891 acres, same being the southwest corner of said 18.810 acres;
4. North $27^{\circ}32'48''$ East, with the west line of said 18.810 acre tract, a distance of 696.37 feet to a 1/2" rebar with Chaparral cap found;
5. North $25^{\circ}38'36''$ East, continuing with the west line of said 18.810 acre tract, a distance of 302.02 feet to a 1/2" rebar with Chaparral cap found for the northwest corner of said 18.810 acre tract, same being in the southwest line of said 6.934 acre tract;
6. North $48^{\circ}13'16''$ West, with the south line of said 6.934 acre tract, a distance of 15.47 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 6.924 acre tract;

7. North 27°31'46" East, with the west line of said 6.934 acre tract, a distance of 192.99 feet to a calculated point for the northwest corner of said 6.934 acre tract, same being the southwest corner of a 6.924 acre tract described in a deed to Jose A. Espinosa and Luz A. Espinosa, recorded in Volume 12861, Page 391 of the Real Property Records of Travis County, Texas;

THENCE South 48°13'04" East, with the north line of said 6.934 acre tract, same being the south line of said 6.924 acre tract, a distance of 1617.68 feet to a 1/2" rebar found for the northeast corner of said 6.934 acre tract, same being the southeast corner of said 6.924 acre tract, also being in the west line of said 89.256 acre tract;

THENCE North 28°09'13" East, with the west line of said 89.256 acre tract, same being the east line of said 6.924 acre tract, the east line of a 2 acre tract described in a deed to Erland Burklund, recorded in Volume 6757, Page 601 of the Deed Records of Travis County, Texas, and the east line of said 6.997 acre tract, a distance of 576.68 feet to the **POINT OF BEGINNING**, containing 648.268 acres of land, more or less.

SAVE AND EXCEPT 4.133 ACRES:

BEING ALL OF A 4.132 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHERYL LYNNE AND KIEKE BARRON, DATED JANUARY 1, 1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS; SAID 4.133 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found in the south right-of-way line of Colton Bluff Springs Road, for the northeast corner of said 4.132 acre tract, same being an angle point in the north line of said 232.233 acre tract;

THENCE with the common line of said 4.132 acre tract and said 232.233 acre tract, the following three (3) courses and distances:

1. South 26°46'51" West, a distance of 450.30 feet to a 5/8" rebar found;
2. North 63°15'05" West, a distance of 399.80 feet to a 1/2" rebar with Chaparral cap found;
3. North 26°46'51" East, a distance of 450.30 feet to a calculated point in the south right-of-way line of Colton Bluff Springs Road, for the northwest corner of said 4.132 acre tract, same being an angle point in the north line of said 232.233 acre tract;

THENCE South 63°15'05" East, with the south right-of-way line of Colton Bluff Springs Road, same being the north line of said 4.132 acre tract, a distance of 399.80 feet to the **POINT OF BEGINNING**, containing 4.133 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 2006 through September 10, 2010. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX3.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the 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.

EJ 9/17/2010

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



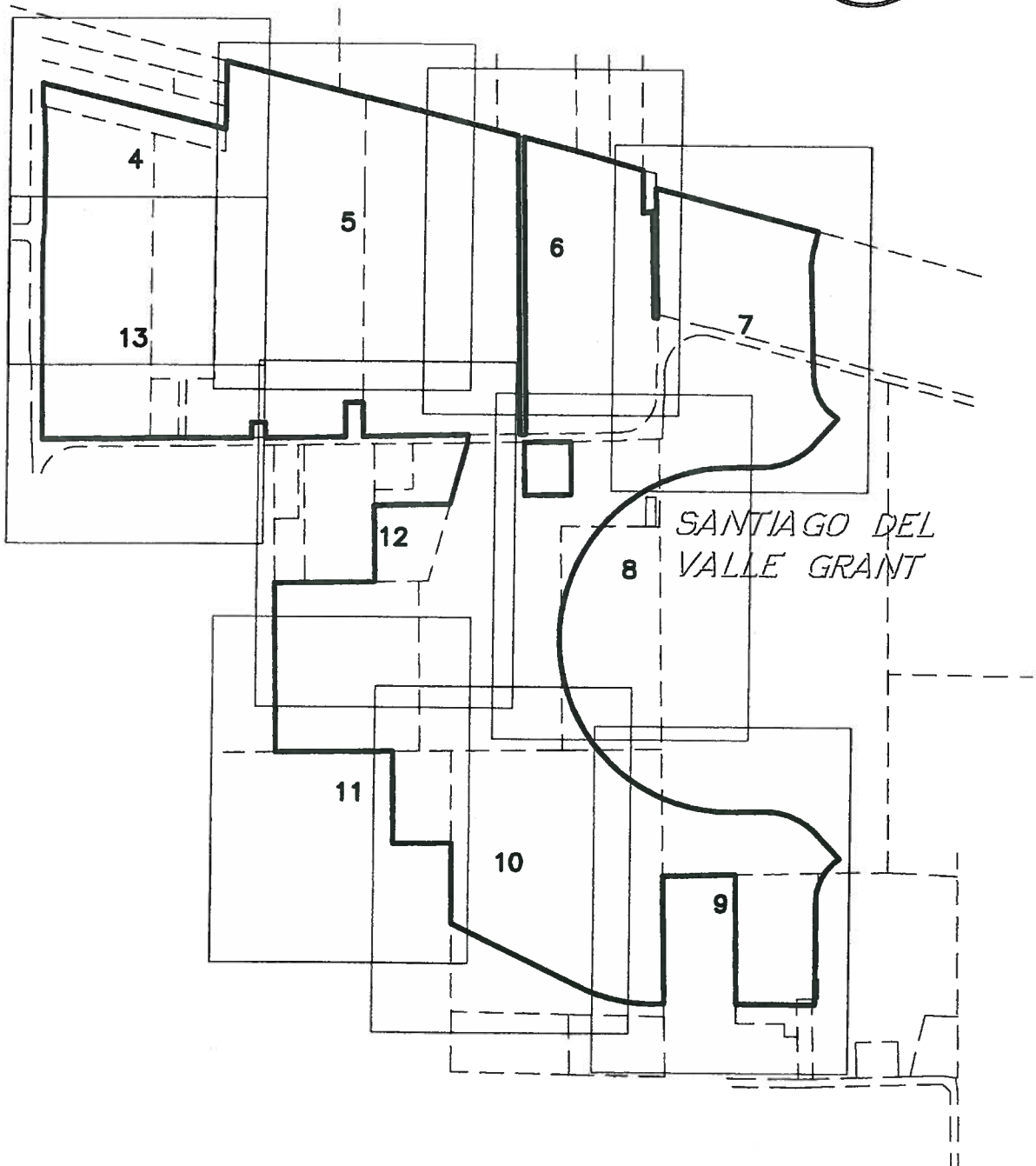
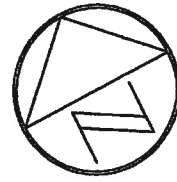
SKETCH TO ACCOMPANY A DESCRIPTION OF 648.268 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 18.810 ACRE TRACT AND A REMAINDER OF A 37.306 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 2820 SQUARE FOOT TRACT DESCRIBED IN A DEED WITHOUT WARRANTY TO CARMA EASTON INC., DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2009210291 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A REMAINDER OF A 2.6891 ACRE TRACT DESCRIBED IN A STREET DEDICATION TO THE PUBLIC, DATED JUNE 24, 1986 AND RECORDED IN VOLUME 9769, PAGE 505 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 6.934 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 26, 2006 AND RECORDED IN DOCUMENT NO. 2006209330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 82.844 ACRE TRACT AND A 25.735 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 3, 2007 AND RECORDED IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 89.256 ACRE TRACT AND A 2.731 ACRE TRACT BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JULY 9, 2007 AND RECORDED IN DOCUMENT NO. 2007126375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REMAINDERS OF A 61.071 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 7, 2007 AND RECORDED IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 138.540 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MARCH 2, 2007 AND RECORDED IN DOCUMENT NO. 2007038642 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 198.302 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 20, 2006 AND RECORDED IN DOCUMENT NO. 2006244772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF AN 8.282 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN, DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 37.390 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 30, 2008 AND RECORDED IN DOCUMENT NO. 2008179828 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF COLTON BLUFF SPRINGS ROAD (APPARENT RIGHT-OF-WAY WIDTH VARIES).

SAVE AND EXCEPT 4.133 ACRES, BEING ALL OF A 4.132 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHERYL LYNNE AND KIEKE BARRON, DATED JANUARY 1, 1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS.

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 13

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 13

Chaparral

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	16°27'44"	750.00'	108.49'	215.49'	214.75'	S34°11'36"W
C2	57°46'46"	428.50'	236.45'	432.12'	414.04'	S02°55'38"E
C3	50°15'23"	606.85'	284.63'	532.29'	515.39'	N88°11'02"W
C4	180°00'00"	1466.51'	INFINITE'	4607.18'	2933.02'	S27°04'42"W
C5	50°15'23"	606.85'	284.63'	532.29'	515.39'	S37°39'34"E
C6	53°14'32"	431.98'	216.52'	401.42'	387.13'	S58°50'30"W
C7	26°48'48"	1490.63'	355.30'	697.59'	691.24'	N52°29'28"W
C8	0°21'16"	11942.50'	36.95'	73.90'	73.90'	N27°21'31"E

LINE TABLE		
No.	BEARING	LENGTH
L1	S27°02'48"W	87.42'
L2	S28°05'48"W	57.15'
L3	S26°28'48"W	262.67'
L4	S63°34'23"E	49.99'
L5	N26°29'46"E	262.27'
L6	N28°06'46"E	56.92'
L7	N27°03'46"E	74.01'
L8	S27°09'17"W	204.33'
L9	S27°11'22"W	105.60'
L10	S26°45'07"W	50.71'
L11	S71°13'40"E	81.26'
L12	S47°54'58"E	31.12'
L13	S47°44'05"E	309.95'
L14	S42°25'28"W	130.83'
L15	S70°11'14"W	260.49'
L16	N62°55'18"W	292.66'
L17	S62°55'18"E	292.66'
L18	S16°01'51"E	256.62'
L19	N32°24'14"E	70.31'
L20	N63°13'10"W	197.14'
L21	N27°09'21"E	290.52'

LINE TABLE		
No.	BEARING	LENGTH
L22	N63°01'00"W	150.08'
L23	S27°11'15"W	291.18'
L24	N62°31'18"W	175.38'
L25	N26°26'47"E	130.76'
L26	N63°01'34"W	120.03'
L27	S26°58'40"W	129.50'
L28	N62°29'18"W	64.03'
L29	N62°29'18"W	237.84'
L30	N63°23'43"W	420.32'
L31	N27°10'53"E	6.63'
L32	N27°10'53"E	424.86'
L33	N28°03'14"E	254.40'
L34	N27°30'59"E	144.75'
L35	N32°40'32"E	159.65'
L36	N25°38'36"E	302.02'
L37	N48°13'16"W	15.47'
L38	N27°31'46"E	192.99'
L39	S26°46'51"W	450.30'
L40	N63°15'05"W	399.80'
L41	N26°46'51"E	450.30'
L42	S63°15'05"E	399.80'

LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- CHAP● 1/2" REBAR WITH CHAPARRAL CAP FOUND
- ⊗ BOLT IN CONCRETE FOUND
- CAP● 1/2" REBAR WITH CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 3 OF 13

Chaparral

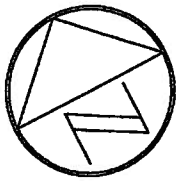
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-BD-EX3

MYRTLE - 29 AC.
D. G. COLLINS ESTATE
(PLAT 3/220)

P.O.B.



1"=300'

6.997 ACRES
FLEMING BROTHERS HOLDING
(2006063521)

2 ACRES
ERLAND BURKLUND
(6757/601)

6.924 ACRES
JOSE A. ESPINOSA AND LUZ A. ESPINOSA
(12861/391)

S48°13'04"E 1617.68'

6.934 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006209330)

N28°09'13"E 576.68'

MCKINNEY FALLS PARKWAY
(R.O.W. WIDTH VARIES)

L38
L37
CHAP
CHAP

L36

CHAP

N27°32'48"E 696.37'

CHAP

L35

CHAP

L34

CHAP

L33

2820 SQ. FT.
CARMA EASTON INC.
(2009210291)

REMAINDER OF
2.6891 ACRES
PUBLIC UTILITY &
ACCESS EASEMENT
(9684/144) &
STREET DEDICATION
(9769/505)

REMAINDER OF
37.306 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006209327)
(2006209329)

SANTIAGO DEL
VALLE GRANT

648.268
ACRES

25.735 ACRE
CARMA EASTON INC.
(F/K/A JONA
ACQUISITION INC.)
(2007003159)

89.256 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007126375)

E. WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

N71°23'E 771.23'

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 13

Chaparral

P.O.B.

MYRTLE - 29 AC.
D. G. COLLINS ESTATE
(PLAT 3/220)

JOHN B. 18 AC.
D. G. COLLINS ESTATE
(PLAT 3/220)

JOHN B. 1
D. G. C
ESTA
(PLAT 3

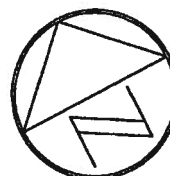
N28°09'13"E 576.68'

S48°06'08"E 1231.54'

(9.57 AC.)

(8.43 AC.)

S48°20'11"E 1354.84'



1"=300'

648.268
ACRES

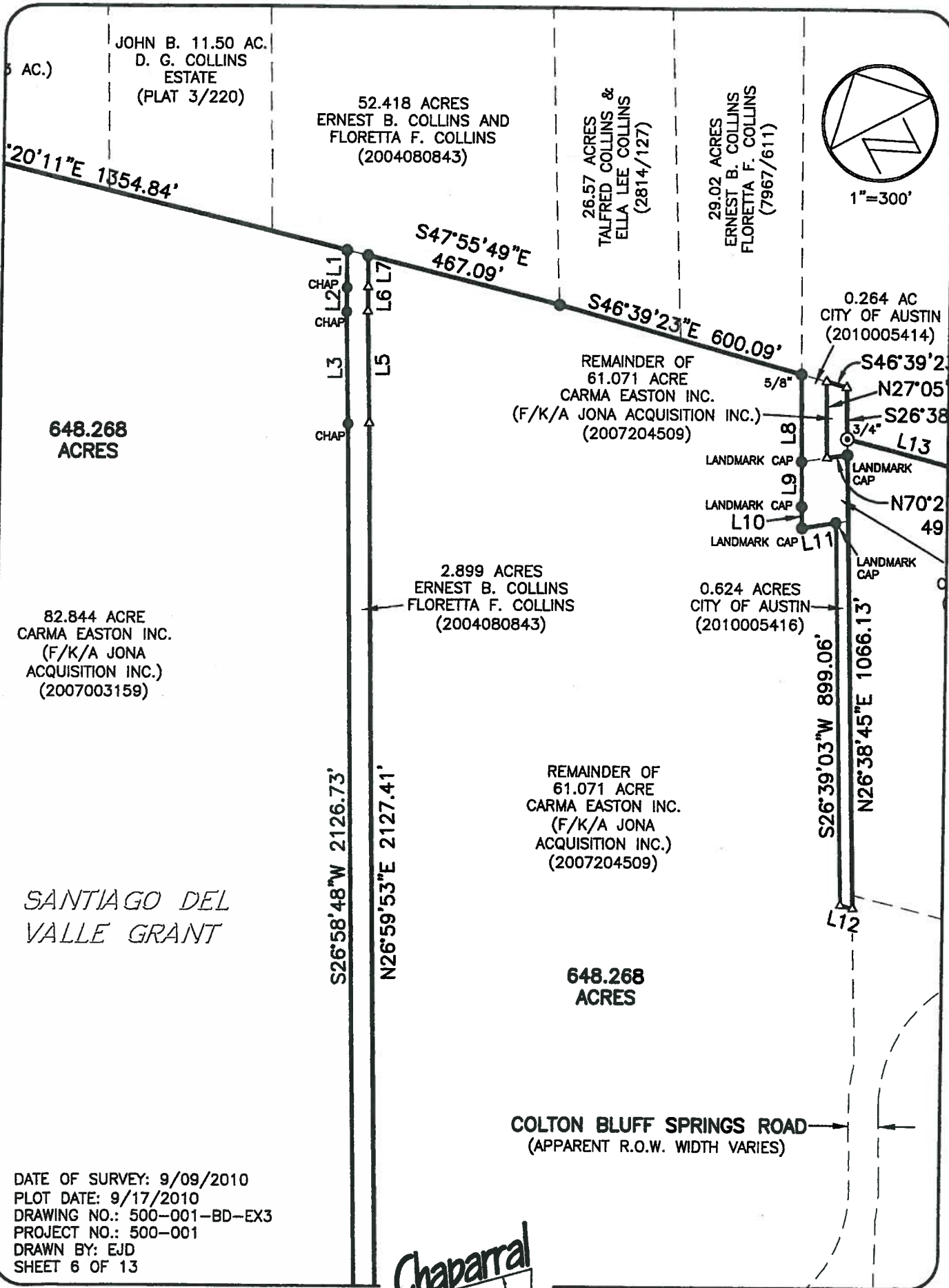
89.256 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007126375)

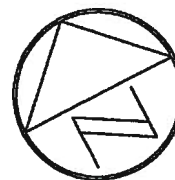
82.844 ACRE
CARMA EASTON INC.
(F/K/A JONA
ACQUISITION INC.)
(2007003159)

*SANTIAGO DEL
VALLE GRANT*

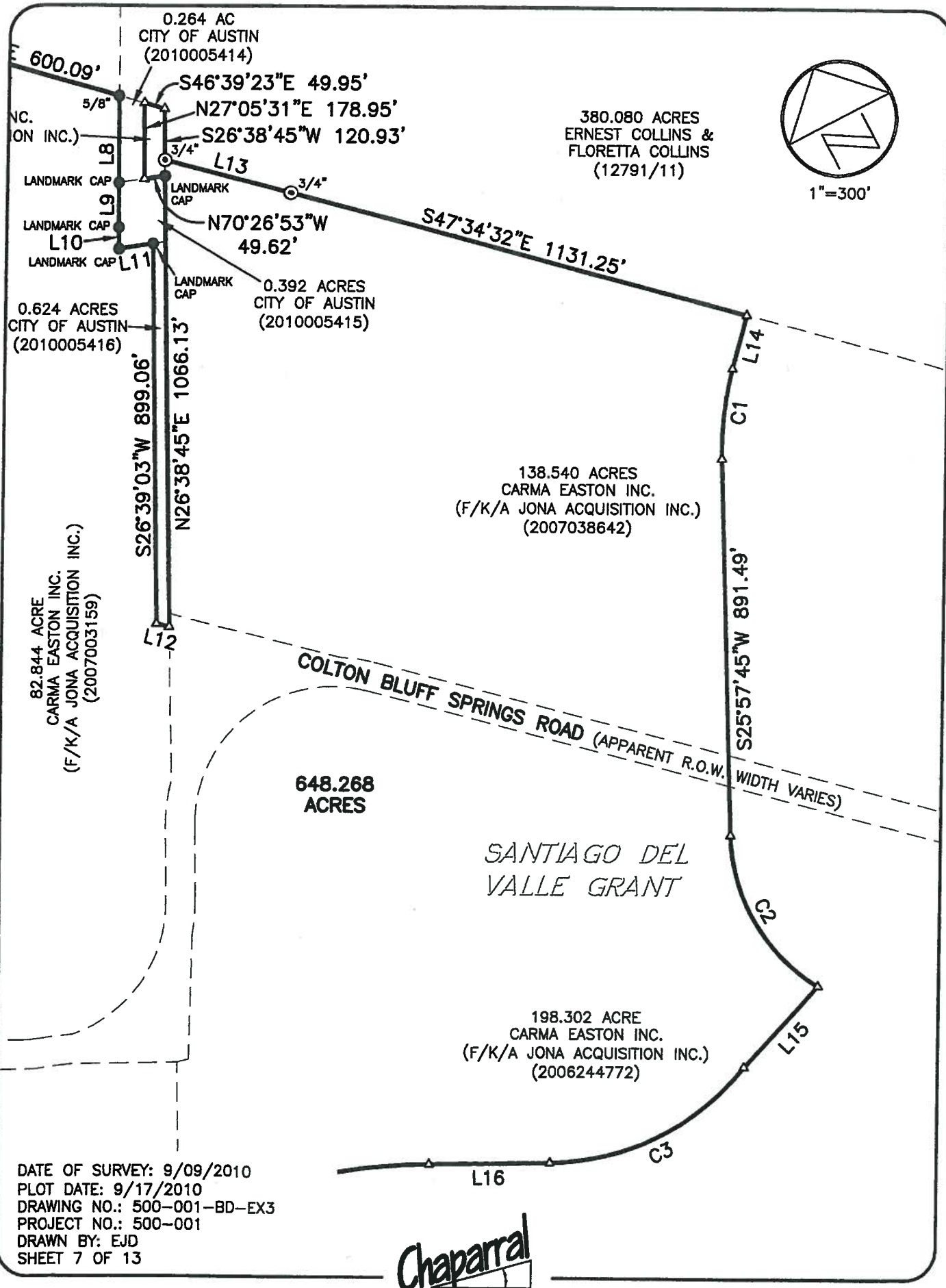
DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 13

Chaparral

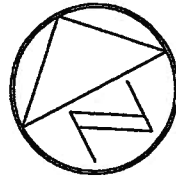




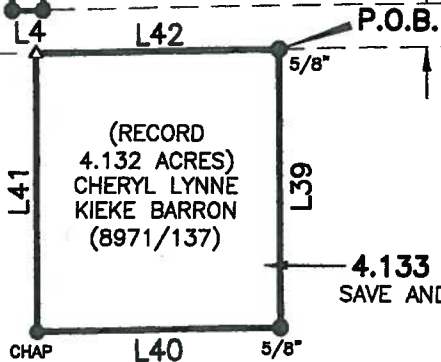
1"=300'



COLTON BLUFF SPRINGS ROAD
(APPARENT R.O.W. WIDTH VARIES)



1"=300'



21,064 SQ. FT.
CREEDMOOR-MAHA
WATER SUPPLY
CORPORATION
1999070566

**648.268
ACRES**

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA
ACQUISITION INC.)
(2009003190)

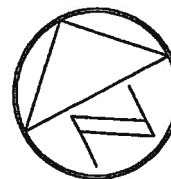
37.390 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008179828)

198.302 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

*SANTIAGO DEL
VALLE GRANT*

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 13

Chaparral



1"=300'

198.302 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006244772)

648.268
ACRES

SANTIAGO DEL
VALLE GRANT

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA
ACQUISITION INC.)
(2009003190)

N63°21'03"W 626.61'

S26°53'42"W 1085.47'

20.022 ACRES
JANIE DIAZ
(CONVEYED 2006101103)
(DESCRIBED 2001200503)

N27°07'27"E 1099.13'

20.005 ACRES
JOHN T. HALDENSTEIN &
JOSHUA N. HALDENSTEIN,
(2000203669)

S28°11'39"W 910.01'

42.558 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008083861)

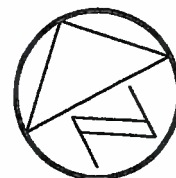
C7

N61°48'21"W
672.64'

LOT A
HARRY REININGER SUBDIVISION
(65/47)

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 9 OF 13

Chaparral



1"=300'

CHAP

N27°21'05"E 784.20'

648.268
ACRES

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

4"○

N62°42'32"W
500.00'

CHAP

N27°21'05"E 684.48'

SANTIAGO DEL
VALLE GRANT

PORTION OF
174.4 ACRES
EDWARD J. GILLEN AND WIFE,
MILDRED GILLEN
(1549/268)

N36°26'06"W 1284.36'

C7

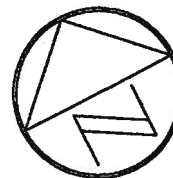
DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 10 OF 13

Chaparral

120.321 ACRES
NOBLE CAPITAL SERVICING, LLC, ET AL
(2009151330)

N26°58'58"E 1437.81'

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)



1"=300'

648.268
ACRES

CAP
4453

N62°42'32"W 999.32'

CHAP

*SANTIAGO DEL
VALLE GRANT*

N27°21'05"E 784.20'

4"○

N62°42'32"W
500.00'

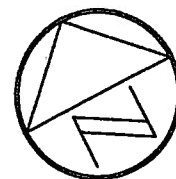
CHAP

PORTION OF
174.4 ACRES
EDWARD J. GILLEN AND WIFE,
MILDRED GILLEN
(1549/268)

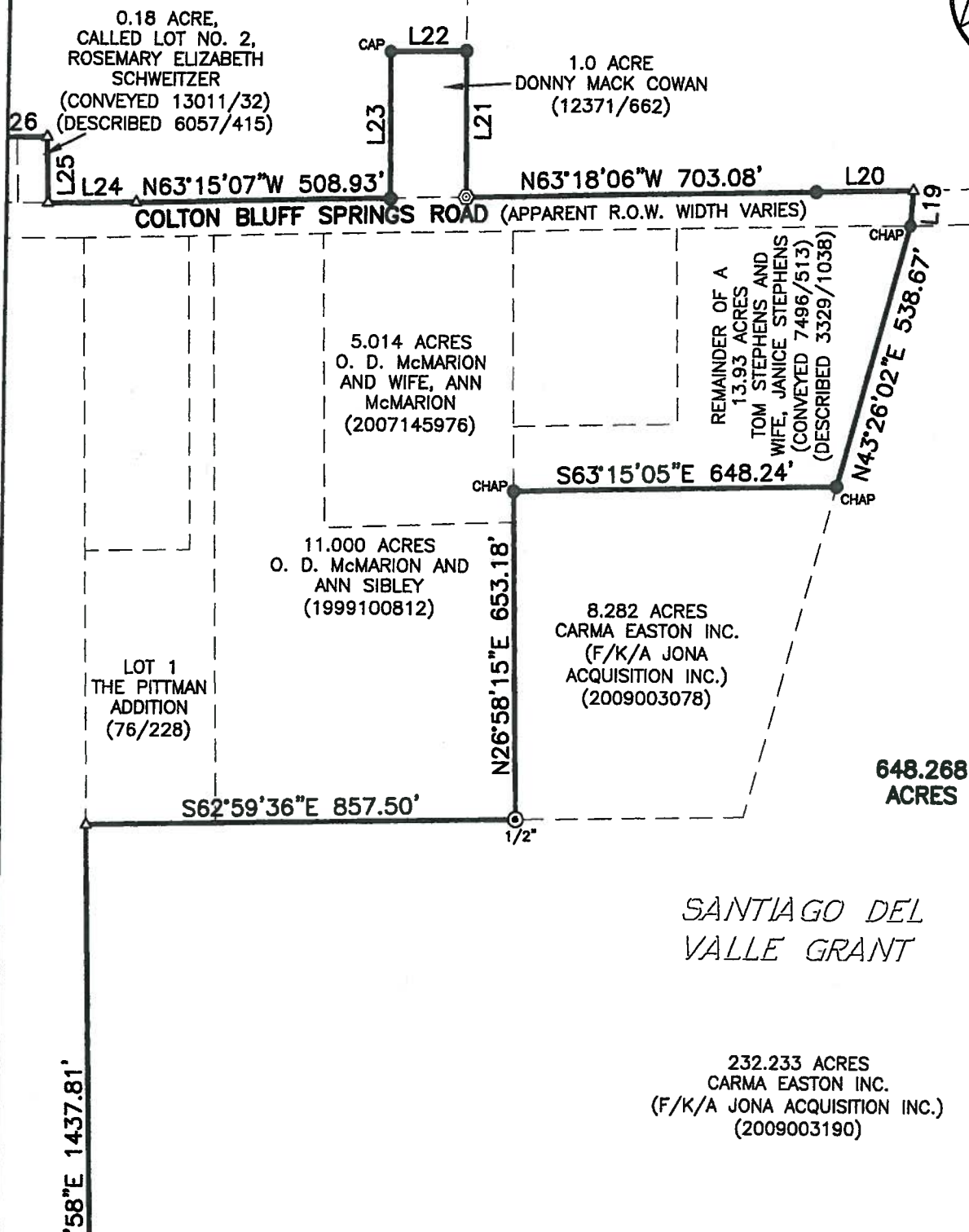
N27°21'05"E 684.48'

DATE OF SURVEY: 9/09/2010
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX3
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 11 OF 13

Chaparral

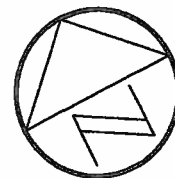


1"=300'



DATE OF SURVEY: 9/09/2010
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SHEET 12 OF 13

Chaparral



1"=300'

89.256 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007126375)

25.735 ACRE
CARMA EASTON INC.
(F/K/A JONA
ACQUISITION INC.)
(2007003159)

648.268
ACRES

REMAINDER OF
37.306 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006209327)
(2006209329)

REMAINDER OF
2.6891 ACRES
PUBLIC UTILITY &
ACCESS EASEMENT
(9684/144) &
STREET DEDICATION
(9769/505)

2820 SQ. FT.
CARMA EASTON INC.
(2009210291)

2.731 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007126375)

0.18 ACRE,
CALLED LOT NO. 1,
ROSEMARY ELIZABETH
SCHWEITZER
(CONVEYED 13011/32)
(DESCRIBED 6057/415)

120.321 ACRES
NOBLE CAPITAL SERVICING, LLC, ET AL.
(2009151330)



DATE OF SURVEY: 9/09/2010
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SHEET 13 OF 13

Chaparral

SANTIAGO DEL
VALLE GRANT

E. WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

N27°31'58"E 771.23'
L35
L34
L33
L32
C8
L31

N62°49'07"W 507.44'
L30
L29
L28
N62°29'29"W 564.31'
L27
L26
COLTON BLUFF SPRINGS ROAD (APPARENT R.O.W. WIDTH VARIES)



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

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

3500 McCall Lane
Austin, Texas 78744

345.581 ACRES (DISTRICT FOUR)

PART 1, 306.331 ACRES

PART 2, 39.250 ACRES

A DESCRIPTION OF 345.581 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 73.453 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006229773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 31.022 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 16, 2006 AND RECORDED IN DOCUMENT NO. 2006245700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 29.293 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 21, 2006 AND RECORDED IN DOCUMENT NO. 2006225633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 28.461 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED SEPTEMBER 15, 2006 AND RECORDED IN DOCUMENT NO. 2006182621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 1.000 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 8, 2007 AND RECORDED IN DOCUMENT NO. 2007005138

OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 9.662 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 14, 2007 AND RECORDED IN DOCUMENT NO. 2007224638 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF SASSMAN ROAD (70' RIGHT-OF-WAY); SAID 345.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1, 306.331 ACRES:

BEGINNING at a calculated point in the east right-of-way line of Thaxton Road (50' right-of-way) for the northwest corner of said 73.453 acre tract, same being the west corner of a 2.76 acre tract described in a deed to Carl H. Dittmar, recorded in Volume 12562, Page 428 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found bears North 61°56'44" West, a distance of 0.44 feet;

THENCE with the north line of said 73.453 acre tract, same being the south line of said 2.76 acre tract, the following two (2) courses and distances:

1. South 61°56'44" East, a distance of 404.65 feet to a 1/2" rebar found;
2. North 27°52'53" East, a distance of 294.18 feet to a 1/2" rebar found for a north corner of said 73.453 acre tract, same being the east corner of said 2.76 acre tract, also being in the southwest line of a tract called 21 acres in a deed to Max F. Ehrlich, recorded in Volume 1945, Page 416 of the Deed Records of Travis County, Texas;

THENCE South 60°59'42" East, with the northeast line of said 73.453 acre tract, same being the southwest line of said 21 acre tract, a distance of 2857.05 feet to a 60D nail found for the northeast corner of said 73.453 acre tract, same being the south corner of said 21 acre tract, also being in the northwest line of said 29.293 acre tract;

THENCE North 27°46'44" East, with the northwest line of said 29.293 acre tract, same being the southeast line of said 21 acre tract, a distance of 1083.71 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road;

THENCE North 28°38'04" East, crossing Sassman Road, a distance of 70.04 feet to a calculated point for the north right-of-way line of Sassman Road, same being the southwest line of a 2.00 acre tract described in a deed to Anselmo Medina and spouse, Oralia Medina, recorded in Document No. 2002227115 of the Official Public Records of Travis County, Texas;

THENCE South 61°39'26" East, with the north right-of-way line of Sassman Road, same being the southwest line of said 2.00 acre tract, the southwest line of a 1.00 acre tract described in a deed to Gerald D. Shoulders and Rosemary Shoulders, recorded in Volume 12233, Page 1678 of the Real Property Records of Travis County, Texas, the southwest line of a 1.00 acre tract described in a deed to Amir Batoeinngi, recorded in Document No. 2008060410 of the Official Public Records of Travis County, Texas, and the southwest line of a 1.00 acre tract described in a deed to Abacu Perez and Felicitas Perez, recorded in Document No. 2006189910 of the Official Public Records of Travis County, Texas, a distance of 547.23 feet to a calculated point;

THENCE South 63°50'26" East, continuing with the north right-of-way line of Sassman Road, same being the southwest line of said 1.00 acre Perez tract, a distance of 14.13 feet to a 1/2" rebar found for the south corner of said 1.00 acre Perez tract, same being the west corner of said Lot A;

THENCE North 26°09'41" East, with the northwest line of said Lot A, same being the southeast line of said 1.00 acre Perez tract, a distance of 362.16 feet to a calculated point for the east corner of said 1.00 acre Perez tract, same being the south corner of said 20.005 acre tract;

THENCE North 61°26'42" West, with the southwest line of said 20.005 acre tract, same being the northeast line of said 1.00 acre Perez tract, a distance of 113.09 feet to a 1/2" rebar found for an angle point in the southwest line of said 20.005 acre tract, same being the north corner of said 1.00 acre Perez tract, also being in the southeast line of a 1.25 acre tract described in said deed to Amir Batoeinngi;

THENCE North 28°21'23" East, continuing with the southwest line of said 20.005 acre tract, same being the southeast line of said 1.25 acre tract, a distance of 106.07 feet to a 1/2" rebar found for the east corner of said 1.25 acre tract;

THENCE North $61^{\circ}29'11''$ West, continuing with the southwest line of said 20.005 acre tract, same being the northeast line of said 1.25 acre tract, and a 1.25 acre tract described in said deed to Gerald Shoulders, a distance of 417.23 feet to a 1" iron pipe found for the west corner of said 20.005 acre tract, same being the north corner of said 1.25 acre Shoulders tract, also being in the southeast line of a 20.022 acre tract described in a deed to Janie Diaz, recorded in Document No. 2006101103, said 20.022 acre tract being further described in Document No. 2001200503, both of the Official Public Records of Travis County, Texas;

THENCE North $27^{\circ}07'27''$ East, with the northwest line of said 20.005 acre tract, same being the southeast line of said 20.022 acre tract, a distance of 162.08 feet to a calculated point;

THENCE crossing said 20.005 acre tract, said Lot A, said 42.558 acre tract, Sassman Road, said 23.694 acre tract, said 7.602 acre tract, said 25.119 acre tract, said 55.222 acre tract, said 51.942 acre tract, said 60.921 acre tract, and said 98.656 acre tract, the following eleven (11) courses and distances:

1. South $61^{\circ}48'21''$ East, a distance of 672.64 feet to a calculated point;
2. South $28^{\circ}11'39''$ West, a distance of 1597.96 feet to a calculated point;
3. With a curve to the left, having a radius of 580.00 feet, a delta angle of $69^{\circ}45'07''$, an arc length of 706.10 feet, and a chord which bears South $06^{\circ}40'54''$ East, a distance of 663.29 feet to a calculated point;
4. South $41^{\circ}33'28''$ East, a distance of 274.95 feet to a calculated point;
5. With a curve to the right, having a radius of 500.00 feet, a delta angle of $96^{\circ}25'47''$, an arc length of 841.51 feet, and a chord which bears South $06^{\circ}39'26''$ West, a distance of 745.65 feet to a calculated point;
6. South $54^{\circ}52'19''$ West, a distance of 25.40 feet to a calculated point;
7. South $35^{\circ}07'41''$ East, a distance of 344.76 feet to a calculated point;
8. With a curve to the right, having a radius of 1000.01 feet, a delta angle of $40^{\circ}36'48''$, an arc length of 708.84 feet, and a chord which bears South $14^{\circ}49'17''$ East, a distance of 694.09 feet to a calculated point;
9. South $05^{\circ}29'07''$ West, a distance of 423.15 feet to a calculated point;
10. With a curve to the left, having a radius of 1800.01 feet, a delta angle of $68^{\circ}24'29''$, an arc length of 2149.12 feet, and a chord which bears South $28^{\circ}43'07''$ East, a distance of 2023.72 feet to a calculated point;

11. South 62°55'22" East, a distance of 149.13 feet to a calculated point in the west right-of-way line of F. M. 1625 (80' right-of-way), same being the southeast line of said 98.656 acre tract;

THENCE South 27°04'38" West, with the west right-of-way line of F. M. 1625, same being the southeast line of said 98.656 acre tract, a distance of 699.69 feet to a calculated point for the south corner of said 98.656 acre tract, same being the east corner of a 10.067 acre tract described in a deed to Carlos Yescas and Elvira Yescas, recorded in Document No. 2003084397 of the Official Public Records of Travis County, Texas;

THENCE North 62°25'04" West, with the southwest line of said 98.656 acre tract, same being the northeast line of said 10.067 acre tract, and the northeast line of Lot 6, Las Lomitas Subdivision, a subdivision of record in Document No. 200200226 of the Official Public Records of Travis County, Texas, at a distance of 0.11 feet passing a 1/2" rebar found, and continuing for a total distance of 1097.97 feet to a 1/2" rebar found in the northeast line of said Lot 6, for the southwest corner of said 98.656 acre tract, same being the southeast corner of said 60.921 acre tract;

THENCE North 62°26'10" West, with the southwest line of said 60.921 acre tract, same being the northeast line of said Lot 6 and Lot 15 Las Lomitas Subdivision, a distance of 1283.28 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 60.921 acre tract, same being the south corner of a 58 acre tract described in a deed to Fred J. Wende, recorded in Volume 11849, Page 396 of the Real Property Records of Travis County, Texas;

THENCE North 27°00'49" East, with the northwest line of said 60.921 acre tract, same being the southeast line of said 58 acre tract, a distance of 1221.01 feet to an 80D nail found for the east corner of said 58 acre tract, same being the south corner of said 55.222 acre tract;

THENCE North 60°57'25" West, with the southwest line of said 55.222 acre tract, same being the northeast line of said 58 acre tract, a distance of 1295.20 feet to a 60D nail found for the southwest corner of said 55.222 acre tract, same being the southeast corner of said 28.461 acre tract;

THENCE North 61°18'16" West, with the southwest line of said 28.461 acre tract, same being the northeast line of said 58 acre tract, a distance of 329.98 feet to a 1" iron pipe found for the southwest corner of said 28.461 acre tract, same being the southeast corner of said 29.293 acre tract;

THENCE North 61°30'47" West, with the southwest line of said 29.293 acre tract, same being the northeast line of said 58 acre tract, a distance of 331.97 feet to a 1/2" rebar found for the southwest corner of said 29.293 acre tract, same being the north corner of said 58 acre tract, also being in the southeast line of a 77.22 acre tract described in a

deed to William D. Wende, Fred J. Wende and Price T. Wende, recorded in Volume 12171, Page 455 of the Real Property Records of Travis County, Texas;

THENCE North 27°46'44" East, with the northwest line of said 29.293 acre tract, same being the southeast line of said 77.22 acre tract, the southeast line of a 32.892 acre tract described in a deed to Mark Alexander, recorded in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas, and the southeast line of a remaining portion of 29.94 acres described in a deed to Santana C. Urias, Jr., recorded in Volume 6132, Page 1217 of the Deed Records of Travis County, Texas, a distance of 1047.38 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of said remaining portion of 29.94 acres, same being the southeast corner of said 31.022 acre tract;

THENCE North 61°12'34" West, with the southwest line of said 31.022 acre tract, same being the northeast line of said remaining portion of 29.94 acres, and the northeast line of a 2.500 acre tract described in a deed to Cloe Bell Urias, recorded in Volume 9678, Page 891 of the Real Property Records of Travis County, Texas, at a distance of 3268.31 feet passing a 1/2" rebar found, and continuing for a total distance of 3268.82 feet to a calculated point in the east right-of-way line of Thaxton Road, for the west corner of said 31.022 acre tract, same being the north corner of said 2.500 acre tract;

THENCE North 28°02'32" East, with the east right-of-way line of Thaxton Road, with the northwest line of said 31.022 acre tract, a distance of 417.56 feet to a 1/2" rebar found for the north corner of said 31.022 acre tract, same being the west corner of a remaining portion of a 3.22 acre tract described in a deed to Carlin Ann Wilson, recorded in Volume 12562, Page 419 of the Real Property Records of Travis County, Texas, also being the west corner of an access easement described in Volume 12562, Page 407 of the Real Property Records of Travis County, Texas;

THENCE with the northeast line of said 31.022 acre tract, the following two (2) courses and distances:

1. South 61°16'30" East, with southwest line of said remaining portion of 3.22 acres, a distance of 406.03 feet to a 1/2" rebar with Chaparral cap found for the south corner of said remaining portion of 3.22 acres, same being the west corner of an 18.38 acre tract described in a deed to Consumer Solutions, LLC, recorded in Document No. 2010038770 of the Official Public Records of Travis County, Texas;
2. South 61°00'23" East, with the southwest line of said 18.38 acre tract, a distance of 1136.77 feet to a 1/2" rebar with cap found for the south corner of said 18.38 acre tract, same being the southwest corner of said 73.453 acre tract;

THENCE with the northwest line of said 73.453 acre tract, the following three (3) courses and distances:

1. North 27°53'08" East, with the southeast line of said 18.38 acre tract, a distance of 713.60 feet to a 1/2" rebar with cap found for the east corner of said 18.38 acre tract;
2. North 61°59'49" West, with the northeast line of said 18.38 acre tract, and the northeast line of a 3.20 acre tract described in a deed to James J. Williams, recorded in Volume 13116, Page 732 of the Real Property Records of Travis County, Texas, a distance of 1540.66 feet to a 1/2" rebar with Chaparral cap found in the east right-of-way line of Thaxton Road, for the north corner of said 3.20 acre tract;
3. North 28°02'32" East, with the east right-of-way line of Thaxton Road, a distance of 360.56 feet to the **POINT OF BEGINNING**, containing 306.331 acres of land, more or less.

PART 2, 39.250 ACRES:

BEGINNING at a 1/2" rebar with Chaparral cap found in the north right-of-way line of Sassman Road, for the southwest corner of said 232.233 acre tract, same being the southeast corner of a 174.4 acre tract described in a deed to Edward J. Gillen and wife, Mildred Gillen, recorded in Volume 1549, Page 268 of the Deed Records of Travis County, Texas;

THENCE North 27°21'05" East, with the west line of said 232.233 acre tract, same being the east line of said 174.4 acre tract, a distance of 1257.11 feet to a calculated point;

THENCE crossing said 232.233 acre tract, the following two (2) courses and distances:

1. South 36°26'06" East, a distance of 1284.36 feet to a calculated point;
2. With a curve to the left, having a radius of 1490.63 feet, a delta angle of 26°48'48", an arc length of 697.59 feet, and a chord which bears South 52°29'28" East, a distance of 691.24 feet to a calculated point in the east line of said 232.233 acre tract, same being the west line of said 20.022 acre tract;

THENCE South 26°53'42" West, with the west line of said 20.022 acre tract, same being the east line of said 232.233 acre tract and the east line of said 9.662 acre tract, a distance of 621.23 feet to a 1/2" rebar with 5418 cap found in the north right-of-way line of Sassman Road, for the southeast corner of said 9.662 acre tract, same being the southwest corner of said 20.022 acre tract;

THENCE South 29°00'48" West, crossing Sassman Road, a distance of 70.00 feet to a calculated point in the south right-of-way line of Sassman Road, same being the north line of said 21 acre tract;


THENCE North 60°59'12" West, with the south right-of-way line of Sassman Road,

same being the north line of said 21 acre tract, a distance of 1838.40 feet to a calculated point;

THENCE North 29°00'48" East, crossing Sassman Road, a distance of 70.00 feet to the **POINT OF BEGINNING**, containing 39.250 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 20, 2006 through July 29, 2008. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX4.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the 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.

 9/17/2010

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075

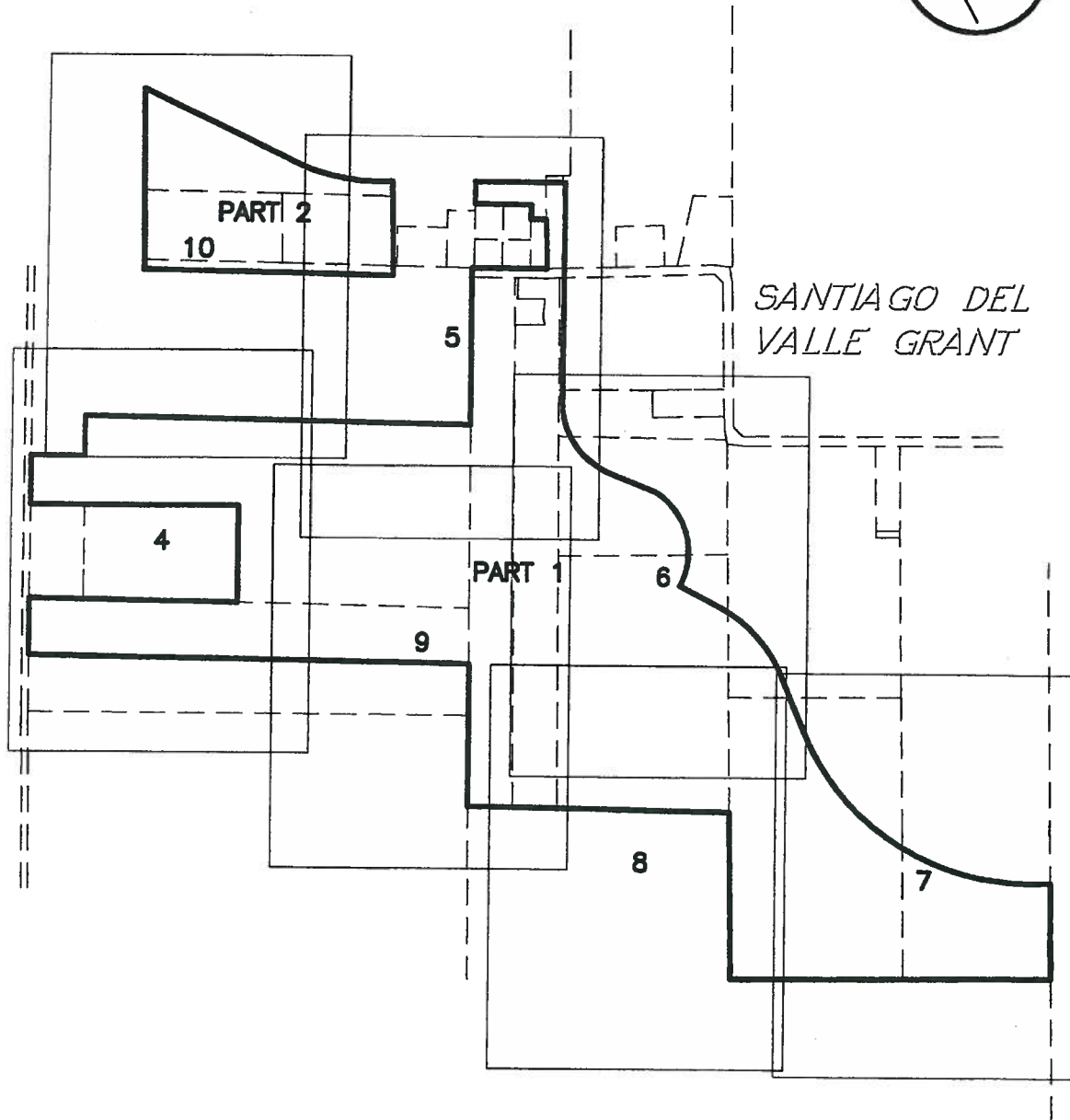
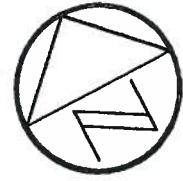


SKETCH TO ACCOMPANY A DESCRIPTION OF 345.581 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 73.453 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 28, 2006 AND RECORDED IN DOCUMENT NO. 2006229773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 31.022 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 16, 2006 AND RECORDED IN DOCUMENT NO. 2006245700 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 29.293 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED NOVEMBER 21, 2006 AND RECORDED IN DOCUMENT NO. 2006225633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 28.461 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED SEPTEMBER 15, 2006 AND RECORDED IN DOCUMENT NO. 2006182621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 1.000 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED JANUARY 8, 2007 AND RECORDED IN DOCUMENT NO. 2007005138 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 20.005 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JOHN T. HALDENSTEIN AND JOSHUA N. HALDENSTEIN, DATED DECEMBER 14, 2000 AND RECORDED IN DOCUMENT NO. 2000203669 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A 9.662 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 14, 2007 AND RECORDED IN DOCUMENT NO. 2007224638 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 232.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY WITH VENDOR'S LIEN TO JONA ACQUISITION INC., DATED JANUARY 8, 2009 AND RECORDED IN DOCUMENT NO. 2009003190 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PORTIONS OF SASSMAN ROAD (70' RIGHT-OF-WAY).

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 10

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 10

Chaparral

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	69°45'07"	580.00'	404.25'	706.10'	663.29'	S06°40'54"E
C2	96°25'47"	500.00'	559.51'	841.51'	745.65'	S06°39'26"W
C3	40°36'48"	1000.01'	370.05'	708.84'	694.09'	S14°49'17"E
C4	68°24'29"	1800.01'	1223.47'	2149.12'	2023.72'	S28°43'07"E
C5	26°48'48"	1490.63'	355.30'	697.59'	691.24'	S52°29'28"E

① LOT A
HARRY REININGER SUBDIVISION
(65/47)

② 1.00 ACRE
ABACU PEREZ AND
FELICITAS PEREZ
(2006189910)

③ 1.00 ACRES & 1.25 ACRES
AMIR BATOEINNGI
(2008060410)

④ 1.00 ACRES & 1.25 ACRES
GERALD D. SHOULDERS AND
ROSEMARY SHOULDERS
(12233/1678)

⑤ 2.00 ACRES
ANSELMO MEDINA AND
SPOUSE, ORALIA MEDINA
(2002227115)

⑥ 1.000 ACRE
JONA ACQUISITION INC.
(2007005138)

LINE TABLE		
No.	BEARING	LENGTH
L1	N61°56'44"W	0.44'
L2	S61°56'44"E	404.65'
L3	N27°52'53"E	294.18'
L4	N28°38'04"E	70.04'
L5	S63°50'26"E	14.13'
L6	N26°09'41"E	362.16'
L7	N61°26'42"W	113.09'
L8	N28°21'23"E	106.07'
L9	N27°07'27"E	162.08'
L10	S54°52'19"W	25.40'
L11	S35°07'41"E	344.76'
L12	S62°55'22"E	149.13'
L13	N61°18'16"W	329.98'
L14	N61°30'47"W	331.97'
L15	S61°16'30"E	406.03'
L16	S26°53'42"W	621.23'
L17	S29°00'48"W	70.00'
L18	N29°00'48"E	70.00'

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE 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.

LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- CHAP● 1/2" REBAR WITH CHAPARRAL CAP FOUND
- CAP● 1/2" REBAR WITH CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ NAIL FOUND (TYPE NOTED)
- △ CALCULATED POINT

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 3 OF 10

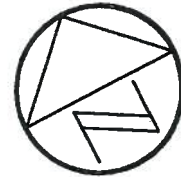
BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES
FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 500-001-BD-EX4

Chaparral

*SANTIAGO DEL
VALLE GRANT*

CALLED 21 ACRES
MAX F. EHRLICH
(1945/416)



1"=300'

S60°59'42"E 2857.05'

2.76 ACRES
CARL H. DITTMAR
(12562/428)

P.O.B. L2

73.453 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006229773)

N28°02'32"E
360.56'

THAXTON ROAD (50' RIGHT-OF-WAY)

CHAP

N61°59'49"W 1540.66'

3.20 ACRES
JAMES J. WILLIAMS
(13116/732)

18.38 ACRES
CONSUMER SOLUTIONS, LLC
(2010038770)

2.80 ACRES
PABLO GOMEZ
(2005058432)

REMAINING PORTION OF
3.22 ACRES
CARLIN ANN WILSON
(12562/419)
& ACCESS EASEMENT
(12562/407)

N27°53'08"E 713.60'

**PART 1
306.331 ACRES**

LT5

S61°00'23"E 1136.77'

N28°02'32"E
417.56'

0.51'

31.022 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006245700)

2.500 ACRES
CLOE BELL URIAS
(9678/891)

3268.31'
N61°12'34"W 3268.82'

REMAINING PORTION OF 29.94 ACRES
SANTANA C. URIAS, JR.
(6132/1217)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 10

Chaparral

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

C5

20.022 ACRES
JANIE DIAZ
(CONVEYED 2006101103)
(DESCRIBED 2001200503)

20.005 ACRES
JOHN T. HALDENSTEIN &
JOSHUA N. HALDENSTEIN,
(2000203669)

9.662 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007224638)

LOT 1
HACKBERRY HILL
ESTATES
SECTION ONE
81/241

5418
CAP

SASSMAN ROAD

(70' RIGHT-OF-WAY)

S61°48'21"E 672.64'

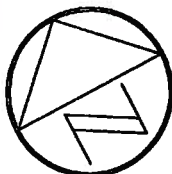
N61°29'11"W
417.23'

S61°39'26"E 547.23'

1597.96'

42.558 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008083861)

SANTIAGO DEL
VALLE GRANT



1"=300'

CALLED 21 ACRES
MAX F. EHRLICH
(1945/416)

PART 1
306.331 ACRES

23.694 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060710)

7.6
CARMA
(F/K/A JONA
(200

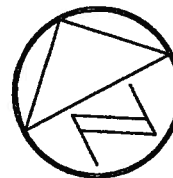
73.453 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006229773)

29.293 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006225633)

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 10

Chaparral



1"=300'

7.602 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060704)

C1

S41°33'28"E
274.95'

25.119 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060707)

C2

51.942 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006233636)

L10
L11

PART 1
306.331 ACRES

55.222 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060712)

C3

S05°29'01"
423.15'

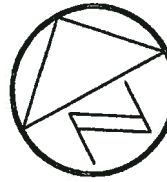
SANTIAGO DEL
VALLE GRANT

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 6 OF 10

Chaparral

S05°29'07"W
423.15'



1"=300'

SANTIAGO DEL VALLE GRANT

60.921 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006239174)

98.656 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006204344)

PART 1
306.331 ACRES

C4

L12

F. M. 1625 (80' RIGHT-OF-WAY WIDTH)
S27°04'38"W 699.69'

0.11'

N62°26'10"W 1283.28'

N62°25'04"W 1097.97'

LOT 6
LAS LOMITAS SUBDIVISION
(200200226)

10.067 ACRES
CARLOS YESCAS &
ELVIRA YESCAS
(2003084397)

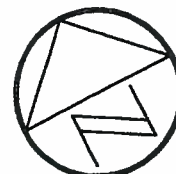
DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 7 OF 10

Chaparral

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

55.222 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060712)

PART 1
306.331 ACRES



1"=300'

60.921 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006239174)

14

1"

L13

60D

N60°57'25"W 1295.20'

80D

*SANTIAGO DEL
VALLE GRANT*

58 ACRES
FRED J. WENDE
(11849/396)

N27°00'49"E 1221.01'

CHAP

LOT 15
LAS LOMITAS SUBDIVISION
(200200226)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 10

Chaparral

PART 1
306.331 ACRES

73.453 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006229773)

*SANTIAGO DEL
VALLE GRANT*

31.022 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006245700)

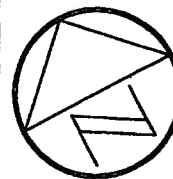
REMAINING PORTION OF 29.94 ACRES
SANTANA C. URIAS, JR.
(6132/1217)

32.892 ACRES
MARK ALEXANDER
(11513/1451)

77.22 ACRES
WILLIAM D. WENDE
FRED J. WENDE
PRICE T. WENDE
(12171/455)

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 9 OF 10

Chaparral



1"=300'

29.293 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006225633)

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

CHAP

N27°46'44"E 1047.38'

L14

1"

L13

600

58 ACRES
FRED J. WENDE
(11849/396)

PORTION OF
174.4 ACRES
EDWARD J. GILLEN
AND WIFE,
MILDRED GILLEN
1549/268

N27°21'05"E 1257.11'

232.233 ACRES
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2009003190)

S36°26'06"E 1284.36'

C5

PART 2
39.250 ACRES

9.662 ACRES
CARMA EASTON
(F/K/A JONA ACQUISITION INC.)
(20072246)

P.O.B.

18 CHAP

SASSMAN ROAD (70' RIGHT-OF-WAY)

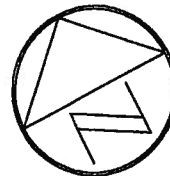
N60°59'12"W 1838.40'



Em
9/17/2010

SANTIAGO DEL
VALLE GRANT

CALLED 21 ACRES
MAX F. EHRLICH
(1945/416)



1"=300'

S60°59'42"E 2857.05'

DATE OF SURVEY: 7/29/2008
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX4
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 10 OF 10

73.4'
RMA

Chaparral

PART 1
306.331 ACRES



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

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

3500 McCall Lane
Austin, Texas 78744

327.482 ACRES (DISTRICT FIVE)

**OVERALL 339.352 ACRES
SAVE AND EXCEPT 11.870 ACRES**

A DESCRIPTION OF 339.352 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

TEXAS, AND A PORTION OF SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES); SAID 339.352 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625 (80' right-of-way width), for the southeast corner of said 167.748 acre tract, same being in the north right-of-way line of Sassman Road;

THENCE South 27°11'52" West, crossing Sassman Road with the west right-of-way line of F.M. 1625, a distance of 70.00 feet to a 1/2" rebar found in the south right-of-way line of Sassman Road, for the northeast corner of said 98.656 acre tract;

THENCE continuing with the west right-of-way line of F.M. 1625, same being the east line of said 98.656 acre tract, the following two (2) courses and distances:

1. South 27°11'52" West, a distance of 2856.46 feet to a concrete highway monument found 40 feet right of engineers' centerline station 115+77;
2. South 27°04'38" West, a distance of 352.96 feet to a calculated point;

THENCE crossing said 98.656 acre tract, said 60.921 acre tract, said 51.942 acre tract, said 55.222 acre tract, said 25.119 acre tract, said 7.602 acre tract, said 23.694 acre tract, Sassman Road, said Lot A, said 42.558 acre tract, and said 167.748 acre tract, the following fifteen (15) courses and distances:

1. North 62°55'22" West, a distance of 149.13 feet to a calculated point;
2. With a curve to the right, having a radius of 1800.01 feet, a delta angle of 68°24'29", an arc length of 2149.12 feet, and a chord which bears North 28°43'07" West, a distance of 2023.72 feet to a calculated point;
3. North 05°29'07" East, a distance of 423.15 feet to a calculated point;
4. With a curve to the left, having a radius of 1000.01 feet, a delta angle of 40°36'48", an arc length of 708.84 feet, and a chord which bears North 14°49'17" West, a distance of 694.09 feet to a calculated point;
5. North 35°07'41" West, a distance of 344.76 feet to a calculated point;
6. North 54°52'19" East, a distance of 25.40 feet to a calculated point;
7. With a curve to the left, having a radius of 500.00 feet, a delta angle of 96°25'47", an arc length of 841.51 feet, and a chord which bears North 06°39'26" East, a distance of 745.65 feet to a calculated point;
8. North 41°33'28" West, a distance of 274.95 feet to a calculated point;

9. With a curve to the right, having a radius of 580.00 feet, a delta angle of $69^{\circ}45'07''$, an arc length of 706.10 feet, and a chord which bears North $06^{\circ}40'54''$ West, a distance of 663.29 feet to a calculated point;
10. North $28^{\circ}11'39''$ East, a distance of 1597.96 feet to a calculated point;
11. South $61^{\circ}48'21''$ East, a distance of 1135.34 feet to a calculated point;
12. With a curve to the left, having a radius of 1399.96 feet, a delta angle of $31^{\circ}17'38''$, an arc length of 764.63 feet, and a chord which bears South $77^{\circ}27'10''$ East, a distance of 755.16 feet to a calculated point;
13. North $86^{\circ}54'01''$ East, a distance of 948.14 feet to a calculated point;
14. With a curve to the right, having a radius of 1399.96 feet, a delta angle of $30^{\circ}17'26''$, an arc length of 740.12 feet, and a chord which bears South $77^{\circ}57'16''$ East, a distance of 731.53 feet to a calculated point;
15. South $62^{\circ}48'33''$ East, a distance of 209.85 feet to a calculated point in the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract;

THENCE with the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract, the following two (2) courses and distances:

1. South $27^{\circ}05'45''$ West, a distance of 973.90 feet to a concrete highway monument found 40 feet right of engineers' centerline station 68+93.3;
2. South $27^{\circ}19'52''$ West, a distance of 601.74 feet to a 1/2" rebar with Chaparral cap found for the northeast corner of a 2.99 acre tract described in a deed to Thomas Edward McHenry and wife, Angela Jane McHenry, recorded in Document No. 2005117402 of the Official Public Records of Travis County, Texas;

THENCE continuing with the east line of said 167.748 acre tract, the following three (3) courses and distances:

1. North $62^{\circ}14'19''$ West, with the north line of said 2.99 acre tract, a distance of 361.02 feet to a 1/2" rebar found for the northwest corner of said 2.99 acre tract;
2. South $27^{\circ}25'52''$ West, with the west line of said 2.99 acre tract, a distance of 360.78 feet to a 1/2" rebar found for the southwest corner of said 2.99 acre tract;

3. South 62°14'19" East, with the south line of said 2.99 acre tract, a distance of 361.65 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of F.M. 1625, for the southeast corner of said 2.99 acre tract;

THENCE with the west right-of-way line of F.M. 1625, same being the east line of said 167.748 acre tract, the following two (2) courses and distances:

1. South 27°19'52" West, a distance of 361.72 feet to a 1/2" rebar with Chaparral cap found 40 feet right of engineers' centerline station 82+17.1;
2. South 27°11'52" West, a distance of 434.71 feet to the **POINT OF BEGINNING**, containing 339.352 acres of land, more or less.

SAVE AND EXCEPT 2.495 ACRES:

BEING ALL OF LOT 1, J. P. COTMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JUAN YESCAS AND MARIA R. YESCAS IN A WARRANTY DEED, DATED DECEMBER 30, 2004 AND RECORDED IN DOCUMENT NO. 2004242191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the west right-of-way line of Sassman Road, for the southeast corner of said Lot 1, same being the east corner of said 7.602 acre tract;

THENCE North 63°13'21" West, with the south line of said Lot 1, same being the north line of said 7.602 acre tract, a distance of 543.90 feet to a 1/2" rebar found for the southwest corner of said Lot 1;

THENCE North 26°45'39" East, with the west line of said Lot 1, same being the east line of said 7.602 acre tract, a distance of 199.86 feet to a 1/2" rebar found for the northwest corner of said Lot 1, same being an angle point in the north line of said 7.602 acre tract, also being in the south line of said 23.694 acre tract;

THENCE South 63°13'21" East, with the north line of said Lot 1, same being the south line of said 23.694 acre tract, a distance of 543.89 feet to a 1/2" rebar with Chaparral cap found in the west right-of-way line of Sassman Road, for the northeast corner of said Lot 1, same being the southeast corner of said 23.694 acre tract;

THENCE South 26°45'21" West, with the west right-of-way line of Sassman Road, same being the east line of said Lot 1, a distance of 199.86 feet to the **POINT OF BEGINNING**, containing 2.495 acres of land, more or less.

SAVE AND EXCEPT 2.496 ACRES:

BEING ALL OF A 2.50 ACRE TRACT DESCRIBED IN WARRANTY DEED TO MICHAEL L. APPEGATE AND HARMONY D. APPEGATE, DATED NOVEMBER 5, 2003 AND RECORDED IN DOCUMENT NO. 2003261512 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.496 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of Sassman Road, for the southeast corner of said 2.50 acre tract, same being an angle point in the south line of said 42.558 acre tract;

THENCE North 63°50'26" West, with the north right-of-way line of Sassman Road, same being the south line of said 2.50 acre tract, a distance of 363.50 feet to a calculated point for the southwest corner of said 2.50 acre tract, same being an angle point in the south line of said 42.558 acre tract;

THENCE with the common line of said 2.50 acre tract and said 42.558 acre tract, the following three (3) courses and distances:

1. North 26°08'47" East, a distance of 299.42 feet to a 1/2" rebar found for the northwest corner of said 2.50 acre tract;
2. South 63°51'04" East, a distance of 362.66 feet to a 1/2" rebar found for the northeast corner of said 2.50 acre tract;
3. South 25°59'08" West, a distance of 299.49 feet to the **POINT OF BEGINNING**, containing 2.496 acres of land, more or less.

SAVE AND EXCEPT 4.178 ACRES:

BEING ALL OF A 3.213 ACRE TRACT DESCRIBED IN A DEED WITH VENDOR'S LIEN TO MARIO RODRIGUEZ & EMMA RODRIGUEZ, DATED FEBRUARY 4, 1983 AND RECORDED IN VOLUME 7998, PAGE 656 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO MARIO RODRIGUEZ AND EMMA RODRIGUEZ, DATED MARCH 3, 2005 AND RECORDED IN DOCUMENT NO. 2005046336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.178 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 1.00 acre tract, same being an angle point in the west line of said 167.748 acre tract;

THENCE North 64°32'09" West, with the south line of said 1.00 acre tract, same being the west line of said 167.748 acre tract, a distance of 21.19 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Sassman Road, the south line of said 1.00 acre tract, and the west line of said 167.748 acre tract;

THENCE with the north right-of-way line of Sassman Road, same being the south line of said 1.00 acre tract and the south line of said 3.213 acre tract, the following two (2) courses and distances:

1. North 55°52'30" West, a distance of 116.23 feet to a calculated point;
2. North 63°50'26" West, a distance of 281.73 feet to a 1/2" rebar found for the southwest corner of said 3.213 acre tract, same being an angle point in the south line of said 42.558 acre tract;

THENCE with the north line of said 3.213 acre tract, same being the south line of said 42.558 acre tract, the following two (2) courses and distances:

1. North 40°38'03" East, a distance of 528.79 feet to a 1/2" rebar found for the north corner of said 3.213 acre tract;
2. South 61°13'19" East, a distance of 295.41 feet to a calculated point for the east corner of said 3.213 acre tract, same being the southeast corner of said 42.558 acre tract, also being in the west line of said 167.748 acre tract;

THENCE South 27°11'24" West, with the west line of said 167.748 acre tract, same being the east line of said 3.213 acre tract and the east line of said 1.00 acre tract, a distance of 514.44 feet to the **POINT OF BEGINNING**, containing 4.178 acres of land, more or less.

SAVE AND EXCEPT 2.701 ACRES:

BEING ALL OF A 2.701 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ABACU P. PEREZ, DATED MARCH 19, 2009 AND RECORDED IN DOCUMENT NO. 2009046965 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.701 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road, for the northeast corner of said 2.701 acre tract, same being the northwest corner of said 98.656 acre tract;

THENCE South 27°05'06" West, with the east line of said 2.701 acre tract, same being the west line of said 98.656 acre tract, a distance of 672.44 feet to a 1/2" rebar with Chaparral cap found for the southeast corner of said 2.701 acre tract, same being an angle point in the east line of said 51.942 acre tract;


THENCE with the south and west lines of said 2.701 acre tract, same being the east line of said 51.942 acre tract, the following two (2) courses and distances:

1. North 62°16'38" West, a distance of 175.00 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 2.701 acre tract;
2. North 27°05'06" East, a distance of 672.44 feet to a 1/2" rebar with Chaparral cap found in the south right-of-way line of Sassman Road, for the northwest corner of said 2.701 acre tract, same being the northeast corner of said 51.942 acre tract;

THENCE South 62°16'38" East, with the south right-of-way line of Sassman Road, same being the north line of said 2.701 acre tract, a distance of 175.00 feet to the **POINT OF BEGINNING**, containing 2.701 acres of land, more or less.

Based on surveys made on the ground by Chaparral from June 20, 2006 through November 15, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD-EX5.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the 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.

 9/17/2010
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 339.352 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 167.748 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 13, 2006 AND RECORDED IN DOCUMENT NO. 2006241307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 98.656 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED OCTOBER 19, 2006 AND RECORDED IN DOCUMENT NO. 2006204344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 60.921 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 12, 2006 AND RECORDED IN DOCUMENT NO. 2006239174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 51.942 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED DECEMBER 1, 2006 AND RECORDED IN DOCUMENT NO. 2006233636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 55.222 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 25.119 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060707 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 7.602 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060704 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 23.694 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., DATED APRIL 2, 2006 AND RECORDED IN DOCUMENT NO. 2007060710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 42.558 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JONA ACQUISITION INC., DATED MAY 16, 2008 AND RECORDED IN DOCUMENT NO. 2008083861 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF LOT A, HARRY REININGER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, CONVEYED TO JOHN HALDENSTEIN & RUTH HALDENSTEIN IN WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 29, 2000 AND RECORDED IN DOCUMENT NO. 2000161977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND A PORTION OF SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES).

SAVE AND EXCEPT:

2.495 ACRES, BEING ALL OF LOT 1, J. P. COTMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO JUAN YESCAS AND MARIA R. YESCAS IN A WARRANTY DEED, DATED DECEMBER 30, 2004 AND RECORDED IN DOCUMENT NO. 2004242191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 2.496 ACRES, BEING ALL OF A 2.50 ACRE TRACT DESCRIBED IN WARRANTY DEED TO MICHAEL L. APPLGATE AND HARMONY D. APPLGATE, DATED NOVEMBER 5, 2003 AND RECORDED IN DOCUMENT NO. 2003261512 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, 4.178 ACRES, BEING ALL OF A 3.213 ACRE TRACT DESCRIBED IN A DEED WITH VENDOR'S LIEN TO MARIO RODRIGUEZ & EMMA RODRIGUEZ, DATED FEBRUARY 4, 1983 AND RECORDED IN VOLUME 7998, PAGE 656 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 1.00 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO MARIO RODRIGUEZ AND EMMA RODRIGUEZ, DATED MARCH 3, 2005 AND RECORDED IN DOCUMENT NO. 2005046336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 2.701 ACRES, BEING ALL OF A 2.701 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ABACU P. PEREZ, DATED MARCH 19, 2009 AND RECORDED IN DOCUMENT NO. 2009046965 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

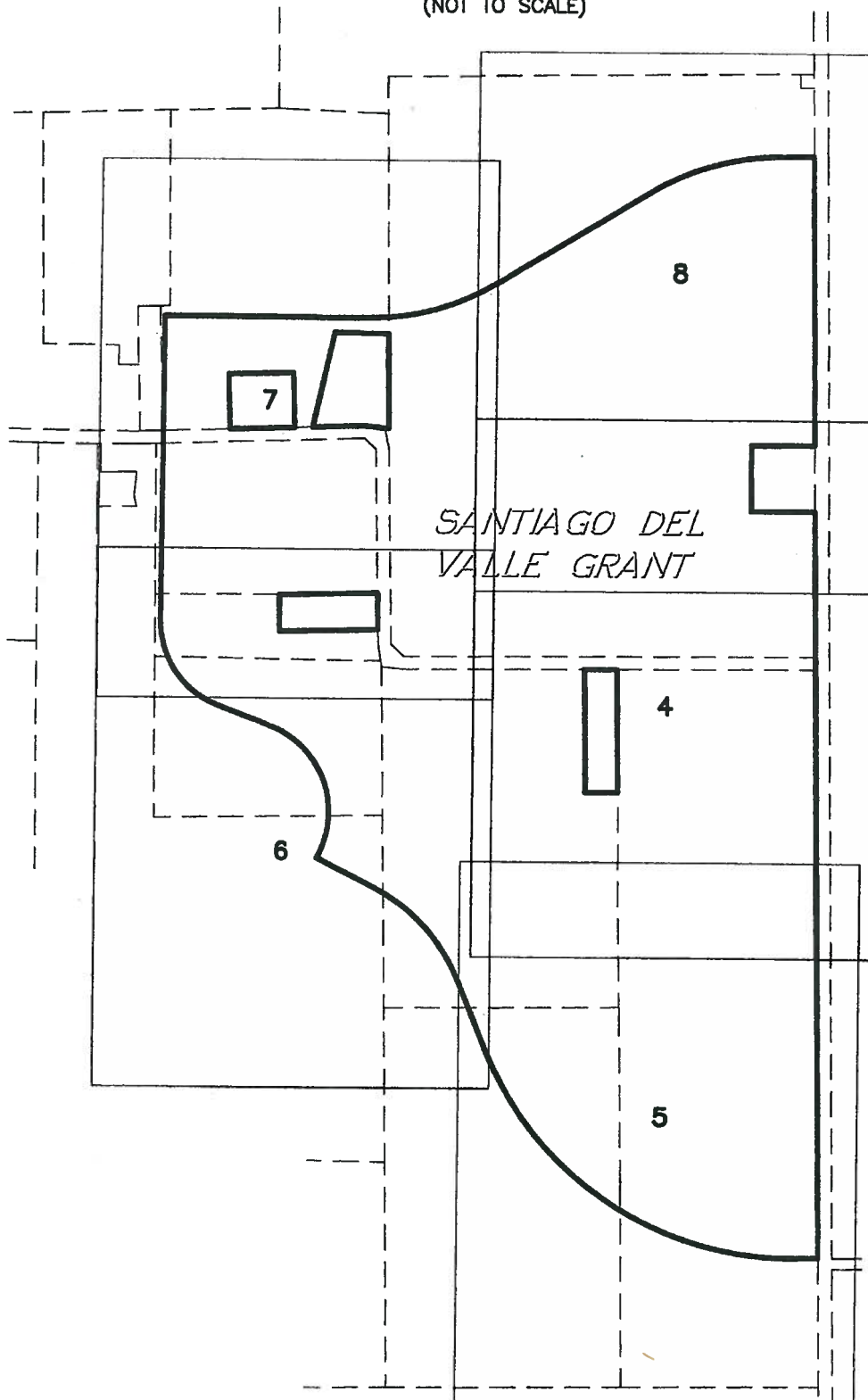
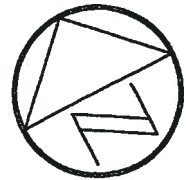
DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 1 OF 8

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES
FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 500-001-BD-EX5

Chaparral

MAP SHEET INDEX
(NOT TO SCALE)



DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 2 OF 8

Chaparral

LEGEND

- 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED)
- 1/2" REBAR WITH CHAPARRAL CAP FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CONCRETE HIGHWAY MONUMENT FOUND
- △ CALCULATED POINT

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	68°24'29"	1800.01'	1223.47'	2149.12'	2023.72'	N28°43'07"W
C2	40°36'48"	1000.01'	370.05'	708.84'	694.09'	N14°49'17"W
C3	96°25'47"	500.00'	559.51'	841.51'	745.65'	N06°39'26"E
C4	69°45'07"	580.00'	404.25'	706.10'	663.29'	N06°40'54"W
C5	31°17'38"	1399.96'	392.11'	764.63'	755.16'	S77°27'10"E
C6	30°17'26"	1399.96'	378.93'	740.12'	731.53'	S77°57'16"E

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE 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.

LINE TABLE

No.	BEARING	LENGTH
L1	S27°11'52"W	70.00'
L2	N62°55'22"W	149.13'
L3	N54°52'19"E	25.40'
L4	S62°48'33"E	209.85'
L5	N64°32'09"W	21.19'
L6	N55°52'30"W	116.23'
L7	N63°50'26"W	281.73'
L8	N40°38'03"E	528.79'
L9	S61°13'19"E	295.41'
L10	S27°11'24"W	514.44'
L11	N63°50'26"W	363.50'
L12	N26°08'47"E	299.42'
L13	S63°51'04"E	362.66'
L14	S25°59'08"W	299.49'
L15	N63°13'21"W	543.90'
L16	N26°45'39"E	199.86'
L17	S63°13'21"E	543.89'
L18	S26°45'21"W	199.86'
L19	S27°05'06"W	672.44'
L20	N62°16'38"W	175.00'
L21	N27°05'06"E	672.44'
L22	S62°16'38"E	175.00'

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 3 OF 8

Chaparral



N62°14'19"W
361.02'

S27°25'52"W
360.78'

2.99 ACRES
THOMAS EDWARD
McHENRY
& WIFE
ANGELA JANE
McHENRY
(2005117402)

S62°14'19"E
361.65'

STA. 82+17.1
40' RT.

**339.352
ACRES**

P.O.B.

SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES)

P.O.B.

**2.701 ACRES
SAVE AND EXCEPT**

2.701 ACRES
ABACU P. PEREZ
(2009046965)

F.M. 1625
(80' RIGHT-OF-WAY WIDTH)

51.942 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006233636)

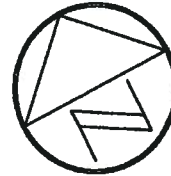
98.656 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006204344)

SANTIAGO DEL
VALLE GRANT

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 4 OF 8

Chaparral

51.942 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006233636)



1"=300'

339.352
ACRES

*SANTIAGO DEL
VALLE GRANT*

98.656 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006204344)

60.921 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006239174)

STA. 115+77
40' RT.

S27°04'38"W
352.96'

S27°11'

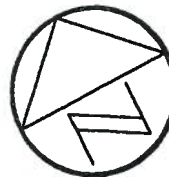
F.M. 1625 (80' RIGHT-OF-WAY WIDTH)

RODRIGUEZ ROAD

(RIGHT-OF-WAY WIDTH VARIES)

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 5 OF 8

Chaparral



1"=300'

2.495 ACRES
SAVE AND EXCEPT

L17

CHAP

LOT 1

J. P. COTMAN ADDITION
(79/60)

L15

L18

P.O.B.

SASSMAN ROAD (RIGHT)

7.602 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060704)

28.461 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006182621)

N41°33'28"W
274.95'

25.119 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060707)

339.352
ACRES

51.942 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006233636)

N35°07'41"W
344.76'

55.222 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060712)

SANTIAGO DEL
VALLE GRANT

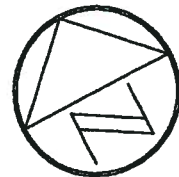
N05°29'07"E
423.15'

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 6 OF 8

Chaparral

SANTIAGO DEL VALLE GRANT

42.558 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2008083861)



1"=300'

S61°48'21"E 1135.34'

C5

LOT A
HARRY REININGER SUBDIVISION
(65/47)

2.496 ACRES
SAVE AND EXCEPT

4.178 ACRES
SAVE AND EXCEPT

L12 L13 L14
2.50 ACRES
MICHAEL L.
APPLEGATE AND
HARMONY D.
APPLEGATE
(2003261512)
L11

3.213 ACRES
MARIO RODRIGUEZ &
EMMA RODRIGUEZ
(7998/656)

1.00 ACRE
MARIO &
EMMA RODRIGUEZ
(2005046336)

SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES)

P.O.B.

CHAP L6 L5 P.O.B.

N28°11'39"E 1597.96'

23.694 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060710)

167.748 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006241307)

2.495 ACRES
SAVE AND EXCEPT

7.602 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2007060704)

L16 L17 L18
LOT 1
J. P. COTMAN ADDITION
(79/60)
L15

CHAP

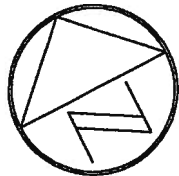
339.352
ACRES

SASSMAN ROAD (RIGHT-OF-WAY WIDTH VARIES)

P.O.B.

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 7 OF 8

Chaparral



1"=300'

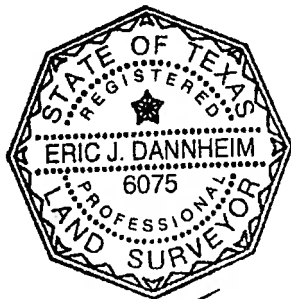
N86°54'01"E 948.14'

C6

L4

SANTIAGO DEL
VALLE GRANT

167.748 ACRE
CARMA EASTON INC.
(F/K/A JONA ACQUISITION INC.)
(2006241307)



339.352
ACRES

EJD
9/17/2010

DATE OF SURVEY: 11/15/2007
PLOT DATE: 9/17/2010
DRAWING NO.: 500-001-BD-EX5
PROJECT NO.: 500-001
DRAWN BY: EJD
SHEET 8 OF 8

STA. 68+93.3
40' RT.

S27°05'45"W 973.90'

F.M. 1625
(80' RIGHT-OF-WAY WIDTH)

S27°19'52"W
601.74'

N62°14'19"W
361.02'

CHAP

S27°25'52"W
360.78'

2.99 ACRES
THOMAS EDWARD
McHENRY
& WIFE
ANGELA JANE
McHENRY
(2005117402)

S62°14'19"E
361.65'

CHAP

STA. 82+17.1
40' RT.

S27°19'52"W
361.72'

CHAP

Chaparral

BEING A 2.903 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN A SPECIAL WARRANTY DEED TO ERNEST B. COLLINS AND FLORETTA F. COLLINS, RECORDED ON APRIL 29, 2004 IN DOCUMENT NO. 2004080843 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.903 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found (Grid Coordinates = N: 10,029,285.69, E: 3,123,440.54) for the West corner of said 2.899 acre tract and the South corner of a called 82.844 acre tract of land described as Tract 1 in a Special Warranty Deed to Jona Acquisition Inc., recorded on January 5, 2007 in Document No. 2007003159 of said Official Public Records, and also being in the Northeast right-of-way line of Colton Bluff Springs Road (being a 70 feet wide right-of-way at this point, from which a 1/2-inch iron rod found for an angle point in the Southwest line of said 82.844 acre tract and said Northeast right-of-way line of Colton Bluff Springs Road, bears North 63°14'17" West a distance of 642.89 feet;

THENCE along the Northwest line of said 2.899 acre tract and the Southeast line of said 82.844 acre tract, the following four (4) courses and distances:

1. **North 26°58'38" East** a distance of **2126.49** feet to a 1/2-inch iron rod found;
2. **North 26°30'47" East** a distance of **262.66** feet to a 1/2-inch iron rod found;
3. **North 28°04'38" East** a distance of **57.26** feet to a 1/2-inch iron rod found; and
4. **North 27°02'16" East** a distance of **87.42** feet to a 1/2-inch iron rod found (Grid Coordinates = N: 10,031,544.13, E: 3,124,589.09) for the North corner of said 2.899 acre tract and the East corner of said 82.844 acre tract, also being in the Southwest line of a called 52.418 acre tract of land described as Tract II in said Special Warranty Deed to Ernest B. Collins and Floretta F. Collins, from which a 1/2-inch iron rod found for the West corner of said 52.418 acre tract and being in the Northeast line of said 82.844 acre tract, bears North 48°17'20" West a distance of 182.55 feet;

THENCE South 48°55'17" East along the Northeast line of said 2.899 acre tract and said Southwest line of the 52.418 acre tract, a distance of **52.26** feet to a 1/2-inch iron rod found for the East corner of said 2.899 acre tract and the North corner of a called 61.071 acre tract of land described as Tract 1 in a Special Warranty Deed to Jona Acquisition Inc. recorded on November 8, 2007 in Document No. 2007204509 in said Official Public Records, from which a 1/2-inch iron rod found for the South corner of said 52.418 acre tract and being an angle point in the Northeast line of said 61.071 acre tract, bears South 47°54'17" East a distance of 467.14 feet;

THENCE South 26°58'21" West along the Southeast line of said 2.899 acre tract and the Northwest line of said 61.071 acre tract, a distance of **2520.65** feet to a 1/2-inch iron rod found for the South corner of said 2.899 acre tract and the West corner of said 61.071 acre tract, also being in said Northeast right-of-way line of Colton Bluff Springs Road;

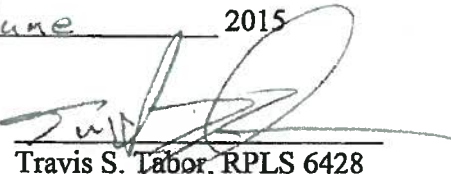
THENCE North 63°31'12" West along the Southwest line of said 2.899 acre tract and said Northeast right-of-way line of Colton Bluff Springs Road, a distance of **49.96** feet to the **POINT OF BEGINNING** and containing 2.903 acres of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.999960959.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 10th day of June 2015




Travis S. Tabor, RPLS 6428
Peloton Land Solutions
7004 Bee Cave Road
Building 2, Suite 100
Austin, Texas 78746
(512) 831-7700
TBPLS Firm No. 10194108



GRAPHIC SCALE

LINE	BEARING	LENGTH
L1	N28°04'38"E	57.26'
L2	N27°02'16"E	87.42'
L3	N48°17'20"W	182.75'
L4	S48°55'17"E	52.26'
L5	N63°31'12"W	49.96'

ERNEST B. COLLINS AND
FLORETTA F. COLLINS
TRACT 1 - 2.899 ACRES
DOC. NO. 2004080843
O.P.R.T.C.T.

JONA ACQUISITION INC.
TRACT 1 - 82.844 ACRES
DOC. NO. 2007003159
O.P.R.T.C.T.

POINT OF
BEGINNING
GRID COORDINATES
N=10,029,285.69
E=3,123,440.54

MATCHLINE PAGE 4
MATCHLINE PAGE 3

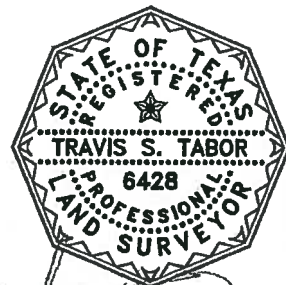
N26°58'38"E 2126.49'

S26°58'21"W 2520.65'

2.903
ACRES

SANTIAGO DEL
VALLE GRANT

JONA ACQUISITION INC.
TRACT 1 - 61.071 ACRES
DOC. NO. 2007204509
O.P.R.T.C.T.



NOTES:

06-10-2015

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING
AND COORDINATE BASIS TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE
(4203), NAD83/93 HARN VALUES FROM THE LCRA
CONTROL NETWORK. DISTANCES SHOWN HEREON
ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY
FEET. THE COMBINED SURFACE-TO-GRID SCALE
FACTOR IS 0.999960959 EXACTLY.

LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

COLTON BLUFF SPRINGS ROAD
(70' R.O.W.)



PELOTON
LAND SOLUTIONS

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GRAPHIC SCALE

NOTES:

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83/93 HARN VALUES FROM THE LCRA CONTROL NETWORK. DISTANCES SHOWN HEREON ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE COMBINED SURFACE-TO-GRID SCALE FACTOR IS 0.999960959 EXACTLY.

ELLA LEE MYERS COLLINS
TRACT 5 - 29.50 ACRES
DOC. NO. 2011082345
O.P.R.T.C.T.

GRID COORDINATES
N=10,031,544.13
E=3,124,589.09

ERNEST B. COLLINS AND
FLORETTA F. COLLINS
TRACT II - 52.418 ACRES
DOC. NO. 2004080843
O.P.R.T.C.T.

JONA ACQUISITION INC.
TRACT 1 - 82.844 ACRES
DOC. NO. 2007003159
O.P.R.T.C.T.

TALFRED COLLINS AND WIFE,
ELLA LEE COLLINS, TRACT A
VOL. 2814, PG. 127
D.R.T.C.T.

SANTIAGO DEL
VALLE GRANT

JONA ACQUISITION INC.
TRACT 1 - 61.071 ACRES
DOC. NO. 2007204509
O.P.R.T.C.T.

MATCHLINE PAGE 4
MATCHLINE PAGE 3

N26°58'38"E 2126.49'
S26°58'21"W 2520.65'

2.903
ACRES

LINE	BEARING	LENGTH
L1	N28°04'38"E	57.26'
L2	N27°02'16"E	87.42'
L3	N48°17'20"W	182.75'
L4	S48°55'17"E	52.26'
L5	N63°31'12"W	49.96'

LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



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JOB # BRP15005

2.903 ACRES - COLLINS FLAG LOT

DATE: 06-10-2015

CHECKED BY: TST

PAGE 4 OF 4

L:\JOB\Brookfield - Easton\BRP14001-00 - Section 1C Subdivision\Survey\CAD\Boundary\Collins Flag Lot.dwg

BEING A 0.243 OF ONE ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 82.844 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., RECORDED ON JANUARY 5, 2007 IN DOCUMENT NO. 2007003159 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.243 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found (Grid Coordinates = N: 10,031,544.13, E: 3,124,589.09) for the East corner of said 82.844 acre tract and the North corner of a called 2.899 acre tract of land described in a Special Warranty Deed to Ernest B. Collins and Floretta F. Collins, recorded on April 29, 2004 in Document No. 2004080843 of said Official Public Records, also being in the Southwest line of a called 52.418 acre tract of land described as Tract II in said Special Warranty Deed to Ernest B. Collins and Floretta F. Collins, from which a 1/2-inch iron rod found for the East corner of said 2.899 acre tract and the North corner of a called 61.071 acre tract of land described as Tract 1 in a Special Warranty Deed to Jona Acquisition Inc. recorded on November 8, 2007 in Document No. 2007204509 in said Official Public Records, also being in said Southwest line of the 52.418 acre tract, bears South 48°55'17" East a distance of 52.33 feet, also from which a 1/2-inch iron rod found for an angle point in the Southeast line of said 82.844 acre tract and the Northwest line of said 2.899 acre tract, bears South 27°02'16" West a distance of 87.42 feet;

THENCE North 48°17'20" West along the Northeast line of said 82.844 acre tract and the Southwest line of said 52.418 acre tract, a distance of 7.04 feet to a 5/8-inch iron rod with cap stamped "PELTON" set (Grid Coordinates = N: 10,031,548.84, E: 3,124,583.81) for the East corner and **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said 82.844 acre tract, the following five (5) courses and distances:

1. **South 59°52'15" West** a distance of **161.69** feet to a 5/8-inch iron rod with cap stamped "PELTON" set for a Point of Curvature of a curve to the left;
2. Southwesterly along the arc of said curve to the left having a radius of **15.00** feet, an arc length of **22.17** feet, a delta angle of **84°40'13"**, and a chord which bears **South 17°32'08" West** a distance of **20.20** feet to a 5/8-inch iron rod with cap stamped "PELTON" set for the South corner of the herein described tract and being in the proposed Northeast right-of-way line of Lombard Lane as shown on the plat of **EASTON PARK, SECTION 1C**, being a proposed subdivision which has not been recorded as of the date of this survey, and also being in a curve to the left;

3. Northwesternly along the arc of said curve to the left having a radius of **491.00** feet, an arc length of **91.35** feet, a delta angle of **10°39'33"**, and a chord which bears **North 30°07'45" West** a distance of **91.21** feet to a 5/8-inch iron rod with cap stamped "PELTON" set for the West corner of the herein described tract and being a Point of Curvature of a curve to the left;
4. Departing said proposed Northeast right-of-way line of Lombard Lane, Southeasterly along the arc of said curve to the left having a radius of **15.00** feet, an arc length of **22.17** feet, a delta angle of **84°40'13"** and a chord which bears **South 77°47'38" East** a distance of **20.20** feet to a 5/8-inch iron rod with cap stamped "PELTON" set for a Point of Tangency; and
5. **North 59°52'15" East** a distance of **140.69** feet to a 5/8-inch iron rod with cap stamped "PELTON" set for the North corner of the herein described tract, being in said Northeast line of the 82.844 acre tract and said Southwest line of the 52.418 acre tract, from which a 1/2-inch iron rod found for the West corner of said 52.418 acre tract and being in said Northeast line of the 82.844 acre tract, bears **North 48°17'20" West** a distance of **108.11** feet;


THENCE **South 48°17'20" East** along said Northeast line of the 82.844 acre tract and said Southwest line of the 52.418 acre tract, a distance of **67.35** feet to the **POINT OF BEGINNING** and containing 0.243 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.999960959.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 10th day of June 2015




Travis S. Tabor, RPLS 6428
Peloton Land Solutions
7004 Bee Cave Road
Building 2, Suite 100
Austin, Texas 78746
(512) 831-7700
TBPLS Firm No. 10194108



GRAPHIC SCALE



06-10-2015

ELLA LEE MYERS COLLINS
TRACT 5 - 29.50 ACRES
DOC. NO. 2011082345
O.P.R.T.C.T.

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD. DIST.
C1	15.00'	22.17'	84°40'13"	S17°32'08"W	20.20'
C2	491.00'	91.35'	10°39'33"	N30°07'45"W	91.21'
C3	15.00'	22.17'	84°40'13"	S77°47'38"E	20.20'

LINE	BEARING	LENGTH
L1	S48°55'17"E	52.33'
L2	S27°02'16"W	87.42'
L3	N48°17'20"W	7.04'
L4	S59°52'15"W	161.69'
L5	N59°52'15"E	140.69'
L6	N48°17'20"W	108.11'
L7	S48°17'20"E	67.35'

ERNEST B. COLLINS AND
FLORETTA F. COLLINS
TRACT II - 52.418 ACRES
DOC. NO. 2004080843
O.P.R.T.C.T.

POINT OF
BEGINNING
GRID COORDINATES
N=10,031,548.84
E=3,124,583.81

SEE
DETAIL "A"

POINT OF
COMMENCING
GRID COORDINATES
N=10,031,544.13
E=3,124,589.09

0.243
OF ONE
ACRE

ERNEST B. COLLINS AND
FLORETTA F. COLLINS
TRACT I - 2.899 ACRES
DOC. NO. 2004080843
O.P.R.T.C.T.

PROPOSED
EASTON PARK
SECTION 1C

JONA ACQUISITION INC.
TRACT 1 - 61.071 ACRES
DOC. NO. 2007204509
O.P.R.T.C.T.

BLOCK A

NOTES:

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND
COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE (4203), NAD83/93 HARN VALUES
FROM THE LCRA CONTROL NETWORK. DISTANCES SHOWN
HEREON ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY
FEET. THE COMBINED SURFACE-TO-GRID SCALE FACTOR IS
0.999960959 EXACTLY.

LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP STAMPED
"PELTON" SET (5/8", OR AS NOTED)
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS



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TBPLS Firm Registration No. 10194108 - Austin Office
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BEING A 0.123 OF ONE ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 61.071 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO JONA ACQUISITION INC., RECORDED ON NOVEMBER 8, 2007 IN DOCUMENT NO. 2007204509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.123 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found (Grid Coordinates = N: 10,030,599.76, E: 3,125,439.06) for the Northwest corner of a called 138.540 acre tract of land described in a General Warranty Deed to Jona Acquisition Inc., recorded on March 5, 2007 in Document No. 2007038642 of said Official Public Records, the Southerly Southwest corner of the remainder portion of a called 380.080 acre tract of land described in a Warranty Deed with Vendor's Lien to Ernest Collins and wife, Floretta Collins, recorded on October 11, 1996 in Volume 12791, Page 11 of the Real Property Records of Travis County, Texas, and being in the Southeast line of said 61.071 acre tract, from which a 1/2-inch iron rod with cap stamped "LANDMARK SURVEY" found for the Northeast corner of a called 0.392 of one acre tract of land described as a Water Line and Access Easement to the City of Austin, recorded on May 18, 2015 in Document No. 2015076625 of said Official Public Records, being in said Southeast line of the 61.071 acre tract and the Northwest line of said 138.540 acre tract, bears South 26°36'42" West a distance of 37.75 feet;

THENCE North 26°36'42" East along said Southeast line of the 61.071 acre tract and the Northwest line of said 380.080 acre tract, a distance of 17.33 feet to a 5/8-inch iron rod with cap stamped "PELOTON" set (Grid Coordinates = N: 10,030,615.26, E: 3,125,446.82) for the South corner and **POINT OF BEGINNING** of the herein described tract, being in the proposed curving Northeasterly right-of-way line of William Cannon Drive (being a variable width right-of-way at this point), a proposed roadway which has not been recorded as of the date of this survey;

THENCE Northwesterly over and across said 61.071 acre tract, along said proposed Northeasterly right-of-way of William Cannon Drive, and along the arc of said curve to the left having a radius of 1417.00 feet, an arc length of 48.82 feet, a delta angle of 01°58'26", and a chord which bears North 64°27'15" West a distance of 48.82 feet to a 5/8-inch iron rod with cap stamped "PELOTON" set for the West corner of the herein described tract and being in the Southeast line of a called 0.264 of one acre tract of land described as a Water Line and Access Easement to the City of Austin, recorded on May 18, 2015 in Document No. 2015076624 of said Official Public Records;

THENCE North 27°07'53" East continuing over and across said 61.071 acre tract and along said Southeast line of the 0.264 of one acre tract, a distance of 118.84 feet to a 60D Nail Found for the East corner of said 0.264 of one acre tract, the Northerly Southwest corner of said remainder portion of the 380.080 acre tract, the South corner of a called 1.238 Acre tract of land described in a Special Warranty Deed to the City of Austin, recorded on October 7, 2010 in Document No. 2010148994 of said Official Public Records, and being in the Northeast line of said 61.071 acre tract, from which a 1/2-inch iron rod found for the North corner of said 0.264 of one acre tract, the West corner of said 1.238 acre tract, the Southeast corner of a called 29.02 acre tract of land described in a Warranty Deed to Ernest B. Collins and wife, Floretta F. Collins, recorded on January 19, 1983 in Volume 7967, Page 611 of the Deed Records of Travis County, Texas, and being in said Northeast line of the 61.071 acre tract, bears North 46°40'08" West a distance of 62.48 feet;

THENCE South 46°40'08" East along said Northeast line of the 61.071 acre tract and the Southwest line of said remainder portion of the 380.080 acre tract, a distance of 49.84 feet to the Northeast corner of said 61.071 acre tract and an interior corner of said remainder portion of the 380.080 acre tract, from which a 5/8-inch iron rod found, bears North 09°10'36" East a distance of 1.45 feet;


THENCE South 26°36'42" West along said Southeast line of the 61.071 and the Northwest line of said 380.080 acre tract, a distance of 103.59 feet to the **POINT OF BEGINNING** and containing 0.123 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.999960959.

This property description is accompanied by a separate plat of even date.

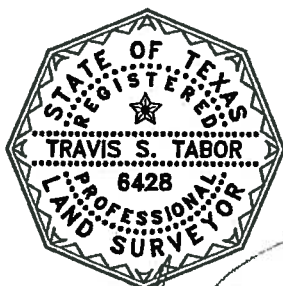
Surveyed on the ground the 10th day of June 2015




Travis S. Tabor, RPLS 6428
Peloton Land Solutions
7004 Bee Cave Road
Building 2, Suite 100
Austin, Texas 78746
(512) 831-7700
TBPLS Firm No. 10194108



GRAPHIC SCALE



06-10-2015

JONA ACQUISITION INC.
TRACT 1 - 61.071 ACRES
DOC. NO. 2007204509
O.P.R.T.C.T.

ERNEST B. COLLINS AND WIFE
FLORETTA F. COLLINS
29.02 ACRES
VOL. 7967, PG. 611
D.R.T.C.T.

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHD. DIST.
C1	1417.00'	48.82'	01°58'26"	N64°27'15"W	48.82'

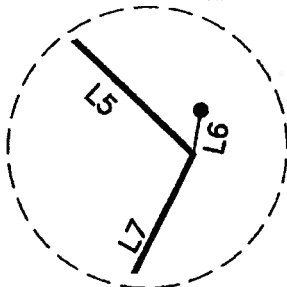
LINE	BEARING	LENGTH
L1	S26°36'42"W	37.75'
L2	N26°36'42"E	17.33'
L3	N27°07'53"E	118.84'
L4	N46°40'08"W	62.48'
L5	S46°40'08"E	49.84'
L6	N09°10'36"E	1.45'
L7	S26°36'42"W	103.59'

JONA ACQUISITION INC.
TRACT 1 - 61.071 ACRES
DOC. NO. 2007204509
O.P.R.T.C.T.

ERNEST COLLINS AND WIFE,
FLORETTA COLLINS
REMAINDER OF 380.080 ACRES
VOL. 12791, PG. 11
R.P.R.T.C.T.

PROPOSED
WILLIAM CANNON DRIVE
(VARIABLE WIDTH R.O.W.)

DETAIL "A"
NOT TO SCALE



LEGEND

- IRON ROD FOUND (1/2", OR AS NOTED)
- IRON ROD WITH CAP STAMPED
"PELTON" SET (5/8", OR AS NOTED)
- ▲ 60D NAIL FOUND
- ⊙ IRON PIPE FOUND (1", OR AS NOTED)
- IRON ROD WITH CAP STAMPED
"LANDMARK SURVEY" FOUND (1/2")

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS



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CITY OF AUSTIN
WATER LINE AND
ACCESS EASEMENT
0.264 OF ONE ACRE
DOC. NO. 2015076624
O.P.R.T.C.T.

CITY OF AUSTIN
WATER LINE AND
ACCESS EASEMENT
0.392 OF ONE ACRE
DOC. NO. 2015076625
O.P.R.T.C.T.

CITY OF AUSTIN
1.238 ACRE
DOC. NO. 2010148994
O.P.R.T.C.T.

POINT OF
BEGINNING
GRID COORDINATES
N=10,030,615.26
E=3,125,446.82

POINT OF
COMMENCING
GRID COORDINATES
N=10,030,599.76
E=3,125,439.06

JONA ACQUISITION INC.
138.540 ACRES
DOC. NO. 2007038642
O.P.R.T.C.T.

PROPOSED
WILLIAM CANNON DRIVE
(VARIABLE WIDTH R.O.W.)

NOTES:

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND
COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE (4203), NAD83/93 HARN VALUES
FROM THE LCRA CONTROL NETWORK. DISTANCES SHOWN
HEREON ARE SURFACE VALUES EXPRESSED IN U.S. SURVEY
FEET. THE COMBINED SURFACE-TO-GRID SCALE FACTOR IS
0.999960959 EXACTLY.

JOB # BRP15005

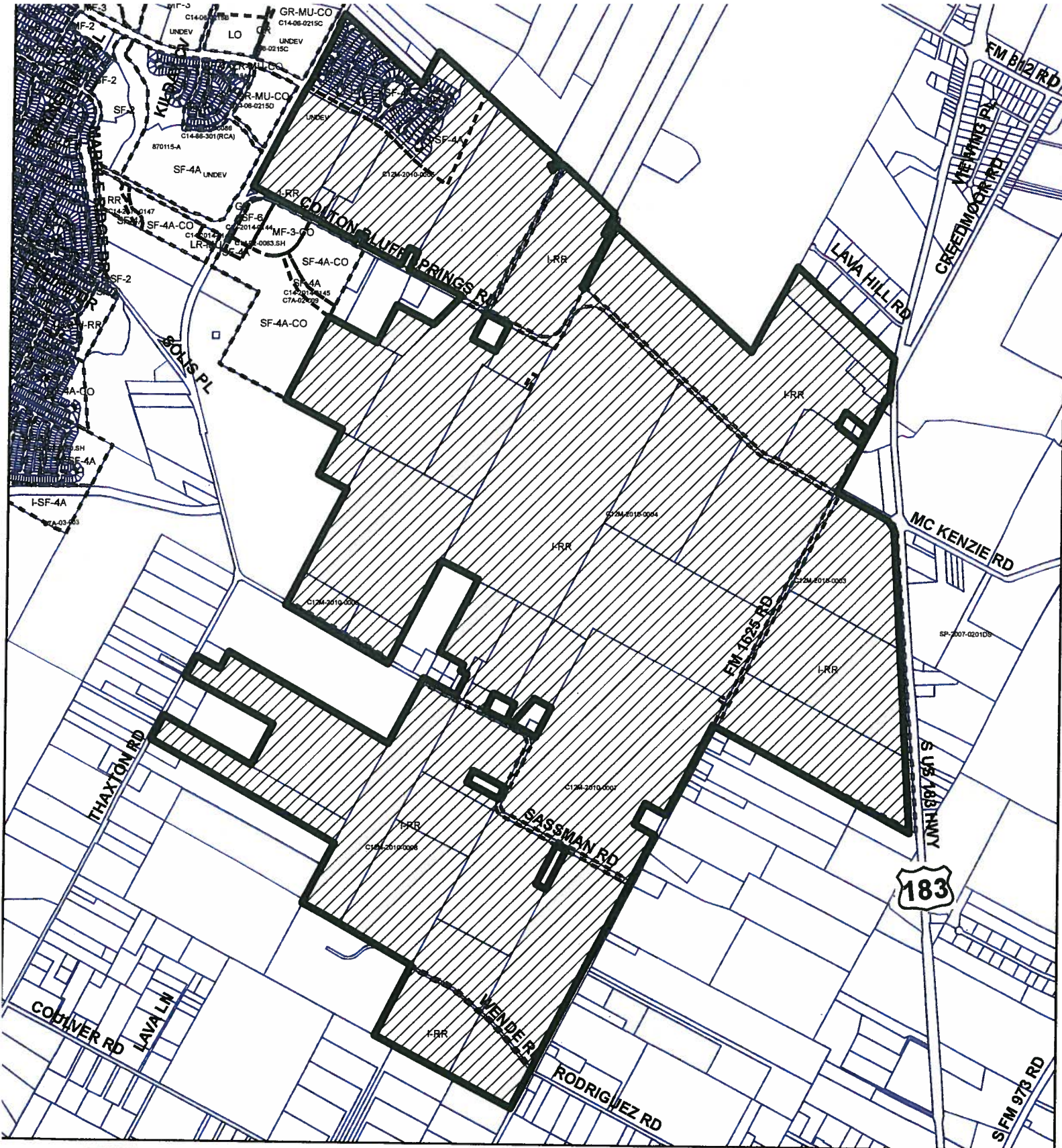
0.123 ACRE




DATE: 06-10-2015

CHECKED BY: TST

PAGE 3 OF 3

L:\JOB\Brookfield - Easton\BRP14001-00 - Section 1C Subdivision\Survey\CAD\Boundary\0.123 Acre.dwg



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2012-0152

Exhibit B

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


$$1'' = 2,000'$$

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

TIER ONE PUD REQUIREMENTS			
LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.A.		Meet the objectives of the City code	Pilot Knob PUD meets the objectives of the City code.
2.3.1.B.		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (<i>General Intent</i>) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	<p>In 2012, five Pilot Knob MUDs were approved. For simplicity through this spreadsheet, the five MUDs will be called the "District" and the Pilot Knob PUD will be called the "Project".</p> <p>Through the MUD consent process, it was agreed that the major water and wastewater facilities would be oversized for the benefit of the City, with no recoverable costs to the Developer, as shown and described in Exhibits M and N of the Consent Agreement:</p> <ol style="list-style-type: none"> 1. Cottonmouth Gravity Interceptor, Offsite Section 2 2. PK Pumplover Lift Station 3. PK Pumplover Force Main 4. Cottonmouth Gravity Interceptor South Extension 5. Parallel Wende Road Force Main 6. South Fork at FM 1625 Lift Station 7. South Fork at FM 1625 Force Main 8. South Fork at Hwy 183 Lift Station 9. South Fork at Hwy 183 Force Main 10. North Fork at Hwy 183 Lift Station 11. North Fork at Hwy 183 Force Main 12. East-West Gravity Interceptor 13. 24 inch (O/S) South Zone 14. 24 inch (O/S) South Zone <p>The pro rata share of these non-recoverable improvements for the benefit of the City totals approximately \$3.76 million in 2012 dollars. In addition to providing these facilities, below is a summary of how the Project provides development standards to meet and exceed the PUD intent goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.</p>
2.3.1.C.	Open Space	Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1.a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and 2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided	<p>Open space provided = a minimum of 300 acres, as described in the MUD consent agreement.</p> <p>Total open space required: 226.75 acres, based on the assumed land uses.</p> <p>Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density.</p> <p>Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.</p>
2.3.1.D.	Green Building	Comply with the City's Planned Unit Development Green Building Program	All buildings within the PUD will be constructed in a manner to achieve two stars or greater under the City's Austin Energy Green Building Program (or such buildings will be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City).
2.3.1.E.	Neighborhood Plans, Historic Areas, Compatibility	Be consistent with applicable neighborhood plans, neighborhood combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	There are no applicable neighborhood plans, neighborhood combining district regulations, historic areas, or landmark regulations. The PUD is compatible with the adjacent property and land uses.

Exhibit B-1

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.F.	Environmental Preservation	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land	<p>As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform.</p> <p>The Pilot Knob PUD includes the restoration of CWQZ areas with the use of native prairie grass and riparian tree species, use of green water quality controls, additional open space, parkland, and trails, as well as incorporation of green building measures such as water saving interior building fixtures and outdoor irrigation systems. These are discussed in more detail in the Tier 2 section below.</p>
2.3.1.G.	Public Facilities	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	<p>The PUD includes the following public facilities:</p> <ol style="list-style-type: none"> 1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD. 2. Donation of up to two usable acres of land to the City for a fire/EMS site. 3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.
2.3.1.H.	Landscaping	Exceed the minimum landscaping requirements of the City Code.	<p>As part of the MUD consent agreement, the project agreed to provide a tree care plan, prepared by a certified arborist to be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved, prior to this requirement being added to the City's code.</p> <p>Landscaping requirements will be exceeded since planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City.</p> <p>Upon reclaimed water being brought to undeveloped areas of the Project, reclaimed water shall be used for irrigation in open space areas where such use is economically feasible, subject to any applicable water use restrictions imposed by the City. However, no reclaimed water will be used in the floodplain or CWQZ.</p>
2.3.1.I.	Transportation, Connectivity	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	<p>Connectivity to the surrounding roadway network is provided in a way to facilitate transportation and mass transit connections.</p> <p>A ten acre site for a future intermodal transfer station and related public transportation facilities will be designated for market price sale to the City/Capital Metro.</p> <p>ROW for arterial street alignments in accordance with the Capital Area Metropolitan Planning Organization (CAMPO) 2035 Transportation Plan or successor plan are being provided.</p> <p>Construction of arterial streets and other transportation improvements identified in the TIA shall be funded, based on a pro-rata share.</p> <p>A minimum of ten miles of trails will be provided. These will be connected to the sidewalks, pedestrian ways, and vehicular transportation network.</p> <p>Where rear property lines of single family residences are adjacent to William Cannon Drive, Slaughter Lane, McKinney Falls Parkway, and FM 1625, funding and construction of aesthetically pleasing walls, subject to review and approval of the City shall be provided.</p>
2.3.1.J.	Prohibit Gated Roadways	Prohibit gated roadways	The PUD will only allow gated roadways for retirement homes and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.
2.3.1.K.	Historical Preservation	Protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	There are no structures or sites that are of architectural, historical, archaeological, or cultural significance.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
2.3.1.L.	PUD Size	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is approximately 2216.64 acres in size.
2.3.2.A.	Commercial Design Standards	Comply with Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>)	The Pilot Knob PUD will comply with Subchapter E of the City's Land Development Code, with only minor project specific exceptions.
2.3.2.B.	Commercial Design Standards	Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (<i>Design Standards and Mixed Use</i>), comply with the sidewalk standards in Section 2.2.2., (<i>Core Transit Corridors: Sidewalks And Building Placement</i>)	N/A - The project is not located within the urban roadway boundary depicted in Figure 2.
2.3.2.C.	Commercial Design Standards	Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) on the first floor of a multi-story commercial or mixed use building.	The Pilot Knob PUD will comply with pedestrian-oriented uses on the first floor of a multi-story commercial or mixed use building.

2.4 TIER TWO PUD REQUIREMENTS

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Criteria	Additional Tier Two Requirements Pilot Knob PUD Meets or Exceeds
	Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (<i>Design Standards and Mixed Use</i>), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	<p>Open space provided = a minimum of 300 acres, as described in the MUD consent agreement.</p> <p>Total open space required: 226.75 acres, based on the assumed land uses. Ten percent above this requirement totals 249.43 acres.</p> <p>Open space and parkland provided = a minimum of 400 acres per the MUD. Additional parkland will be required, depending on the residential density. Of the 400 acres, 185.4 acres are in the floodplain, 20 acres are CEF buffers, and there are zero acres that are additional CWQZ outside of the floodplain.</p> <p>Parkland requirements will be based on ten acres per 1,000 residents, instead of current Code, which is based on a requirement of five acres per 1,000 residents.</p> <p>A minimum of 100 acres of parkland will be provided, even if the residential density does not require that amount.</p> <p>A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail.</p> <p>The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.</p>
	Environment / Drainage	<p>Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.</p> <p>Provides water quality controls superior to those otherwise required by code.</p>	<p>All submittals occurring after the approval of the Pilot Knob PUD propose to comply with current code, in effect at the time of development application, except as amended by the PUD, and not assert entitlements to follow older code provisions.</p> <p>N/A</p>

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	When the MUD consent agreements were approved in 2012, it was agreed that in all phases of development, the Developer will provide green water quality controls superior to those otherwise required by Austin City Code by providing innovative controls listed in ECM Section 1.6.7 or other as approved by the Watershed Protection Department. Although this item is no longer considered to be environmentally superior, since it has since been incorporated into the City's code, this project set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. The Project will use green water quality controls as described in Environmental Criteria Manual (ECM) Section 1.6.7 to treat 100% of the water quality volume required by code. Per ECM Section 1.6.7, green water quality controls may include, but not be limited to biofiltration ponds, rain gardens, and other non-required vegetation.
		Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	N/A
		Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	N/A
		Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	As part of the MUD consent agreements, the project began its preservation of the natural environment by agreeing to implement the City's recommendation of preservation of creek buffers for waterways with a drainage area of 64 to 320 acres, when this was not part of the City's code. Although this is no longer considered environmentally superior, since it has since been incorporated into the City's code, it was considered environmentally superior in 2012 when it was agreed to. In addition, it set a positive precedent for this language being incorporated into the City's code and it being a viable tool that developers could perform. One hundred percent of the 64 acre drainage areas will be either protected or mitigated per the MUD Consent Agreement. This equates to approximately 39,555 linear feet of buffered headwaters (approximately 88 acres), as shown in Exhibit F-2 of the MUD Consent Agreement. The linear feet of creeks within the PUD which have a drainage area between 32 and 64 acres is 10,900 linear feet. This means that a minimum of 78.3 percent of the drainage areas between 32 and 320 acres will be either protected or mitigated. As noted above, at the time of the MUD approval, there were no requirements for preservation of creek buffers. In some instances, the PUD will provide a minimum 50 foot setback for unclassified waterways with a drainage area of 32 acres. However, at this time it is not possible to quantify the exact amount. As an example, Easton Park Section 1C, which is currently in review with the City, has 1,000 linear feet of 50 foot buffer for the unclassified waterway with a drainage area of 32 acres.
		Provides volumetric flood detention as described in the Drainage Criteria Manual.	N/A - Per the MUD consent agreement, "[i]n all phases of development, the Developer agrees to: ...4. provide volumetric flood control detention if feasible."
		Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	N/A
		Proposes no modifications to the existing 100-year floodplain.	N/A
		Uses natural channel design techniques as described in the Drainage Criteria Manual.	The Project is required to comply with natural channel design techniques, which are superior to the Drainage Criteria Manual. These are described in Exhibit F of the MUD Consent agreement, as well as restated in Exhibit S of the PUD.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	<p>The Pilot Knob PUD is restoring riparian vegetation for all intermediate and major waterways in the CWQZ.</p> <p>-The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.)</p> <p>-All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance.</p> <p>-The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition.</p> <p>-The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes CWQZ for intermediate and major waterways.</p>
		Removes existing impervious cover from the Critical Water Quality Zone.	N/A
		Preserves all heritage trees: preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	N/A
		Tree plantings use Central Texas seed stock native and with adequate soil volume.	<p>The Project will utilize Central Texas seed stock and provide adequate soil volume. Planted trees for landscape requirements will come from Appendix F of the Environmental Criteria Manual, or as approved by the City, which was specified in the MUD consent agreement.</p>
		Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	N/A
		Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	N/A
		Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	N/A
		Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	N/A
		Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	N/A
		Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	N/A

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

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LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
		Employs other creative or innovative measures to provide environmental protection.	<p>1. An integrated pest management plan will be developed for commercial, residential, and open space areas, and residential property owners will be educated regarding integrated pest management and "Grow Green Earth-Wise" requirements. The IPM will be submitted with each subdivision or site plan application. Copies of the IPM plan will be provided to single family homeowners and all other commercial property owners.</p> <p>2. Restrictive covenants will require toilets, bathroom sink faucets and shower heads that are labeled as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City, be installed in all residential buildings within the District.</p> <p>3. Restrictive covenants will require that all residential irrigation system components are certified as meeting the standards of the EPA WaterSense program or a comparable program approved by the Developer and the City.</p> <p>4. Land uses that contribute to air or water quality pollutants, such as equipment repair services, equipment sales, exterminating services, recreational equipment maintenance and storage, recreational equipment sales, scrap and salvage, vehicle storage, aviation facilities, basic industry, recycling center, and animal production are prohibited everywhere in the PUD. Multiple other uses are prohibited in the areas within the PUD with residential uses.</p>
	Austin Green Builder Program	Provides a rating under the Austin Green Builder Program of three stars or above.	N/A
	Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	The Pilot Knob project will participate in the Art in Public Places program, as specified in the MUD Consent Agreement. Proposed locations are shown on Exhibit R of the PUD.
	Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	N/A - This Project is subject to the Commercial Design Standards.
	Community Amenities	<p>Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.</p> <p>Provides publicly accessible multi-use trail and greenway along creek or waterway.</p>	<p>The PUD includes the following public facilities:</p> <p>1. Donation of land for two school sites, which includes bringing water, wastewater, and streets to the two sites at no cost to Del Valle ISD.</p> <p>2. Donation of up to two usable acres of land to the City for a fire/EMS site.</p> <p>3. Designation of a ten acre site for a future intermodal transfer station and related public transportation facilities for market price sale to the City/Capital Metro.</p> <p>4. The Parks and Recreation Board Guidelines for Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends a fee of \$200 for each residential Living Unit Equivalent (LUE) for the provision of parkland improvements. The PUD will post fiscal or develop parkland improvements totaling at least \$400 per residential LUE. It is estimated that this will total \$3.6 million of parkland improvements, based on the expected density.</p> <p>A minimum of ten miles of publicly accessible trails will be provided. The trails will vary in width between four and 12 feet, and will include a combination of concrete sidewalk, crushed granite, and natural slopes. The trail system will attempt to connect to the McKinney Falls trail.</p>
	Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	The Pilot Knob project will provide bike lanes in all roads that are primary collector or above, pending Travis County approval. This is in accordance with the MUD consent agreement.
	Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (Design Standards and Mixed Use).	The Project will encourage commercial properties to exceed the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E.

PILOT KNOB PLANNED UNIT DEVELOPMENT SUPERIORITY TABLE

August 12, 2015

LDC Reference: Chapter 25-2, Subch. B, Div. 5	Subject	Code Requirement	Pilot Knob PUD Meets or Exceeds This PUD Requirement As Follows:
	Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) in ground floor spaces.	The Pilot Knob PUD will encourage commercial properties to provide at least 75 percent of the building frontage of all parking structures to be designed for pedestrian-oriented uses in ground floor spaces.
	Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	<p>The Pilot Knob PUD has agreed to meet the following affordable housing goals:</p> <ol style="list-style-type: none"> 1. Ten percent of the rental units within the Project will be set aside for households with an income level of 60% or less of the median family income (MFI) in the Austin metropolitan statistical area for a period of 40 years from the effective date of the MUD. 2. Ten percent of the owner-occupied units within the Project will be priced, at the time of their initial offering for sale, at a price that is affordable to a household with an income level of 80% of the MFI in the Austin metropolitan statistical area. 3. The Developer will make a financial contribution to the City's affordable housing program equal to two percent of the total "hard" construction cost reimbursements actually received by the Developer out of the proceeds of bonds issued by the District and the other Pilot Knob Districts, up to a maximum total contribution of \$8 million.
	Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A - There are no historic structures or landmarks on the Project site.
	Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	The Project will meet all accessibility requirements and seek to exceed these requirements to be sensitive to the needs of persons with disabilities.
	Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	It is the intent of the Pilot Knob PUD to meet this requirement. However, due to the large size (2216.64 acres) and early stages of the development of the PUD, it is too early to be able to quantify this goal.

CODE VARIANCE TABLE
PILOT KNOB PLANNED UNIT DEVELOPMENT

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1-21 and 30-1-21 DEFINITIONS	Unless a different definition is expressly provided, in this title:...	Sections 25-1-21 and 30-1-21 (<i>Definitions</i>) are modified to add or revise the following terms:
		ACCESS LOT means a lot on a plat that provides joint access for lots that are to be served by only an alley.
		ACTIVE ADULT COMMUNITY is a planned community for residents who have retired from an active working life.
	(4) AMPHITHEATER means an outdoor or open-air structure or manmade area specifically designed and used for assembly of 50 or more people and the viewing of an area capable of being used for entertainment and performances	AMPHITHEATER means the use of a site for the presentation of plays, motion pictures, concerts, or other performances in a seated outdoor area for up to 2,000 people.
		BUFFER ZONE is a setback from the centerline of a BUFFERED WATERWAY in which development is restricted per the provisions of this PUD ordinance.
		BUFFERED WATERWAY is a waterway having a contributing drainage area of less than 320 acres but more than 64 acres.
		COMMON COURTYARD means a lot on a plat that provides street frontage and common green area for lots that are served by only an alley.
		COMMUNITY CENTER means the use of a site for the provision of meeting, recreational, or social activities primarily for the use of neighborhood residents.
		CONSENT AGREEMENT refers collectively to those agreements included as Exhibit B in City of Austin Ordinance Nos. 20120322-031 through -035.
		DISTRICT(s) refers to one (or more) of the Pilot Knob Municipal Utility Districts.
		EMPLOYMENT CENTER means the land use areas identified on Exhibit C: Land Use Plan as EC. The Employment Center land use areas provide for larger scale commercial and employment uses. Regional retail and residential uses, as well as mixed-use buildings, are also permitted.
	(39) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width.	Section 25-1-21(39) (<i>Definitions</i>) is modified for the term flag lot, such that the minimum width of the flag is ten (10) feet for a lot abutting a common open space and an access lot and is to be overlaid with a joint use access easement. Driveway access will be restricted to the joint use access easements.
		LAND USE AREA means the following use categories into which the PUD is divided and as identified on Exhibit C: Land Use Plan - Town Center, Mixed Residential, Employment Center, and Open Space.
		MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C: Land Use Plan, as MR-1 and MR-2. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for office, commercial, civic, and mixed use buildings.
		MANSION HOUSE means a structure on one lot designed to appear like a large single family residence, but that is divided into four to six units, each with an individual entry.
		OPEN SPACE means the land use areas identified on Exhibit C: Land Use Plan as OS. The Open Space land use areas are intended to provide a continuous system of open space for the Pilot Knob PUD community, and include community facilities. Mixed-use buildings are permitted.
		PLAYFIELD means an outdoor sodded or pervious area used for noncommercial recreational uses. Typical uses include baseball, football and soccer fields.
		ROW HOUSE means an attached two or three-story townhouse on its own lot.
		SHOP HOUSE means a row house with a ground level workspace or commercial space and upper level living space.
		TOWN CENTER means the land use area identified on Exhibit C: Land Use Plan as TC-1. The Town Center land use area is a mixed-use district providing neighborhood retail/commercial and service uses along a pedestrian-oriented shopping street and multiple sites for higher density office, residential housing, and civic uses. Mixed use buildings are permitted.
		YARD HOUSE means a detached single-family residence. An accessory dwelling unit may be constructed over the garage.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-1, ARTICLE 14. PARKLAND DEDICATION.	(A) Except as provided in Subsections (B) and (C), the parkland dedication requirements apply to: (1) residential subdivisions; (2) site plans with three or more dwelling units; and (3) residential building permits, as provided under Section 25-1-606 (Dedication of Land or Payment In-Lieu at Building Permit)	Chapter 25-1, Article 14. <i>Parkland Dedication.</i> , is modified pursuant to the provisions of Article VIII of the Consent Agreement, such that Exhibit D: Conceptual Parks and Open Space Plan shall satisfy all parkland dedication requirements. In addition, parkland and open space shall be tracked using the attached Exhibit E: Park Land and Open Space Tracking Sheet. Modifications to this document may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment.
25-2-243 PROPOSED DISTRICT BOUNDARIES MUST BE CONTIGUOUS	(A) Except as provided in Subsection (B), the boundaries of the districts proposed in a zoning or rezoning application must be contiguous. (B) The boundaries of the districts proposed in a zoning application may be noncontiguous if the zoning is initiated by the Council or the Land Use Commission.	Section 25-2-243 (<i>Proposed District Boundaries Must be Contiguous</i>) is modified to allow the property within the PUD to be noncontiguous.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.1	2.1 Compliance Required. An applicant who seeks to have property designated as a PUD zoning district must demonstrate that the proposed development complies with this division.	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 is modified to allow additional land area that is located within the Project Area, as defined by the Consent Agreement, to be amended into this PUD, without having to demonstrate additional compliance and superiority with this division.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. D	Minimum Requirements. All PUDs must: comply with the City's Planned Unit Development Green Building Program;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D is modified to allow either: a. All buildings within the PUD be constructed in a manner sufficient to achieve a rating of two stars or greater under the City's Austin Energy Green Building Program, or b. Such buildings be constructed in a manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.1. J	Minimum Requirements. All PUDs must: prohibit gated roadways;	Chapter 25-2, Article 2, Division 5, Subpart B, Section 2.3.1. J is modified to allow gated roadways for all retirement home and active adult communities, provided that connectivity for pedestrian and bicycle uses is maintained.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.2.A	Additional Requirements. In addition to the requirements contained in Section 2.3.1 (<i>Minimum Requirements</i>), a PUD containing a retail, commercial, or mixed use development must: comply with Chapter 25-2, Subchapter E (<i>Design Standards And Mixed Use</i>).	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2 and Chapter 25-2, Subchapter E are modified as follows:
AND		1. A "block" is clarified as follows:
25-2, SUBCHAPTER E		a. A "block" is a parcel of land defined by streets, internal circulation routes and/or by publicly-accessible pedestrian ways. A "block" may be defined on up to two sides by external property lines, provided that internal circulation routes (ICRs) are stubbed out to an external property line.
		b. A "block" may be measured to and from property lines, right-of-way lines or publicly-accessible pedestrian ways (i.e., easement boundaries).
		c. There may be up to 20 blocks which may be greater than five acres and less than 10 acres each.
		2. All roadways within the PUD and the PUD Planning Area are considered "Suburban Roadways" for purposes of applying Chapter 25-2, Subchapter E regulations, with the exception of Slaughter Lane, which is considered a "Core Transit Corridor".
		3. Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1.b. is modified such that this requirement is subject to Travis County approval.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.5	PLANNED UNIT DEVELOPMENT STANDARDS; DEVELOPMENT BONUSES	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5 is superceded by Article V, Section 5.12 and Exhibit L of the approved Consent Agreement approved as Ordinance Nos. 20120322-031 through -035.
25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART C, SECTION 3.2	PLANNED UNIT DEVELOPMENT REGULATIONS. 3.2.2.C. For residential uses, a land use plan must include: for multifamily development, the maximum floor to area ratio;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.2.C is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	3.2.3. Nonresidential Uses. For non- residential uses, a land use plan must include:	

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	B. the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.B is modified such that the site development regulations of Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
	D. the minimum front yard and street side yard setbacks, which must be not less than the greater of: 1) 25 feet for a front yard, and 15 feet for a street side yard; or 2) those required by Subchapter C, Article 10 (<i>Compatibility Standards</i>);	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.D is modified such that the site development regulations of Exhibit G: Site Development Regulations shall apply.
	E. the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site;	Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart C, Subsection 3.2.3.E is modified such that the number of curb cuts or driveways shall not apply to this PUD.
25-2-491 PERMITTED, CONDITIONAL, AND PROHIBITED USES.	(A) The table in Subsection (C) provides the permitted and conditional uses for each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "X" means a use is prohibited. Endnotes provide additional information.	Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit F: Permitted Land Uses.
25-2-492 SITE DEVELOPMENT REGULATIONS.	(A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.	Section 25-2-491 (<i>Permitted, Conditional, and Prohibited Uses</i>) and Section 25-2-492 (<i>Site Development Regulations</i>) shall be replaced with Exhibit C: Land Use Plan & Density Table, Exhibit F: Permitted Land Uses, and Exhibit G: Site Development Regulations shall apply.
25-2-517 REQUIREMENTS FOR AMPHITHEATERS.	(A) Construction of an amphitheater that is associated with a civic or residential use requires a site plan approved under Section 25-5, Article 3 (Land Use Commission Approved Site Plans), regardless of whether the amphitheater is part of a principal or accessory use. Review of the site plan is subject to the criteria in Section 25-5-145 (Evaluation Criteria) and the notice requirements of Section 25-5-144 (Public Hearing and Notice).	Section 25-2-517 (Requirements for Amphitheaters) is modified such that a Land Use Commission approval is not required.
25-2-812(C)(2) MOBILE FOOD ESTABLISHMENTS.	(C) A mobile food establishment: (2) is permitted in all commercial and industrial zoning districts, except in a neighborhood office (NO), limited office (LO), or general office (GO) zoning district;	Section 25-2-812(C)(2) (<i>Mobile Food Establishments</i>) is modified so that a mobile food establishment is permitted within all areas of the PUD.
25-2-1006(A)(1) AND (2) VISUAL SCREENING	(A) The following features must be at least partially and periodically obscured from view from the street by landscaping, or by the use of landscaping along with berms, walls, or decorative fences: (1) a water quality control facility under Chapter 25-8, Subchapter A (<i>Water Quality</i>); (2) a stormwater drainage facility under Chapter 25-7 (<i>Drainage</i>);	Sections 25-2-1006(A)(1) and (2) (<i>Visual Screening</i>) are modified so that in the case of green water quality facilities and green stormwater drainage facilities, only the structural components of the facilities are subject to the visual screening requirements of this section.
25-2-1032(A)(1) TREES REQUIRED. (Division 4. Additional Requirements for Residential Subdivisions.)	(A) Each single family lot in a residential subdivision shall contain: (1) at least two trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in a single family residence small lot (SF4a) zoning district; (2) at least three trees of at least two different species listed in the Environmental Criteria Manual, Appendix F (<i>Descriptive Categories of Tree Species</i>) if the lot is in any zoning district other than SF4a.	Section 25-2-1032(A)(1) (<i>Trees Required</i>) is modified so that lots having an area of 2,500 sf or less require only one tree to be planted.
25-2-1051 APPLICABILITY. (ARTICLE 10. COMPATIBILITY	(A) Except as provided in Section 25-2-1052 (Exceptions) or another specific provision of this title, this article applies to the following uses:	This subsection applies to compatibility standards within the PUD:

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
STANDARDS)	<p>(A)(1) A use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property:</p> <ul style="list-style-type: none"> (a) across the street from or adjoining property: <ul style="list-style-type: none"> (i) in an urban family residence (SF-5) or more restrictive zoning district; (ii) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or (iii) in a traditional neighborhood (TN) zoning district; or (b) located 540 feet or less from property in: <ul style="list-style-type: none"> (i) an SF-5 or more restrictive zoning district; (ii) a TN district; or (iii) a development reserve (DR) zoning district. <p>(A)(2) A use listed in Subsections 1.2.2(K)-(Q) of Subchapter F (Residential Design and Compatibility Standards), if the owner has agreed to comply with the requirements of this article in a manner prescribed by the director under Subsection 1.3.3 of Subchapter F.</p>	<p>A. Except as provided in this subsection, Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards</i>) does not apply within the PUD.</p>
	<p>(B) In Subsection (A), a civic use is a:</p> <ul style="list-style-type: none"> (1) college and university facilities use; (2) community recreation (private) use; (3) community recreation (public) use; (4) day care services (commercial) use; (5) park and recreation services (special) use; (6) private primary educational facilities use; (7) a private secondary educational facilities use; (8) a public primary educational facilities use; (9) a public secondary educational facilities use; or (10) a religious assembly use. 	<p>B. Notwithstanding Subsection A of this subsection, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Subchapter C, Article 10 (<i>Compatibility Standards for development within the PUD</i>).</p>
	<p>(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.</p>	<p>C. The compatibility standards in Subsections (A), (B), (C), (D) and (E) of Section 25-3-86 (<i>Compatibility Standards</i>) apply to development within the PUD.</p>
25-4-62(2) EXPIRATION OF APPROVED PRELIMINARY PLAN.	<p>An approved preliminary plan expires five years after the date the application for approval of the preliminary plan is submitted.</p>	<p>Section 25-4-62(2) (<i>Expiration of Approved Preliminary Plan</i>) is modified to provide that an approved preliminary plan covering land in the PUD expires 10 years after the date of the application for its approval is filed.</p>
25-4-132(B) and 30-2-132(B) EASEMENTS AND ALLEYS.	<p>(B) Off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except in the area described in Subsection (C). The subdivider shall note this requirement on a preliminary plan and a plat.</p>	<p>Subsection (B) of Sections 25-4-132 and 30-2-132 (<i>Easements and Alleys</i>) are modified to provide that off-street loading and unloading facilities shall be provided on all commercial and industrial lots, except as modified in Exhibit H: Off Street Parking Regulations and Ratios.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-4-174 and 30-2-174 LOT SIZE.	<p>(A) In the zoning jurisdiction, the site development regulations for the zoning district in which a lot is located determine minimum lot area and minimum lot width.</p> <p>(B) In the extraterritorial jurisdiction, residential lot requirements are as follows:</p> <p>(1) minimum lot area is:</p> <p>(a) in a subdivision served by a public wastewater system or central wastewater disposal unit:</p> <p>(i) 5,750 square feet; or</p> <p>(ii) 6,900 square feet for a corner lot; or</p> <p>(b) in a subdivision with private on-site sewage facilities, as determined by Texas Administrative Code Title 30, Chapter 285 (On-Site Sewage Facilities);</p> <p>(2) minimum lot width is:</p> <p>(a) 50 feet for an interior lot;</p> <p>(b) 60 feet for a corner lot; or</p> <p>(c) 33 feet for a lot on a cul-de-sac or curved street; and</p> <p>(3) minimum lot frontage, including a flag lot, is:</p> <p>(a) 20 feet; or</p> <p>(b) if a culvert is required for a driveway approach, 30 feet.</p> <p>(C) The director may reduce the minimum lot frontage prescribed by Subsection (B) if the director determines that access to the lot is restricted to a joint use driveway.</p>	<p>Sections 25-4-174 and 30-2-174 (<i>Lot Size</i>) shall be replaced by Exhibit G: Site Development Regulations.</p>
25-4-232 and 30-2-232 SMALL LOT SUBDIVISIONS.	<p>(C) A small lot subdivision must comply with the following requirements:</p> <p>(1) Minimum lot area is:</p> <p>(a) 3,600 square feet, except for a corner lot; and</p> <p>(b) 4,500 square feet for a corner lot.</p> <p>(2) Minimum lot width is:</p> <p>(a) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot;</p> <p>(b) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and</p> <p>(c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line.</p> <p>(3) Minimum front yard setback is 15 feet.</p> <p>(4) Minimum street side yard setback is ten feet.</p> <p>(5) A lot may have one zero lot line.</p> <p>(6) The combined side yard setbacks of a lot may be not less than seven feet.</p> <p>(7) Except for a patio or patio cover, the minimum distance between structures on adjoining lots is seven feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet.</p> <p>(8) The wall of a structure built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening.</p> <p>(9) Minimum rear yard setback is five feet,</p>	<p>Sections 25-4-232(C)(1 through 21) and 30-2-232(C)(1 through 21) (<i>Small Lot Subdivisions</i>) shall be replaced by Exhibit G: Site Development Regulations.</p> <p>Sections 25-4-232(C)(22) and 30-2-232(C)(22) are modified so that maintenance of a common area or access easement is the responsibility of the adjoining property owner, the homeowners' association, or the MUD, in accordance with the required Declaration of Covenants, Easements, and Restrictions.</p> <p>Sections 25-4-232(D)(2) and 30-2-232(D)(2) are modified so that it shall include a description of the requirements of Exhibit G: Site Development Regulations, and an imposition of those requirements as a restriction running with the land.</p> <p>Sections 25-4-232(D)(5) and 30-2-232(D)(5) are modified so that it has provisions obligating the adjoining property owner, the homeowners' association, or MUD to maintain common areas and access easements.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	<p>excluding drainage easements.</p> <p>(10) Minimum setback is ten feet between a rear access easement and a building or fence.</p> <p>(11) Maximum building coverage is 55 percent.</p> <p>(12) Maximum impervious cover is 65 percent.</p> <p>(13) Maximum building height is 35 feet.</p> <p>(14) A lot may have not more than one dwelling unit.</p> <p>(15) Two off-street parking spaces are required for each dwelling unit.</p> <p>(16) A maintenance easement is required in the dominant side yard of a lot.</p> <p>(17) A use easement is required in the subordinate side yard of a lot.</p> <p>(18) A lot that is less than 50 feet wide and that fronts on a collector street must have a paved alley or paved private access easement along the rear property line.</p> <p>(19) Minimum pavement width of a private access easement is 25 feet. In the extraterritorial jurisdiction, the minimum pavement width is 25 feet or the width required by the county, whichever is greater.</p> <p>(20) A lot may not front on an arterial street.</p> <p>(21) Underground utility service to all lots is required.</p> <p>(22) Maintenance of a common area or access easement is the responsibility of the adjoining property owner or the homeowners' association, in accordance with the required Declaration of Covenants, Easements, and Restrictions.</p> <p>(D) The director may not record a plat of a small lot subdivision unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must contain the following:...</p> <p>(2) a description of the requirements of Subsections (C)(1) through (14) and an imposition of those requirements as a restriction running with the land; and</p> <p>(5) provisions obligating the adjoining property owner or the homeowners' association to maintain common areas and access easements.</p>	
<p>25-4-233 and 30-2-233 SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION.</p>	<p>(E) A lot must comply with the following requirements:</p> <p>(1) Minimum site area is 7,000 square feet.</p> <p>(2) Minimum lot area is 3,000 square feet.</p> <p>(3) Minimum lot width is:</p> <p>(a) 25 feet, except for a lot on a cul-de-sac or curved street; and</p> <p>(b) 20 feet on a cul-de-sac or curved street.</p> <p>(4) A lot may have not more than one dwelling unit.</p> <p>(5) Maximum height is 35 feet.</p> <p>(6) Minimum front yard setback is 25 feet.</p> <p>(7) Minimum street side yard setback is 15 feet.</p> <p>(8) Minimum interior side yard setback is</p>	<p>Sections 25-4-233(E) and 30-2-233(E) (<i>Single-Family Attached Residential Subdivision</i>) shall be replaced by Exhibit G: Site Development Regulations.</p> <p>Sections 25-4-233(F)(1) and 30-2-233(F)(1) are modified so that it must require that development and use of the lots comply with Exhibit G: Site Development Regulations.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	<p>five feet, except between attached units.</p> <p>(9) Minimum rear yard setback is 10 feet.</p> <p>(10) Maximum building coverage is 40 percent.</p> <p>(11) Maximum impervious coverage is 45 percent.</p> <p>(12) At least two off-street parking spaces are required for a dwelling. The driveway may count as one of the spaces.</p> <p>(F) A plat of a single family attached subdivision may not be recorded unless a Declaration of Covenants, Easements, and Restrictions or similar document has been approved by the city attorney, recorded, and referenced on the plat. The document must:</p> <p>(1) require that development and use of the lots comply with this title;</p>	
25-6-2 DRIVEWAY APPROACHES DESCRIBED.	(A) A type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a one or two family residence is located.	Section 25-6-2(A) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces is located.
	(B) A type 2 driveway approach is a concrete driveway approach that provides access to property used for a purpose other than a one or two family residence.	Section 25-6-2(B) (<i>Driveway Approaches Described</i>) is modified to provide that a Type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to a property used for a purpose other than a yard house, row house, shop house, or mansion house with a driveway that serves four or fewer parking spaces.
25-6-113(A) TRAFFIC IMPACT ANALYSIS REQUIRED.	(A) Except as otherwise provided in Section 25-6-117 (<i>Waiver Authorized</i>), a person submitting a site plan application or a zoning or rezoning application must submit a traffic impact analysis to the department if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day.	Section 25-6-113(A) (<i>Traffic Impact Analysis Required</i>) is modified. That certain Traffic Impact Analysis (TIA) prepared by Jacobs, dated January 2015, was submitted to the City of Austin and Travis County for review and approval. Prior to full purpose annexation, the TIA may be amended, as required by Travis County. After full purpose annexation, the approved TIA may be amended, as required by the City of Austin. The TIA and its subsequent amendments shall be kept on file at the Planning and Development Review Department. Cost estimates for traffic improvements must be approved by Travis County and will be provided with every phasing agreement, in accordance with the recommendation of the approved TIA, as amended for each preliminary plan/final plat.
25-6-116 DESIRABLE OPERATING LEVELS FOR CERTAIN STREETS.	Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels...	Section 25-6-116 (<i>Desirable Operating Levels for Certain Streets</i>) does not apply within the PUD.
25-6-117(D)(1) WAIVER AUTHORIZED.	(D) The traffic generated from a proposed development for which the requirement to submit a traffic impact was waived may not: (1) in combination with existing traffic, exceed the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels For Certain Streets</i>); or	Section 25-6-117(D)(1) (<i>Waiver Authorized</i>) does not apply within the PUD.
25-6-141(B)(1) ACTION ON APPLICATION.	(B) Except as provided in Subsection (C), the council or director shall deny an application if the traffic impact analysis or neighborhood traffic analysis demonstrates that: (1) the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in Section 25-6-116 (<i>Desirable Operating Levels For Certain Streets</i>) on a residential local or collector street in the traffic impact analysis study area or the neighborhood traffic analysis study area; or	Section 25-6-141(B)(1) (<i>Action on Application</i>) does not apply within the PUD.
25-6-171 and 30-3-71 STANDARDS FOR DESIGN AND CONSTRUCTION.	(A) Except as provided in Subsections (B) and (C), a roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.	Sections 25-6-171 and 30-3-71 (<i>Standards for Design and Construction</i>) are modified to provide that Travis County may administratively approve the use of innovative or alternate roadway designs that are not listed in the Transportation Criteria Manual and City of Austin Standards and Standard Specifications.
25-6-172 and 30-3-72 ARTERIAL STREETS.	An arterial street must comply with the Transportation Plan.	Sections 25-6-172 and 30-3-72 (<i>Arterial Streets</i>) do not apply to development within the PUD.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-6-292(C) DESIGN AND CONSTRUCTION STANDARDS.	(C) Access to a lot from an alley must be approved by the city manager.	Section 25-6-292(C) (<i>Design and Construction Standards</i>) is modified to provide that direct vehicular access from a lot to an alley is permitted in all areas of the PUD.
CHAPTER 25-6, ARTICLE 7. OFF-STREET PARKING AND LOADING.		Section 25-6, Article 7 (<i>Off-Street Parking and Loading</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
CHAPTER 25-6, APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.		Section 25-6, Appendix A (<i>Tables of Off-Street Parking and Loading Requirements</i>) is modified and shall be replaced by Exhibit H: Off Street Parking and Loading Regulations.
25-7-153 and 30-4-153 DETENTION BASIN MAINTENANCE AND INSPECTION.	<p>(G) Until the City accepts a residential basin for maintenance, the record owner(s) of the residential basin and the residential development served shall maintain the residential basin in accordance with the DCM standards.</p> <p>(H) The City shall be responsible for maintenance of a residential basin only after the residential basin has been accepted for maintenance by the City. The City will accept a residential basin upon determining that it meets all requirements of the Drainage Criteria Manual.</p>	Sections 25-7-153 and 30-4-153 (<i>Detention Basin Maintenance and Inspection</i>) are modified to provide that a detention basin located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I, shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-42 and 30-5-42 ADMINISTRATIVE VARIANCES	(B)(7) The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than eight feet in the desired development zone.	Sections 25-8-42(B)(7) and 30-5-42(B)(7) are modified to allow the director of the Watershed Protection Department to grant a variance from a requirement of Section 25-8-341 (<i>Cut Requirements</i>) or Section 25-8-342 (<i>Fill Requirements</i>), for a cut or fill of not more than 15 feet in the desired development zone, as shown in the attached Exhibit O: Cut/Fill Exhibit. The application must meet the requirement of findings, as required in Section 25-8-42 and 30-5-42.
25-8-64 and 30-5-64 IMPERVIOUS COVER ASSUMPTIONS	(B)(5) for each lot not more than 10,000 square feet in size, 2,500 square feet of impervious cover is assumed.	Sections 25-8-64(B)(5) and 30-5-64(B)(5) are modified as follows: For lots smaller than 3,300 sf, impervious cover is assumed at 75% for each lot.
25-8-92 and 30-5-92 CRITICAL WATER QUALITY ZONES ESTABLISHED.	(B) In the suburban watersheds, a critical water quality zone is established along each waterway classified under Section 25-8-91 (<i>Waterway Classifications</i>).	
	(1) for a minor waterway, the boundaries of the critical water quality zone are located 100 feet from the centerline of the waterway;	In accordance with the Consent Agreement, Sections 25-8-92(B)(1) and 30-5-92(B)(1) are modified such that for a minor waterway, the boundaries of the critical water quality zone are located 50 feet from the centerline of the waterway.
	(4) The critical water quality zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the critical water quality zone is the same or greater than the surface area that would be provided without the reduction, as prescribed in the Environmental Criteria Manual.	Section 25-8-92(B)(4) and 30-5-92(B)(4) are modified such that for a minor waterway, the minor waterway may be reduced and replaced on a one to one basis using one of the methods listed below:
		a) Providing a 50 foot setback from the centerline of waterways having a contributing drainage area of less than 64 acres, as long as it is an extension of a CWQZ for a minor waterway, and/or
		b) Increasing the buffer width established by the 50' centerline setback (total width of 100 feet centered on the waterway) to an average width of 200' for waterways having a contributing drainage area of less than 320 acres. The added buffer width does not need to be centered on the waterway centerline.
		c) If the mitigation area is an intermediate or major waterway, then it must be restored to "Good" or "Excellent" condition, as specified in the code modification to Section 25-8-261(G) and 30-5-261(G).
		c) Additional mitigation methodologies may be presented to and reviewed for approval by the Watershed Protection Department, which may include but not be limited to such factors as the preservation of otherwise unprotected riparian zones or other features having superior environmental value.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
		d) Buffer zones shall be tracked utilizing Exhibit J: Buffer Zone Transfer figure and Exhibit K: Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant. Modifications to Exhibit K may be made, if agreed upon by the Director of Watershed Protection and the Applicant, without requiring a PUD amendment.
25-8-231 and 30-5-231 WATER QUALITY CONTROL MAINTENANCE AND INSPECTION.	<p>(G) Until the City accepts a residential pond for maintenance, the record owner(s) of the residential pond and the residential development served shall maintain the residential pond in accordance with the ECM standards.</p> <p>(H) The City shall be responsible for maintenance of a residential pond only after the residential pond has been accepted for maintenance by the city. The city will accept a residential pond upon determining that it meets the requirements of the Environmental Criteria Manual and, if applicable, Section 25-8-234 (<i>Fiscal Security In The Barton Springs Zone</i>).</p>	Sections 25-8-231 and 30-5-231 (<i>Water Quality Control Maintenance and Inspection</i>) are modified to provide that a water quality control facility located in an open space or right-of-way land use area, prior to full purpose annexation of the area, will be financed, operated and maintained by the Property Owner or Developer or District(s). The Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities shown in Exhibit I shall be used for each development application, where applicable. Modifications to this agreement may be made, if agreed upon by the City and the Applicant, without requiring a PUD amendment. Upon full purpose annexation by the City, the City will accept and maintain all detention basins on the Property.
25-8-261(B)(3) and 30-5-261(B)(3) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	In all watersheds, development is prohibited in a critical water quality zone except as provided in this Division. Development allowed in the critical water quality zone under this Division shall be revegetated and restored within the limits of construction as prescribed by the Environmental Criteria Manual.	Sections 25-8-261 and 30-5-261 (Critical Water Quality Zone Development) are modified as follows:
	(B)(3)(e) A hard surfaced trail that does not cross the critical water quality zone may be located within the critical water quality zone only if: located not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if within a watershed other than an urban watershed and not crossing the Critical Water Quality Zone.	(B)(3)(e) is modified to allow a hard surfaced trail to run parallel to the creek closer than otherwise allowed by this section to provide below-grade crossings under major arterial roadways, as long as the length of trail within the otherwise restricted area is limited to that necessary based on functionality, accessibility standards, or making a transition between within and outside the restricted zone and is placed outside the erosion hazard zone. If it is not feasible to place the trail outside of the erosion hazard zone, then the creek bank may be armored to the extent necessary to protect the trail from erosion damage.
25-8-261(G)(2) and 30-5-261(G)(2) CRITICAL WATER QUALITY ZONE DEVELOPMENT.	(G) Floodplain modifications are prohibited in the critical water quality zone unless: (1) the floodplain modifications proposed are necessary to protect the public health and safety; (2) the floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a functional assessment of floodplain health as prescribed by the Environmental Criteria Manual, or (3) the floodplain modifications proposed are necessary for development allowed in the critical water quality zone under Section 25-8-261 (Critical Water Quality Zone Development) or 25-8-262 (Critical Water Quality Zone Street Crossings).	<p>(G)(2) is clarified such that ecological restoration or enhancement of creek corridors as required in the PUD that result in floodplain modifications shall be as follows:</p> <ul style="list-style-type: none"> • The condition of all CWQZ for intermediate and major waterways shall be assessed using the Zone 2 functional assessment methodology described in Appendix X of the Environmental Criteria Manual. (Zone 2 is the area from the edge of the active channel to the edge of the CWQZ.) • All CWQZs found to be in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition; CWQZs found to be in "Good (3)" or "Excellent (4)" condition shall not be disturbed except as otherwise allowed by code and this PUD ordinance. • The applicant shall prepare a Riparian Restoration Plan demonstrating that all parameters of the Appendix X "Scoring: Zone 2 - Critical Water Quality Zone" table shall be raised to "Good (3)" or "Excellent (4)" condition. • The Zone 2 functional assessment of existing conditions and the Riparian Restoration Plan shall be submitted, reviewed, and approved with each residential subdivision or commercial site plan that includes the CWQZ for intermediate and major waterways.
25-8-262 and 30-5-262 CRITICAL WATER QUALITY ZONE STREET CROSSINGS.	<p>(A) In an urban watershed, an arterial, collector, or residential street may cross a critical water quality zone of any waterway.</p> <p>(B) This subsection applies in a watershed other than an urban watershed.</p> <p>(1) A major waterway critical water quality zone may be crossed by an arterial street identified in the Transportation Plan.</p> <p>(2) An intermediate waterway critical water quality zone may be crossed by an arterial or collector street, except:</p> <p>(a) a collector street crossing must be at least 2,500 feet from a collector or arterial street crossing on the same waterway; or</p> <p>(b) in a water supply suburban or water supply rural watershed, or the Barton Springs</p>	<p>Sections 25-8-262 and 30-5-262 (<i>Critical Water Quality Zone Street Crossings</i>) are modified as follows:</p> <ul style="list-style-type: none"> • The existing crossing of Cottonmouth Creek by Colton Bluff Springs Road may be modified, realigned, shifted or replaced without triggering restrictions under section (B)(1). • With the realignment of FM 1625, section (B)(2)(a) is modified to allow the intermediate waterway portion of North Fork Dry Creek to be crossed by one collector street or larger classification roadway at a minimum spacing of 1,000 feet. • Section (B)(3)(a) and (B)(4) are modified such that roadways, including locals and residential, may cross a minor critical water quality zone at a minimum spacing of 900 feet. • These locations are shown on Exhibit L: Proposed Waterway Crossings. They may be modified administratively and additional crossings may be approved by the director.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
	<p>Zone, a collector street crossing must be at least one mile from a collector or arterial street crossing on the same waterway.</p> <p>(3) A minor waterway critical water quality zone may be crossed by an arterial and collector streets, except:</p> <p>(a) a collector street crossing must be at least 1,000 feet from a collector or arterial street crossing on the same waterway; or</p> <p>(b) in a water supply suburban or water supply rural watershed, or the Barton Springs Zone, a collector street crossing must be at least 2,000 feet from a collector or arterial street crossing on the same waterway.</p> <p>(4) A minor waterway critical water quality zone may be crossed by a residential or commercial street if necessary to provide access to property that cannot otherwise be safely accessed.</p> <p>(C) In all watersheds, multi-use trails may cross a critical water quality zone of any waterway.</p> <p>(D) Notwithstanding subsections (A) and (B) and except in the Barton Springs Zone, a street or driveway may cross the critical water quality zone if the street or driveway is located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan, as adopted by Ordinance No. 20120614-058, and if the proposed crossing:</p>	
	<p>(1) is necessary to facilitate the development or redevelopment of a designated corridor or center as recommended in the Imagine Austin Comprehensive Plan, Chapter 4 (Shaping Austin: Building the Complete Community), growth concept map and related definitions; and</p> <p>(2) maintains the quality and quantity of recharge if located in a center or corridor designated as a sensitive environmental area in the Edwards Aquifer recharge zone, Edwards Aquifer contributing zone, or the South Edwards Aquifer recharge zone, as determined by the director of the Watershed Protection Department.</p>	
25-8-282 and 30-5-282 WETLAND PROTECTION	<p>(A) Wetlands must be protected in all watersheds except in the bounded by Interstate 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street.</p> <p>(B) Protection methods for wetlands include:</p> <p>(1) appropriate setbacks that preserve the wetlands or wetland functions;</p> <p>(2) wetland mitigation, including wetland replacement;</p> <p>(3) wetland restoration or enhancement; or</p> <p>(4) use of a wetlands for water quality controls.</p> <p>(C) The director of the Watershed Protection Department may approve:</p> <p>(1) the removal and replacement of a wetland; or</p> <p>(2) the elimination of setbacks from a wetland that is proposed to be used as a water quality control.</p>	<p>Sections 25-8-282 and 30-5-282 (<i>Wetland Protection</i>) are modified to add that wetland provision and mitigation are tracked using Exhibit M: Wetland Transfers and Exhibit N: Wetland Transferring and Receiving Restrictive Covenant, so that mitigation for a removed wetland may occur in a current phase of development in order to provide mitigation for removal in a future phase of development.</p>

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-8-392 and 30-5-392 UPLANDS ZONE.		Sections 25-8-392 and 30-5-392 (<i>Uplands Zone</i>) are modified to allow 65 percent impervious cover ("Total PUD Impervious Cover") based on gross site area of the Property. Based on a gross site area of 2216.64 acres, the PUD is allowed a total impervious cover of 1440.86 acres. The maximum allowable impervious cover for each individual site within the Property is based on Exhibit P: Impervious Cover Map.
25-8-642 ADMINISTRATIVE VARIANCE.		Section 25-8-642 (<i>Administrative Variance</i>) is modified as follows: 1. Removal of a heritage tree may be reviewed and granted administratively if required for the construction of either William Cannon Drive or Slaughter Lane. Areas of potential impact are shown in Exhibit Q: Potential Protected and Heritage Tree Impact Areas. 2. Relocation of a heritage tree is not considered removal.
25-9-1 APPLICABILITY. (ARTICLE 1. UTILITY SERVICE. Division 1. General Provisions.)	This article applies in the planning jurisdiction of the City unless stated otherwise in this article.	Section 25-9-1 (<i>Applicability</i>) is modified such that if the provisions of Subchapter 25-9 conflict with those included within the Consent Agreement, the provisions of the Consent Agreement govern.
25-10-23(B)(7) HAZARDOUS SIGNS DESCRIBED AND PROHIBITED.	(B) A person may not install, maintain, or use a sign that: (7) has less than nine feet of clearance and is located within a triangle formed by connecting the intersection point of two streets and the points 45 feet from the intersection point on the street frontage property line of each intersecting street;	Section 25-10-23(B)(7) (<i>Hazardous Signs Described and Prohibited</i>) is modified to provide that a person may not install, maintain, or use a sign that has less than nine feet of clearance and that is located within the sign safety triangle established in Figure 6-6 of the Transportation Criteria Manual.
25-10-81 SIGN DISTRICTS DESCRIBED; HIERARCHY ESTABLISHED.	Sign districts are described and established in the following hierarchy, with the historic sign district as the first district and the commercial sign district as the last district.	Section 25-10-81 (<i>Sign Districts Described: Hierarchy Established</i>) is modified to provide that the PUD is divided into the sign districts that correspond to the land use areas set forth in Exhibit C: Land Use Plan and Density Table.
25-10-123 EXPRESSWAY CORRIDOR SIGN DISTRICT REGULATIONS.	(A) This section applies to an expressway corridor sign district. (B) This subsection prescribes regulations for freestanding signs. (1) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted). (2) The sign area may not exceed: (a) on a lot with not more than 86 linear feet of street frontage, 60 square feet; or (b) on a lot with more than 86 linear feet of street frontage, the lesser of: (i) 0.7 square feet for each linear foot of street frontage; or (ii) 300 square feet. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign. (C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign). (D) Wall signs are permitted. (E) One commercial flag for each curb cut is permitted. (F) For signs other than freestanding signs or roof signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building.	Section 25-10-123 (<i>Expressway Corridor Sign District Regulations</i>) is modified to provide that: a) the two Employment Centers (EC) districts are each considered one site for the purpose of signage; and b) one freestanding sign is permitted for each 250 feet of street frontage.

CODE REFERENCE	CURRENT CODE LANGUAGE	PROPOSED PUD LANGUAGE / CODE MODIFICATION
25-10-130 COMMERCIAL SIGN DISTRICT REGULATIONS.	(A) This section applies to a commercial sign district.	Section 25-10-130 (<i>Commercial Sign District Regulations</i>) is modified to provide that:
	(B) One freestanding sign is permitted on a lot. Additional freestanding signs may be permitted under Section 25-10-131 (Additional Freestanding Signs Permitted).	A. In the Town Center (TC), each tenant may have a wall sign that is a projecting sign;
	(C) A roof sign may be permitted instead of a freestanding sign under Section 25-10-132 (Roof Sign Instead Of Freestanding Sign).	B. The Employment Centers (EC), as well as the Town Center (TC) are each considered one site for the purpose of signage;
	(D) Wall signs are permitted.	C. In the Employment Centers (EC) and in the Town Center (TC), one freestanding sign is permitted for each 250 feet of street frontage;
	(E) One commercial flag for each curb cut is permitted.	D. A projecting sign described in Subsection (4) (a) must comply with Subsection (D) of Section 25-10-129 (<i>Downtown Signage District Regulations</i>); and the occupant of a Row House or Shop House may have a wall sign or a projecting sign.
	(F) This subsection prescribes the maximum sign area. (1) For signs other than freestanding signs, the total sign area for a lot may not exceed 20 percent of the facade area of the first 15 feet of the building. (2) For a freestanding sign, the sign area may not exceed the lesser of (a) 0.7 square feet for each linear foot of street frontage; or (b) for a sign other than a multi-tenant sign, 200 square feet; or (c) for a multi-tenant sign, 250 square feet.	
25-10-191 SIGN SETBACK REQUIREMENTS.	(G) The sign height may not exceed the greater of: (1) 30 feet above frontage street pavement grade; or (2) 6 feet above grade at the base of the sign.	
	(D) A sign support more than 24 inches and not more than 36 inches in diameter must be set back at least five feet from the street right-of-way.	Section 25-10-191(D) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 24 inches and not more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(E) A sign support more than 36 inches in diameter must be set back at least 12 feet from the street right-of-way.	Section 25-10-191(E) (<i>Sign Setback Requirements</i>) is modified to provide that a sign support more than 36 inches in diameter must be set back so that it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.
	(F) Except for a wall sign, a sign within 12 feet of a street right-of-way must have either: (1) a height of not more than 30 inches; or (2) a clearance of at least nine feet.	Section 25-10-191 (F) (<i>Sign Setback Requirements</i>) is modified to provide that a sign is permitted within 12 feet of a street right-of-way if it is not located within the sight safety triangle as established in Figure 6-6 of the Transportation Criteria Manual.

LAND USE PLAN WITH ENVIRONMENTAL FEATURES

DRAFT: August 10, 2015

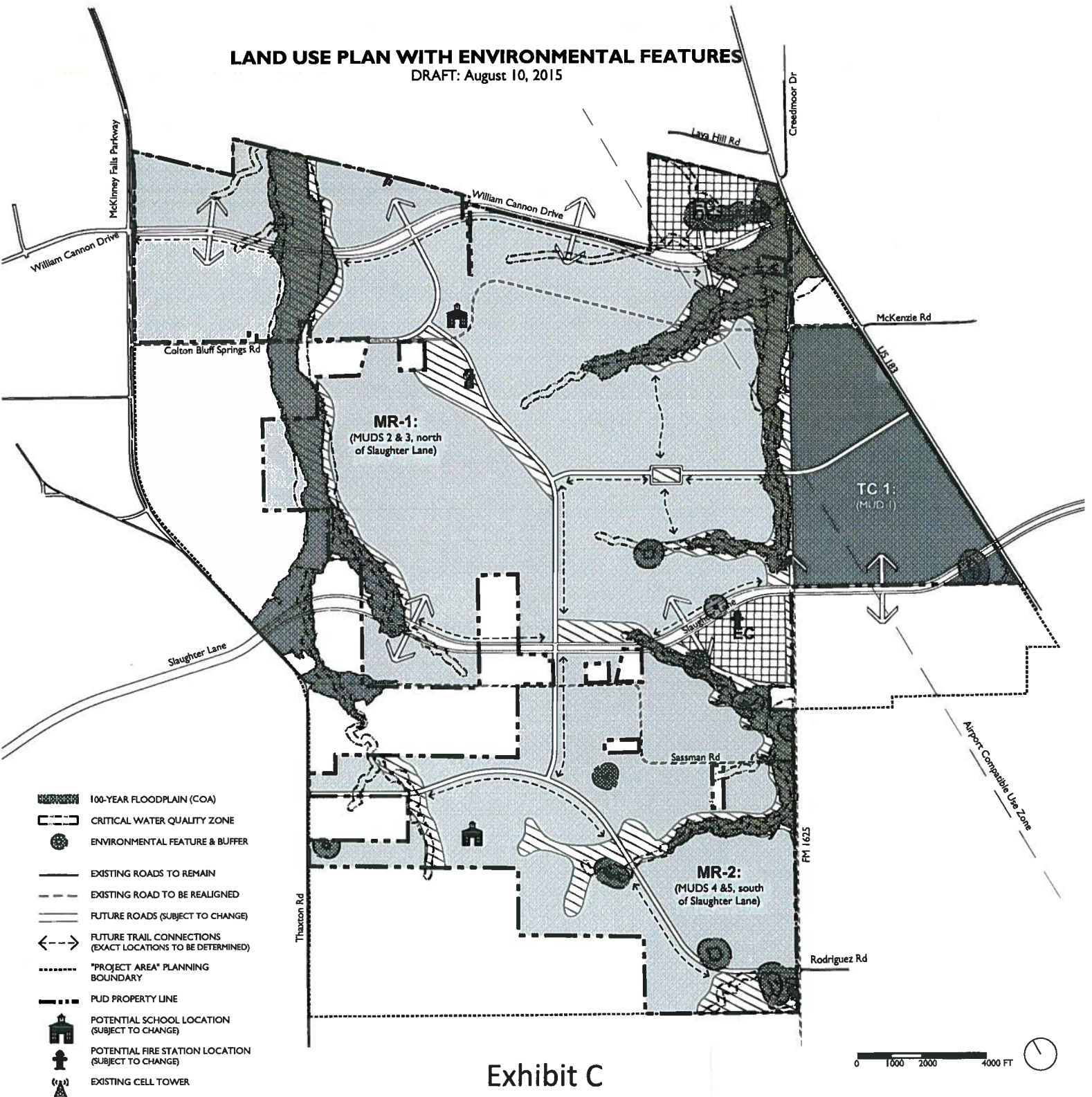


Exhibit C

PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
MR - MIXED RESIDENTIAL	~ 1,400 AC	Up to: 9,300 DUs; 550,000 SF Civic/Commercial	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
EC - EMPLOYMENT CENTER	~ 90 AC	Up to: 1,500 DUs; 750,000 SF Civic/Commercial/Industrial	MIX OF EMPLOYMENT, CIVIC, SINGLE AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
TC - TOWN CENTER	~ 200 AC	Up to: 3,500 DUs; 4,000,000 SF Civic/Commercial	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
OS - OPEN SPACE	~ 360 AC	Up to: 50,000 SF Civic/Commercial	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

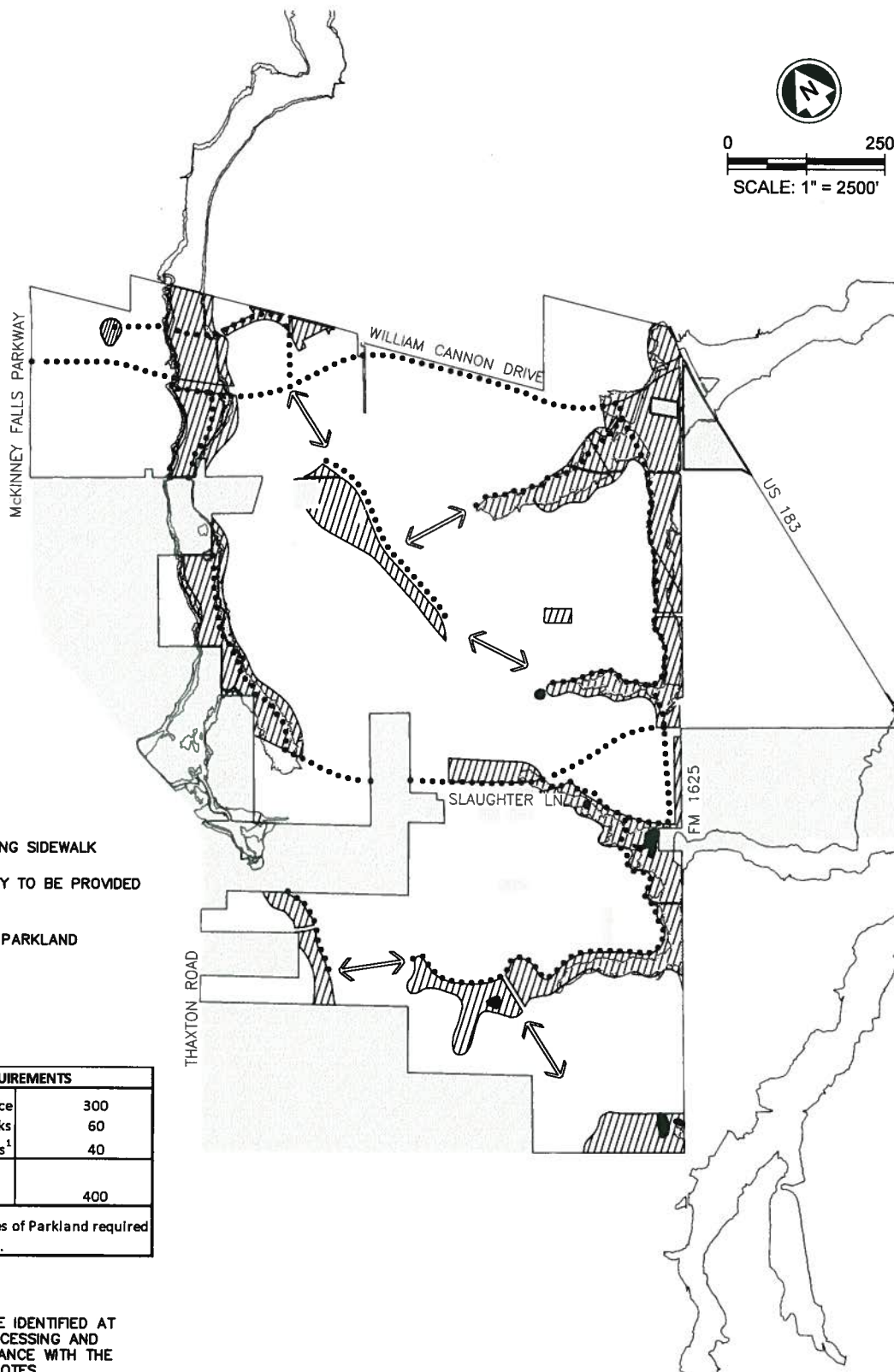
NOTES:

1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the Project Area are Colton Bluff Springs Road, Sassman Road and FM 1625.
3. A 10-acre intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open Space boundaries and roadway alignments are subject to change and will be finalized at final plat.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall PUD maximums are not exceeded.

EXHIBIT C
REC'D 8-12-2015



0 2500
SCALE: 1" = 2500'



LEGEND

- TRAIL / MEANDERING SIDEWALK
- ↔ TRAIL CONNECTIVITY TO BE PROVIDED
- ▨ OPEN SPACE AND PARKLAND
- WETLAND/PONDS

CONSENT AGREEMENT REQUIREMENTS

Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks ¹	40
Total greenbelt parkland/developed pocket park/gated park	400

¹ No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:
ADDITIONAL PARKLAND WILL BE IDENTIFIED AT
THE TIME OF SUBDIVISION PROCESSING AND
WILL BE PROVIDED IN ACCORDANCE WITH THE
CALCULATION ON EXHIBIT D, NOTES.

EXHIBIT D CONCEPTUAL PARKS AND OPEN SPACE PLAN PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

**Exhibit D, Notes for
Parkland and Open Space Requirements in the Pilot Knob PUD:**

Pursuant to Section 25-1-601 (Applicability) and the provisions of Article VIII (Parks and Recreational Facilities and Other Community Amenities) of the Consent Agreement, the private and public parkland, open space, greenbelts, and trails described in this PUD will satisfy all of the parkland dedication requirements. Park Land and Open Space will be owned by the Pilot Knob Municipal Utility District(s) and will be maintained by either the Home Owners Association or the MUD(s). Park Land and Open Space provided by the PUD will be tracked using the Park Land and Open Space Tracking Sheet provided as Exhibit E.

A. MUD CONSENT AGREEMENT

The PUD will provide minimum parkland and open space acreages as follows:

1. At least 300 acres of open space (including regional detention and parkland and trails) as conceptually illustrated on Exhibit D (Conceptual Parks and Open Space Plan), and in addition, at least 100 acres of improved parkland with amenities shall be provided. For this calculation, floodplain and detention areas may be included as open space, as was contemplated with the MUD consent agreement.
2. Other than gated areas owned and operated by the Owners Association (which would not collectively exceed 40 acres throughout the PUD), the park and open space areas will be open to the public.
3. Parks and publicly accessible open space will be dispersed throughout the PUD, and located within one-quarter (1/4) mile of each residence where feasible/practical and accessible by pedestrians and cyclists in all PUD neighborhoods.
4. The parks and recreational facilities for the PUD will in general be designed to comply with the accessibility requirements of the Americans with Disabilities Act and will meet any applicable consumer product safety standards. Some trails, such as those with a soft (mulch) surface, may not meet accessibility standards.
5. Open space is required as a percentage of land use as follows:

Land Use	% Open Space Required
Residential	10%
Commercial	20%

The provision of open space may be deferred for a subdivision or site plan if at least 75% of the total parkland and open space required by the current and all

previous plats has been designated, notwithstanding the requirements of Chapter 25-2, Subchapter E. This provision does not waive the required open space but instead seeks to defer the provision of open space to a later stage of development.

B. LAND DEDICATION

Provision of parkland within the PUD will be as follows:

1. Parkland acreage shall be dedicated to the Pilot Knob MUD(s) in accordance with the number of residential units proposed and in the configuration shown in Exhibit D: Conceptual Parks and Open Space plan. Land to be dedicated will be labeled Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. It shall be deeded to the MUD once the proposed improvements are complete and reasonable access for maintenance exists to the parkland.
2. Parkland is required on the basis of ten acres per 1000 residents, and is calculated as follows:

$$\text{Parkland (acres)} = \frac{10 \times (\text{Number of Residential Units}) \times (\text{Residents per Unit})}{1000}$$

where the “residents per unit” is assumed to be:

Dwelling Units per Acre	Residents per Dwelling Unit
Not more than 6	2.8
More than 6 and not more than 12	2.2
More than 12	1.7

3. For the purposes of the PUD, Park Land (or parkland) may include 50 percent credit of 25 year floodplain that is part of a linear greenbelt system including a trail; and 50 percent credit of 100 year floodplain acreage. Parkland acreage counts towards Open Space requirements.
4. The provision of parkland may be deferred for a subdivision or site plan if at least 75% of the total parkland required by the current and all previous plats has been designated. Subdivisions or site plans that seek to use this provision should demonstrate pedestrian and bicycle accessibility to an existing or proposed park within ¼ mile of residences. This provision does not waive the required parkland

but instead seeks to defer the provision of parkland to a later stage of development.

5. Except for linear greenbelt systems as denoted in #3, Open Space may only count as parkland if it meets Department of Park and Recreation Standards.
6. In accordance with Section C below, any park construction amounts above the \$400 residential LUE owed, excluding amounts paid for gated park facilities and trail construction from Section C.2., may be converted to a fee-in-lieu of land for up to 40 acres of parkland owed. The converted acreage will be shown on the tracking sheet and calculated via the following:

Each acre of parkland shall be equivalent to the fair market value of undeveloped property within the PUD area, as obtained from the Travis County Appraisal District (TCAD).

Example:

$$\begin{array}{rclcl} \text{Fee in lieu of} & = & 2 \text{ acres} & * & \$15,000/\text{acre (exact amount} \\ \text{2 acres of parkland} & & & & \text{will be per TCAD)} \\ & = & \$30,000 & & \end{array}$$

C. PARK IMPROVEMENT REQUIREMENTS

1. The Parks and Recreation Board Guidelines, Parkland and Recreation Facility Standards For Municipal Utility Districts, adopted November 27, 1984, recommends park improvements amounting to \$200 per residential living unit equivalent (LUE). The Pilot Knob PUD shall provide at least \$400 per residential living unit equivalent. The improvements shall be shown on Final Plat construction documents or site plans. The construction dollar amount for parks and trails open to the public shall be tracked using Exhibit E, "Park Land and Open Space Tracking Sheet". Costs for private facilities not open to the public will not be shown on the Tracking Sheet.
2. A minimum of ten miles of trails open to the public shall be provided throughout the PUD, as shown in the approximate locations on Exhibit D.
 - i.) Land in the approximate location of a trail on Exhibit D that is planned to be part of the Pilot Knob PUD trail/greenbelt system will be included as a lot in the Final Plat of the last adjacent area surrounding the trail/greenbelt. The lot will be labeled Greenbelt Park on the Preliminary Plan, if a Preliminary Plan is required, and on the Final Plat. Fiscal surety for trail construction shall be posted with the City of Austin prior to plat

approval. The land shall be deeded to the MUD and the fiscal surety refunded once the proposed trail improvements are complete and reasonable access for maintenance exists.

- ii.) Required trail segments to be constructed shall be shown on Final Plat construction documents or site plans.
 - iii.) Specific trail alignments, designs and specifications will be approved by the City of Austin during the subdivision construction or site plan approval process.
 - iv.) At least one public access easement or public right-of-way connecting neighborhoods to trail alignments shall be provided and those easements shall be a minimum of 15 feet in width.
3. If the trails and parkland shown in Exhibit D have been constructed and the Tracking Sheet shows that the PUD is above 100% of park construction amounts owed per residential LUE, the amount of parkland improvement dollars above 100% may be credited to any subdivision or site plan to offset up to the equivalent portion of the \$400 per residential LUE in improvements owed or towards Section B.6. for fee-in-lieu of land.

D. FINAL PLAT NOTE

If parkland is not owed on a final plat, according to the Preliminary Plan, a note will be added to the final plat saying that Parkland Dedication has been satisfied in accordance with PUD ordinance no. _____. If parkland is owed, a note will be added to the final plat stating the number of acres provided to the applicable MUD and stating a cumulative acreage provided to date for the entire PUD area.

Parkland/Open Space Tracking Summary

² Development application processed prior to approval of the PUD.

² Development application processed prior to approval of the PUD.

REC'D 8-11-2015

EXHIBIT F: PERMITTED LAND USES (p. 1 of 4)

DRAFT: AUGUST 5, 2015

ZONING USE SUMMARY TABLE					
	P = Permitted Use C = Conditional Use Permit NP = Not Permitted				
RESIDENTIAL USES	TC	EC	MR	SO	
Bed & Breakfast (Group 1)	P	P	P	NP	
Bed & Breakfast (Group 2)	P	P	P	NP	
Condominium Residential	P	P	P	NP	
Conservation Single Family	NP	NP	P	NP	
Duplex Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Group Residential	NP	P	NP	NP	
Mansion House (4/6-Plex)	NP	P	P	NP	
Mobile Home Residential	NP	NP	NP	NP	
Multifamily Residential	P	P	P	NP	
Retirement Housing (Small Site)	P	P	P	NP	
Retirement Housing (Large Site)	P	P	P	NP	
Rowhouse	P	P	P	NP	
Shophouse	P	P	P	NP	
Short - Term Rental	P	P	P	NP	
Single-Family Attached Residential	P	P	P	NP	
Single-Family Residential	P	P	P	NP	
Small Lot Single-Family Residential	P	P	P	NP	
Townhouse Residential	P	P	P	NP	
Two-Family Residential	P*	P*	P*	NP	* Allowed on lots 5,750 square feet and greater.
Yard House	NP	P	P	NP	
COMMERCIAL USES	TC	EC	MR	SO	
Administrative and Business Offices	P	P	P	NP	
Agricultural Sales and Services	C*	NP	NP	NP	* Allowed for properties fronting US 183 only.
Alternative Financial Services	P	P	P	NP	
Art Gallery	P	P	P	NP	
Art Workshop	P	P	P	NP	
Automotive Rentals	P*	P*	NP	NP	* An automotive rental use may keep not more than 20 vehicles on site. Maximum cumulative site area is 22,000 square feet in each Land Use Area.
Automotive Repair Services	NP	P	NP	NP	
Automotive Sales	P	P	NP	NP	
Automotive Washing (of any type)	NP	P	C*	NP	* Allowed if developed as part of a service station use or food sales use.
Ball Bond Services	P	P	C	NP	
Building Maintenance Services	NP	P	NP	NP	
Business or Trade School	P	P	P	NP	
Business Support Services	P	P	NP	NP	
Campground	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Carriage Stable	NP	NP	NP	C*	* If developed as part of POA - managed recreation facility within a park/open space.
Cocktail Lounge	P	P	P*	P*	* A single occupant may not exceed 5,000 square feet.
Commercial Blood Plasma Center	P	P	C*	NP	* Allowed if part of a shopping center or multi-tenant building.
Commercial Off-Street Parking	P	P	P	NP	
Communications Services	P	P	P	NP	
Construction Sales and Services	C*	P	NP	NP	* Allowed for properties fronting US 183 only.
Consumer Convenience Services	P	P	P	NP	

Exhibit F

REC'D 8-11-2015

EXHIBIT F: PERMITTED LAND USES (p. 2 of 4)

DRAFT: AUGUST 5, 2015

COMMERCIAL USES, continued	TC	EC	MR	OS	
Consumer Repair Services	P	P	P	NP	
Convenience Storage	NP	NP	NP	NP	
Drop-Off Recycling Collection Facility	C*	C	NP	NP	* Allowed along highway or major arterials: William Cannon Dr., Slaughter Ln., McKinney Falls Pkwy., FM 1625 and US 183.
Electronic Prototype Assembly	P	P	NP	NP	
Electronic Testing	NP	P	NP	NP	
Equipment Repair Services	NP	NP	NP	NP	
Equipment Sales	NP	NP	NP	NP	
Exterminating Services	NP	NP	NP	NP	
Financial Services	P	P	P	NP	
Food Preparation	P	P	P	NP	
Food Sales	P	P	P	P*	*A single occupant may not exceed 500 square feet.
Funeral Services	NP	NP	NP	NP	
General Retail Sales (Convenience)	P	P	P	NP	
General Retail Sales (General)	P	P	P	NP	
Hotel-Motel	P	P	P	NP	
Indoor Entertainment	P	P	P	NP	
Indoor Sports and Recreation	P	P	P	NP	
Kennels	P*	P*	NP	NP	* A kennel use must be conducted entirely within an enclosed structure.
Laundry Services	P*	P*	NP	NP	* A single occupant may not exceed 2,000 square feet.
Liquor Sales	P	P	P	NP	
Marina	NP	NP	NP	NP	
Medical Offices – exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Medical Offices – not exceeding 5000 sq. ft. gross floor area	P	P	P	NP	
Monument Retail Sales	NP	NP	NP	NP	
Off-Site Accessory Parking	P	P	P	NP	
Outdoor Entertainment	P	P	P	P	
Outdoor Sports and Recreation	P	P	P	P	
Pawn Shop Services	NP	NP	NP	NP	
Pedicab Storage and Dispatch	P	P	C	C	
Personal Improvement Services	P	P	P	NP	
Personal Services	P	P	P	NP	
Pet Services	P	P	P	NP	
Plant Nursery	P	P	P	P	
Printing and Publishing	NP	NP	NP	NP	
Professional Office	P	P	P	NP	
Recreational Equipment Maint. & Stor.	NP*	NP*	NP*	NP*	* Allowed if part of a Parks and Recreation Services (General) or (Special) use.
Recreational Equipment Sales	NP	NP	NP	NP	
Research Assembly Services	P	P	NP	NP	
Research Services	P	P	NP	NP	
Research Testing Services	P	P	NP	NP	
Research Warehousing Services	NP	P	NP	NP	
Restaurant (General)	P	P	P	P	
Restaurant (Limited)	P	P	P	P	
Scrap and Salvage	NP	NP	NP	NP	
Service Station	P*	P	P**	NP	* May have the capability of fueling not more than eight vehicles at one time, unless located along US 183. ** If part of a shopping center.
Software Development	P	P	P	NP	
Special Use Historic	NP	NP	NP	NP	
Stables	NP	NP	NP	P	
Theater	P	P	P	P	
Vehicle Storage	NP	NP	NP	NP	
Veterinary Services	NP	NP	NP	NP	

EXHIBIT F: PERMITTED LAND USES (p. 3 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES	TC	EC	MR	OS	
Administrative Services	P	P	P	NP	
Aviation Facilities	NP	NP	NP	P	
Camp	NP	NP	NP	NP	
Cemetery	NP	NP	NP	NP	
Club or Lodge #	P	P	P	P	
College and University Facilities	P	P	P	NP	
Communication Service Facilities	P	P	P	P	
Community Events	P	P	P	P	
Community Recreation (Private)	P	P	P	P	
Community Recreation (Public)	P	P	P	P	
Congregate Living	P	P	C*	NP	* Allowed if no more than 30 residents.
Convalescent Services	P	P	C*	NP	* Allowed if no more than 30 residents.
Convention Center	NP	NP	NP	NP	
Counseling Services	P	P	P	NP	
Cultural Services	P	P	P	P	
Day Care Services (Commercial)	P	P	P	P	
Day Care Services (General)	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	
Detention Facilities	NP	NP	NP	NP	
Employee Recreation	P	P	P	NP	
Family Home	P	P	P	NP	
Group Home, Class I (General)	P	P	P	NP	
Group Home, Class I (Limited)	P	P	P	NP	
Group Home, Class II	P	P	P	NP	
Guidance Services	P	P	P	NP	
Hospital Services (General)	P	P	P	NP	
Hospital Services (Limited)	P	P	P	NP	
Local Utility Services	P	P	P	P	
Maintenance and Service Facilities	NP	NP	NP	C*	* Allowed only if use is supporting/maintaining open space, recreational, landscape uses.
Major Public Facilities	C	C	C	C	
Major Utility Facilities	C	C	C	C	
Military Installations	NP	NP	NP	NP	
Park and Recreation Services (General)	P	P	P	P	
Park and Recreation Services (Special)	P	P	P	P	
Postal Facilities	P	P	NP	NP	
Private Primary Educational Facilities	P	P	P	P	

EXHIBIT F: PERMITTED LAND USES (p. 4 of 4)

DRAFT: AUGUST 5, 2015

CIVIC USES, continued	TC	EC	MR	OS	
Private Secondary Educational Facilities	P	P	P	P	
Public Primary Educational Facilities	P	P	P	P	
Public Secondary Educational Facilities	P	P	P	P	
Railroad Facilities	NP	NP	NP	NP	
Religious Assembly	P	P	P	P	
Residential Treatment	NP	NP	NP	NP	
Safety Services	P	P	P	P	
Telecommunication tower -- subject to 25-2-839 (13-2-235 and 13-2-273)	P*	P*	C	C	* A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited. Existing towers are to be allowed as shown on the Land Use Plan.
Transitional Housing	NP	NP	NP	NP	
Transportation Terminal	P	P	NP	NP	
INDUSTRIAL USES	TC	EC	MR	OS	
Basic Industry	NP	NP	NP	NP	
Custom Manufacturing	P*	P	P**	NP	* A single occupant may not exceed 5,000 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited. **A single occupant may not exceed 2,500 square feet of gross floor area or produce external noise, vibration, smoke, odor, heat, glare, fumes, electrical interference or waste runoff. Outdoor storage of materials and wholesale distribution of goods is prohibited.
General Warehousing and Distribution	NP	P	NP	NP	
Light Manufacturing	NP	P	NP	NP	
Limited Warehousing and Distribution	NP	P	NP	NP	
Recycling Center	NP	NP	NP	NP	
Resource Extraction	NP	NP	NP	NP	
AGRICULTURAL USES	TC	EC	MR	OS	
Animal Production	NP	NP	NP	NP	
Community Garden	P	P	P	P	
Crop Production	NP*	NP*	NP*	NP*	* Allowed until site is developed in accordance with the PUD
Horticulture	NP	NP	NP	NP	
Support Housing	NP	NP	NP	NP	
Urban Farm	P	P	P	P	

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 1 of 4)

DRAFT: AUGUST 5, 2015

MIXED RESIDENTIAL AREA (MR)							
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	ZERO LOT LINE DETACHED (YARD HOUSE)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL 3- TO 6-PLEX (MANSION HOUSE)	RESIDENTIAL MULTI- FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF (on corner lots)	6,000 SF	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	50 FT.	80 FT.	25 FT.	25 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	40 FT. and 3 stories	40 FT. and 3 stories	65 FT.	65 FT.	65 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN. ¹	0 FT. ²	0 FT.	5 FT.	10 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	75%	95%	75%	90%	90%	90%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.
2. One side of a zero lot line Yard House exterior wall may be located on one of the lot's side property lines, however, the exterior sideyard-facing building walls of adjoining lots must be separated by a minimum of five (5) feet. (Access and/or maintenance easements may need to be created by individual builders or property owners to facilitate maintenance of buildings and/or areas that are located on or very close to an interior sideyard property line.

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

Exhibit G

REC'D 8-11-2015

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 2 of 4)

DRAFT: AUGUST 5, 2015

EMPLOYMENT CENTER (EC)					
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL MULTI-FAMILY	CIVIC	COMMERCIAL
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF on corner lots	12,500 SF	3,600 SF 4,000 SF on corner lots	3,600 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	80 FT.	50 FT.	50 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	75 FT.	75 FT.	75 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN. ¹	0 FT.	10 FT.	10 FT.	10 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	5 FT.	10 FT.	10 FT.
Maximum Impervious Cover	75%	95%	95%	90%	90%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 3 of 4)

DRAFT: AUGUST 5, 2015

TOWN CENTER (TC)					
	RESIDENTIAL DETACHED (YARD HOUSE AND OTHERS)	RESIDENTIAL ATTACHED (ROW/SHOP HOUSE)	RESIDENTIAL MULTI-FAMILY	CIVIC ²	COMMERCIAL ²
Minimum Lot Size	1,200 SF 1,400 SF (on corner lots)	600 SF 800 SF on corner lots	12,500 SF	2,500 SF	2,500 SF
Minimum Lot Width	20 FT. 25 FT. on corner lots	14 FT 19 FT. on corner lots	80 FT.	25 FT.	25 FT.
Maximum Height	40 FT. and 3 stories	40 FT. and 3 stories	120 FT.	120 FT.	120 FT.
Minimum Front Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.	0 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.	5 FT.	0 FT.	0 FT.
Minimum Interior Side Yard Setback	3 FT.-1 IN. ¹	0 FT.	5 FT.	0 FT.	0 FT.
Minimum Rear Yard Setback	5 FT.	5 FT.	0 FT.	0 FT.	0 FT.
Maximum Impervious Cover	75%	95%	95%	100%	100%

FOOTNOTES:

1. A minimum side yard setback of 3'-1" is permitted (measured from face of building to property line) provided that the adjoining side yard setback is a minimum of 3'-11" to create a face-of-building to face-of-building clear space of at least seven (7) feet.
2. Parking facilities in Town Center may be retained in common for reciprocal use by Town Center commercial and office civic tenants (but such facilities are not required) and may (but need not) be included as part of the building lot

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations.
2. Uncovered steps of a porch or stoop may project into a required yard.

EXHIBIT G: SITE DEVELOPMENT REGULATIONS (p. 4 of 4)

DRAFT: MAY 1, 2013

OPEN SPACE (OS)		
	CIVIC	COMMERCIAL
Minimum Lot Size	5,000 SF	5,000 SF
Minimum Lot Width	20 FT.	20 FT.
Maximum Height	35 FT.	35 FT.
Minimum Front Yard Setback	5 FT.	5 FT.
Minimum Street Side Yard Setback	5 FT.	5 FT.
Minimum Interior Side Yard Setback	0 FT.	0 FT.
Minimum Rear Yard Setback	0 FT.	0 FT.
Maximum Impervious Cover	75%	75%

EXHIBIT H: OFF-STREET PARKING AND LOADING REGULATIONS

DRAFT: SEPTEMBER 2, 2015

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet (to be designated) of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building. These may be located on certain streets in the on-street parking zone. Loading spaces may be shared between two different, but adjacent uses and/or properties. The Director may establish/approve other exceptions to Appendix A.
- (2) Except as approved by the Director, parking in alleys is prohibited.
- (3) This section established minimum vehicular parking requirements.
 - a. Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 500 square feet of gross building area.
 - b. An office use shall provide one parking space for every 500 square feet of gross building area.
 - c. A condominium residential, multi-family residential, group residential, Mansion House, or retirement housing use shall provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.
 - d. A townhouse residential, single-family residential, duplex residential, yard house, row house, shop house, group home or family home use shall provide two parking spaces for each dwelling unit. A yard house is not required to provide additional parking for an accessory dwelling unit if that accessory dwelling unit does not contain more than 700 square feet of gross building area. A shop house is not required to provide additional parking for a commercial use if that commercial use does not exceed 750 square feet.
 - e. An indoor entertainment use shall provide one parking space for every 15 seats.
 - f. An amphitheater shall provide one parking space for every 15 seats.
 - g. A sports playfield use shall provide eight parking spaces per field.
 - h. Off-street parking is not required for park and recreational facilities, community recreation facilities, community events facilities or outdoor sports and recreation facilities (such as neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sport courts, or bike rental facilities, excepting playfields, as noted above).
 - i. The Director shall determine the parking requirement for any use not listed in this subsection.
- (4) In the Town Center (TC) land use area, the required parking for a use may be located anywhere in the land use area. Community parking facilities are encouraged.
- (5) In the Town Center (TC), Employment Center (EC), Mixed Residential (MR) and Open Space (OS) land use areas of the PUD, shared parking will be allowed between different properties. These will generally comply with the City of Austin's current shared parking regulations, but the Director may approve variances from these.
- (6) *Note: Accessible parking spaces must be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible spaces must be dispersed and located near the accessible entrances. (Cited from IBC 1106.6)*
- (7) In all areas of the PUD, any off-street loading spaces are allowed to be located on-street, in the public ROW, on streets and drives that have such space designed for on-street parking. When located on-street, the minimum dimension of such off-street loading space may be reduced to 10 feet by 30 feet.
- (8) Adjacent properties may share and are encouraged to share off-street or on-street loading spaces.

EXHIBIT I

DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF DRAINAGE FACILITIES

This Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities for the Easton Park Development (this “Restrictive Covenant”), is executed by Carma Easton LLC, a Texas limited liability company (“Declarant”), and is as follows:

GENERAL RECITALS:

DECLARANT: Carma Easton LLC, a Texas limited liability company

ADDRESS: 9737 Great Hills Trail, Suite 260, Austin, Texas 78759

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin (the “City”) to Declarant, the receipt and sufficiency of which are acknowledged.

PROPERTY: Declarant owns land (the “Property”) within Travis County, more particularly described on **EXHIBIT A** attached and incorporated by reference.

A. Definitions.

1. Owners. The term “Owner” means, individually, and the term “Owners” means, collectively, Declarant and all future owners of the fee interest of any portion of the Property (whether such fee interest is obtained through a purchase from Declarant or through a purchase at a foreclosure sale or trustee’s sale or through a deed in lieu of foreclosure) and their successors and assigns.
2. Facilities. The term “Facilities” means those drainage facilities that convey and receive stormwater runoff and that are more particularly described on **EXHIBIT B** attached and incorporated by reference.
3. District. The term “District” means the Pilot Knob Municipal Utility District No. 3, a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code.

B. Declaration.

Each contract, deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in said contract, deed or conveyance. Declarant declares that the Property is subject to

the following covenants, conditions and restrictions which run with the Property and bind all parties having right, title, or interest in or to the Property or any part, their respective heirs, successors, and assigns and inure to the benefit of each Owner and the District.

AGREEMENTS:

1. Recitals Incorporated. The above Recitals and all terms defined therein are incorporated into this Restrictive Covenant for all purposes.
- 2.1 Easement to the District. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the District, whose address is c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities, in, upon and across portions of the Property as more particularly described in **EXHIBIT C** attached hereto and incorporated by reference (the "Easement Tract").

TO HAVE AND TO HOLD the same perpetually to the District and its successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

- 2.2 Easement to the Owners. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the Owners, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities in, upon and across the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the Owners and their respective successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

- 2.3 Easement to the City. Declarant hereby grants and conveys and by these presents does GRANT AND CONVEY unto the City, whose address is Post Office Box 1088, Austin, Texas 78767-1088, Attn: Development Services Department, a non-exclusive easement for the inspection, monitoring, operation, maintenance, replacement, upgrade and repair, as applicable, of the Facilities in, upon and across the Easement Tract.

TO HAVE AND TO HOLD the same perpetually to the City and its successors and assigns, together with the privilege at any and all times to enter the Easement Tract for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities. This easement is made and accepted subject to all easements,

covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

3. Maintenance. The Owners shall continuously maintain the Facilities in accordance with the requirements of the City and in a good and functioning condition until such time as the Facilities have been constructed and the District has accepted the Facilities for maintenance, at which time the District will maintain the Facilities. The District may levy assessments to discharge the maintenance obligations of the Facilities. Each Owner is jointly and severally liable for the maintenance of the Facilities, but only in the event that the District fails to discharge its obligation to maintain the Facilities. After full purpose annexation of the Property by the City, the City will maintain the Facilities. The portion of the Property on which the Facilities are located may not be used for any purpose inconsistent with or detrimental to the proper operation of the Facilities.
4. Notice of City Entry. Prior to the City's full purpose annexation of the Property, the City shall give the District and the Owners thirty (30) days' prior written notice of the City's intent to enter all or part of the Easement Tract for the purpose of operating, maintaining, replacing, upgrading or repairing, as applicable, the Facilities; provided, however, that in the event of an emergency, the City shall be required to give prior notice within a reasonable period of time. Reasonableness shall be determined in accordance with the nature of circumstances of the emergency. The City shall have the right to enter the Easement Tract without notification for the purposes of monitoring and inspection only.
5. General Provisions.
 - A. Enforcement. If any person, persons, corporation, or entity of any other character violates or attempts to violate this Restrictive Covenant, it will be lawful for the City, its successors and assigns, to prosecute proceedings at law, or in equity, against the person, or entity violating or attempting to violate such covenant and to prevent the person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by the City, its successors and assigns, whether any violations hereof are known or not, does not constitute a waiver or estoppel of the right to do so.
 - B. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of such modification, amendment or termination in the Official Records of Travis County, Texas, approved and executed by (a) the Director of the Development Services Department of the City or successor department; (b) the Owners of the Property; (c) any mortgagees holding security interests on any portion of the Property, and (d) from and after such time as the District has accepted the Facilities for maintenance, the District. Such action only becomes effective after it is reduced to writing, signed by all of the required parties described in the immediately preceding sentence, and filed in the Real Property Records of Travis County.
 - C. Duration. Unless modified, amended, or terminated in accordance with Paragraph 5(B), this Restrictive Covenant remains in effect in perpetuity.

- D. Inurement. This Restrictive Covenant and the restrictions created hereby inure to the benefit of and bind the District and the Owners, and their successors and assigns. When an Owner conveys all or any portion of the Property, the former Owner will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the Property conveyed by it from and after the date of recording of such conveyance, but no such sale releases that Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance. When the City full purpose annexes the Property and accepts the Facilities for maintenance, the District will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that the District had in connection with the maintenance of the Facilities from and after the date of such full purpose annexation, but no such full purpose annexation releases the District from any liabilities, if any, actual or contingent, existing as of the time of such full purpose annexation.
- E. Non-Merger. This Restrictive Covenant will not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.
- F. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and will be disregarded in the construction and interpretation of this Restrictive Covenant.
- G. Governing Law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby will be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county in Texas where the Property is located.
- H. Notices. Any Notice to the District, Declarant, any other Owner, or the City must be in writing and given by delivering the same to such party in person, by expedited, private carrier services (such as Federal Express) or by sending the same by certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant will be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. Any change in ownership or address requires notice to the District, Declarant, all other Owners, and the City.

City:

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767-1088
ATTN: _____
Case No. _____

Declarant:

Carma Easton LLC
9757 Great Hills Trail, Suite 260
Austin, Texas 78759
ATTN: Shaun E. Cranston, P.Eng.

With a copy to (which shall not constitute notice):

DuBois Bryant & Campbell LLC
ATTN: E. Scott Lineberry
303 Colorado, Suite 2300
Austin, Texas 78701

District:

Pilot Knob Municipal Utility District No. 3
c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

- I. Negation of Partnership. None of the terms or provisions of this Restrictive Covenant will be deemed to create a partnership between or among the District, Declarant, any other Owner, or the City in their respective businesses or otherwise; nor will it cause them to be considered joint ventures or members of any joint enterprise.
- J. Breach Does Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant entitles the District, Declarant, or any other Owner to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations do not affect in any manner any other rights or remedies which the District, Declarant, or any other Owner may have hereunder by reason of any breach of this Restrictive Covenant.
- K. Excusable Delays. Whenever performance is required of the District or any Owner hereunder, the District or the Owner, as the case may be, shall use all due diligence to perform and take all reasonable and necessary measures in good faith to perform; provided, however, that if completion of performance is delayed at

any time by reasons of acts of God, war, civil commotion, riots, strikes, picketing, or other labor disputes, unavailability of labor or material, damage to work in progress by reason of fire or other casualty, or any other cause beyond the reasonable control of the District or the Owner, as the case may be (financial inability, imprudent management or negligence excepted), then the time for performance as herein specified will be extended by the amount of delay actually so caused.

- L. Existing Encumbrances. The easements and other rights granted or created by this Restrictive Covenant are subject to any and all matters of record affecting the Property.
- M. Severability. The provisions of this Restrictive Covenant must be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion hereof does not affect the validity or enforceability of any other provision.
- N. Entire Agreement. This Restrictive Covenant, and the exhibits attached hereto, contain all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are superseded in total by this Restrictive Covenant and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.
- O. Counterparts. This Restrictive Covenant may be executed in one or more counterparts, all of which will be considered one and the same agreement and will become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties, it being understood that all parties need not sign the same counterpart.

Executed on the date set forth in the acknowledgment below to be effective on _____, 20__.

DECLARANT:

CARMA EASTON LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____, _____ of Carma Easton LLC, a Texas limited liability
company, on behalf of such limited liability company.

Notary Public, State of Texas

ACCEPTED: DEVELOPMENT SERVICES DEPARTMENT

CITY OF AUSTIN

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

By: _____

“Further Affiant sayeth not.”

CARMA EASTON LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____, _____ of Carma Easton LLC, a Texas limited
liability company, on behalf of such limited liability company.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767

Project Name: _____
Attn: _____ [Project Manager]
CIP No. _____ [if applicable]

EXHIBIT A

The Property

[see attached]

EXHIBIT B

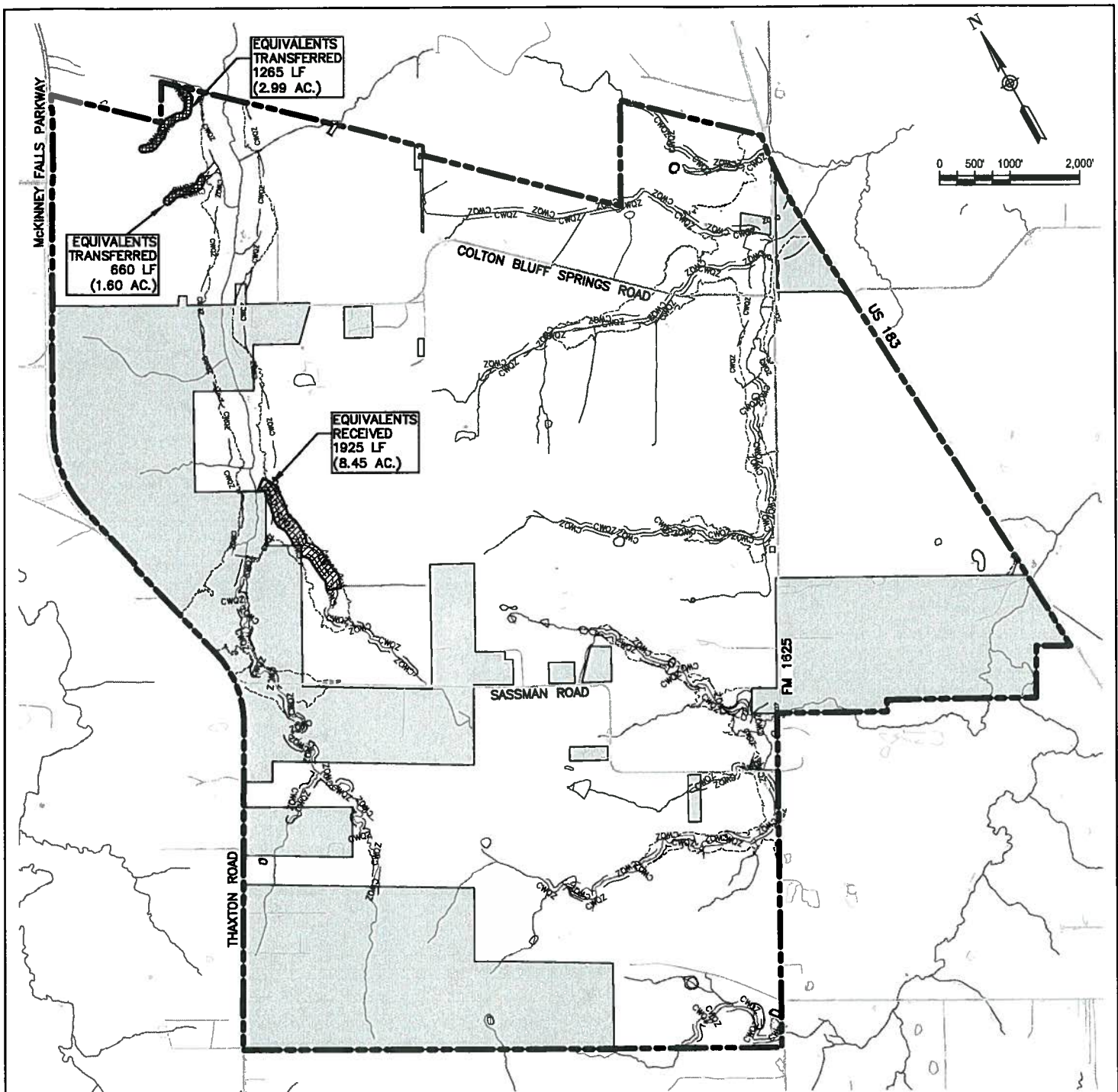
Drainage Facilities

[see attached]

EXHIBIT C

The Easement Tract

[see attached]



LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA 64-320 AC.
- OVERALL PLANNING BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF		
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

EXHIBIT J

CRITICAL WATER QUALITY ZONE TRANSFERS

PILOT KNOB PLANNED UNIT DEVELOPMENT

Exhibit J

C814-2012-0152

REC'D 8-2-2015

EXHIBIT K

**CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS
TRANSFERRING AND RECEIVING RESTRICTIVE COVENANT NO.**

GRANTOR: CARMA EASTON LLC, a Texas limited liability company

GRANTOR'S ADDRESS: 11501 Alterra Parkway, Suite 100, Austin, Texas 78758

CONSIDERATION: Ten and no/100 dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Grantor, the receipt and sufficiency of which is acknowledged:

PROPERTY: That certain real property in Travis County, Texas described in Exhibit A to each Strategic Partnership Agreement between the City of Austin and each of Pilot Knob Municipal Utility Districts Nos. 1, 2, 3, 4 and 5, attached as Exhibit 1 to those certain Ordinances Nos. 20120524-035, 20120524-036, 20120524-037, 20120524-038 and 20120524-039 and filed of record as Documents Nos. 201200037, 201200038, 201200039, 201200040 and 201200041, respectively, in the Official Public Records of Travis County, Texas, to which instruments and their respective record references are now here made for all pertinent purposes

TRANSFERRING TRACT: That certain real property in Travis County, Texas described on Exhibit A attached hereto and incorporated herein by reference.

RECEIVING TRACT: That certain real property in Travis County, Texas described on Exhibit B attached hereto and incorporated herein by reference.

WHEREAS, Grantor is the owner of the Transferring Tract and the Receiving Tract; and

WHEREAS, the above-described Transferring Tract is located within one or more of Pilot Knob Municipal Utility District No. 1, Pilot Knob Municipal Utility District No. 2, Pilot Knob Municipal Utility District No. 3, Pilot Knob Municipal Utility District No. 4 and Pilot Knob Municipal Utility District No. 5, each a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code (each a "MUD" and, collectively, the "MUDs"); and

WHEREAS, the above-described Receiving Tract is located within one or more of the MUDs; and

WHEREAS, the City of Austin and the Grantor entered into a Consent Agreement with each of the MUDs, each such Consent Agreement being effective as of April 13, 2012, and Austin City Council approved the Consent Agreements in Ordinance Nos. 20120322-031, 20120322-032, 20120322-033, 20120322-034 and 20120322-035 (collectively, the “**Consent Agreement**”); and

WHEREAS, the Consent Agreement provides that, with respect to waterways having a contributing drainage area of less than 320 acres but more than 64 acres, Grantor is required to provide a setback, herein and in the PUD referenced as a Critical Water Quality Zone for minor waterways (“**CWQZ**”), of 50 feet from the centerline of such waterway; and

WHEREAS, where the provision of such CWQZ causes hardship on the development of the property located within the MUDs, the Consent Agreement provides that a one-for-one credit based on linear foot of waterway will be given for each of the following: (i) providing a 50 foot CWQZ from the centerline of waterways having a contributing drainage area of less than 64 acres, and/or (ii) increasing the CWQZ width established by the 50 foot centerline setback (total width of 100 feet centered on the waterway) to an average total width of 200 feet for waterways having a contributing drainage area of less than 320 acres but more than 64 acres, which added CWQZ width does not need to be centered on the centerline of such Minor Waterway; and

WHEREAS, Grantor intends to transfer some or all of the linear feet of the CWQZ available for transfer from the Transferring Tract to the Receiving Tract in accordance with all applicable Consent Agreement requirements;

NOW, THEREFORE, it is declared that the Owner of the Transferring Tract and the Owner of the Receiving Tract, for consideration, shall hold, sell, and convey the Transferring Tract and Receiving Tract subject to the following covenants and restrictions by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Transferring Tract and Receiving Tract, its heirs, successors, and assigns.

1. In accordance with the Consent Agreement, the entire Receiving Tract is deemed to be included within the CWQZ. Except as allowed under applicable law, no use will be made of the Receiving Tract, or on the Receiving Tract, that is inconsistent with the uses permitted in the Consent Agreement for real property located in the CWQZ.
2. In accordance with the Consent Agreement, none of the Transferring Tract will be subject to any restrictions or limitations relating to real property located in a CWQZ.
3. Taking into consideration the property being designated as Transferring Tract(s) and Receiving Tract(s) in this restrictive covenant, no linear feet of the Transferring Tract remain available for future transfer, based upon the criteria set out in the Consent Agreement and as reflected in **Exhibit C** attached hereto and incorporated herein by reference. Further, **Exhibit D** attached hereto and incorporated herein by reference reflects the cumulative Transferring Tracts and Receiving Tracts within the Property since, and including those reflected in, the recording of that certain Setback/Waterway Buffer Zone Transferring and Receiving Restrictive Covenant No. 1 as Document No. 2014138937 in the Official Public Records of Travis County, Texas.

4. The Grantor shall place on the preliminary, final and construction plans (i) a note noting this recorded Restrictive Covenant document number, (ii) if any portion of the Transferring Tract is within the boundary of the current plat application, a note and detailed drawing of such portion of the Transferring Tract, and (iii) if the Receiving Tract is within the boundary of the current plat application, a note and detailed drawing of the portion of the Receiving Tract located thereon.
5. The Transferring Tract and Receiving Tract shall be held, sold, conveyed, and occupied subject to the following covenants, conditions, and restrictions, which shall run with the Transferring Tract and Receiving Tract and shall be binding on all parties having any right, title or interest in or to the Transferring Tract or Receiving Tract or any portion thereof, their heirs, legal representatives, successors, and assigns.
6. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
7. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
8. If, at any time, the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
9. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Official Records of Travis County, Texas, executed, acknowledged and approved by (a) the Director of the Development Services Department of the City of Austin or successor department; (b) if such modification, amendment or termination relates to the Transferring Tract, all of the Owners of the Transferring Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Transferring Tract; and (c) if such modification, amendment or termination relates to the Receiving Tract, all of the Owners of the Receiving Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Receiving Tract. Such action only becomes effective after it is reduced to writing, signed by all required Parties and their respective mortgagees, if any, and the Director of the Development Services Department of the City of Austin or its successor department and filed in the Real Property Records of Travis County, Texas.

All citations to the Land Development Code shall refer to the Austin City Code, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

[signatures follow on the next page]

EXECUTED on the date set forth in the acknowledgment below to be effective this ____ day of _____, 20__.

GRANTOR:

CARMA EASTON LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

Before me _____, Notary Public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____, 20__.

Notary Public, State of Texas

ACCEPTED: DEVELOPMENT SERVICES DEPARTMENT

CITY OF AUSTIN

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Assistant City Attorney

“Further Affiant sayeth not.”

CARMA EASTON LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20____,
by _____, _____ of Carma Easton LLC, a Texas
limited liability company, on behalf of such limited liability company.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin
Development Services Department
P.O. Box 1088
Austin, Texas 78767

Project Name: _____
Attn: _____ [Project Manager]
CIP No. _____ [if applicable]

EXHIBIT A

Transferring Tract

[see attached property description(s)]

EXHIBIT B

Receiving Tract

[see attached property description(s)]

EXHIBIT C

Current Buffer Zone Transfers

[see attached]

EXHIBIT D

Cumulative Buffer Zone Transfers

[see attached]

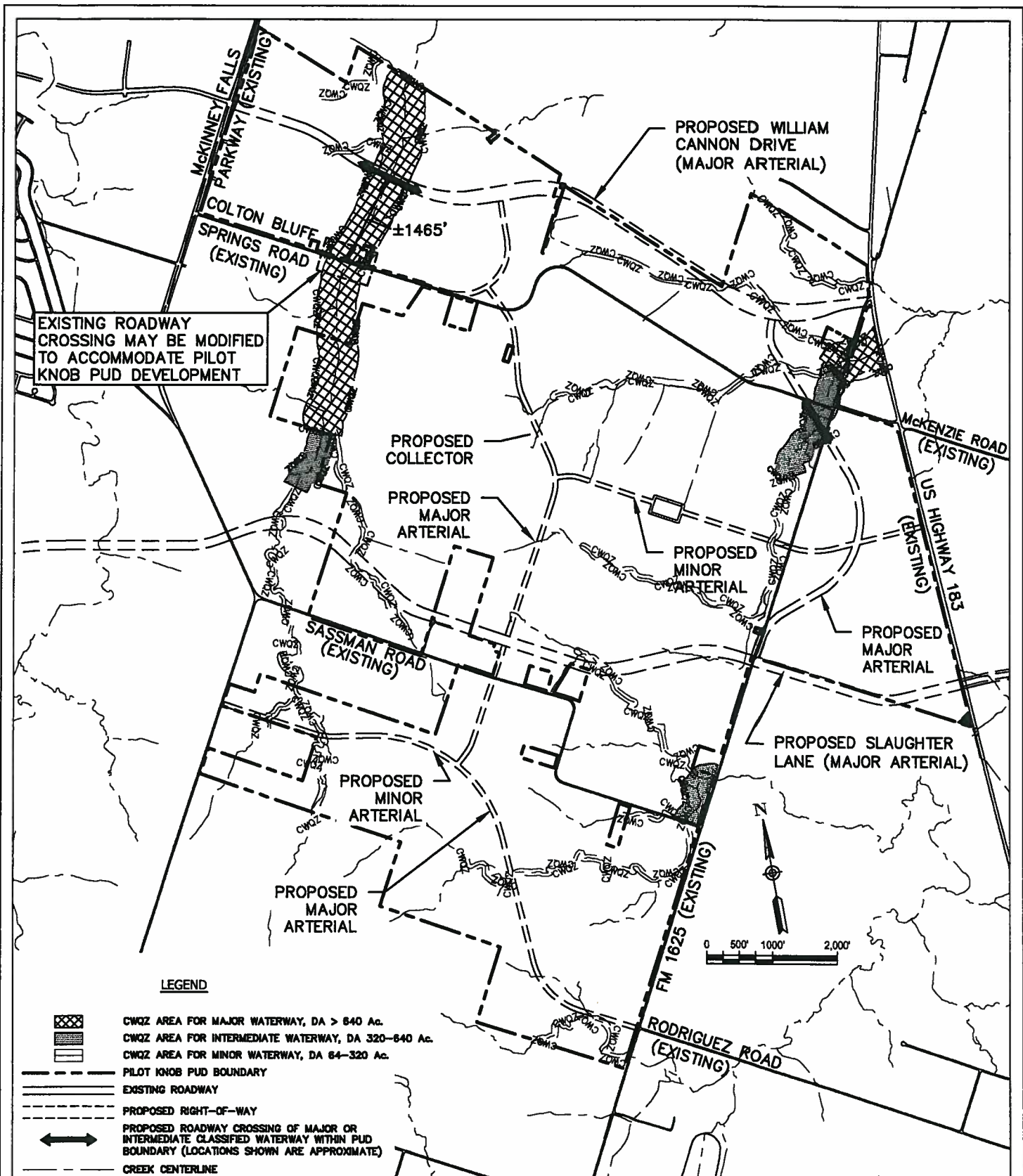
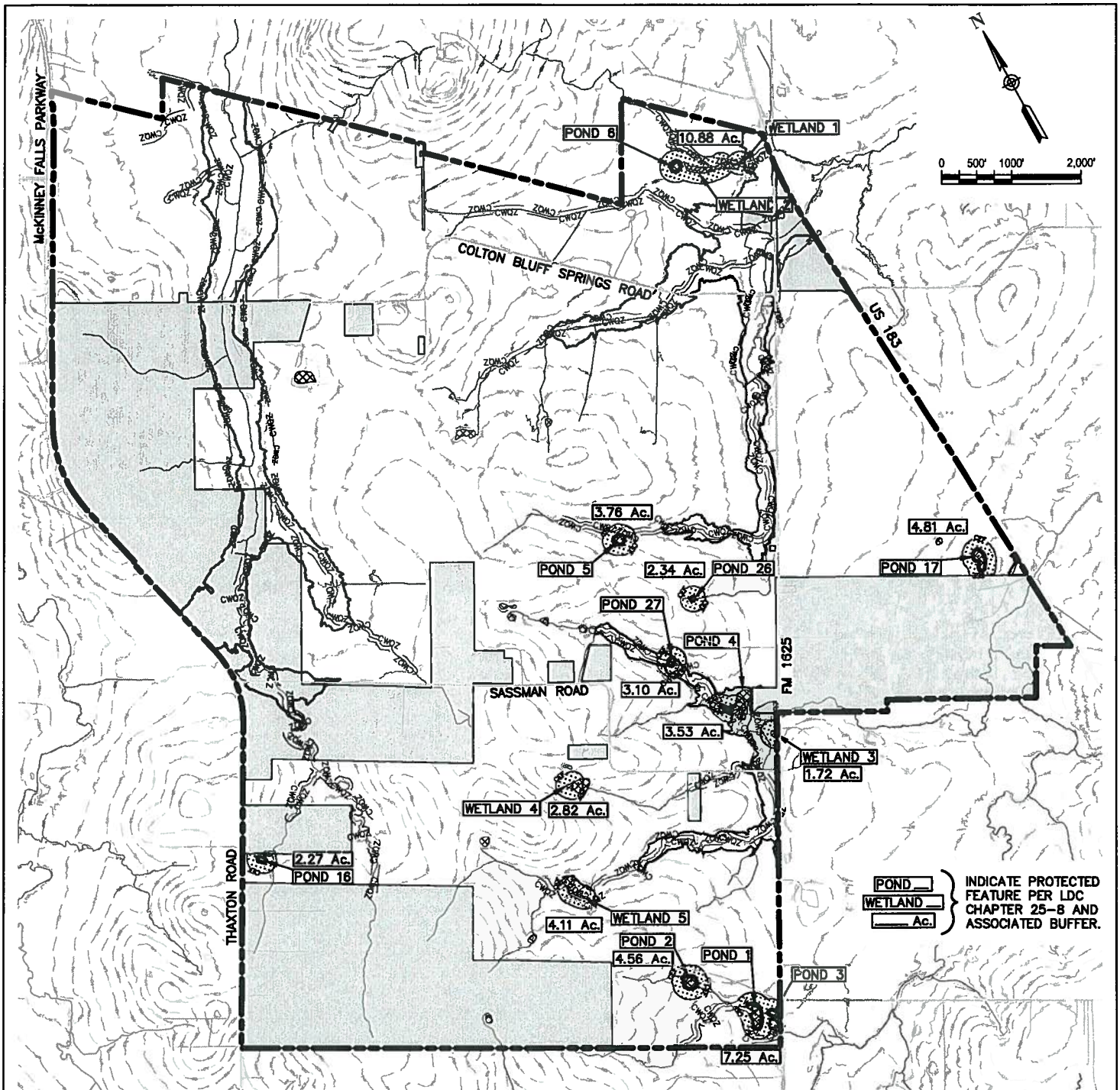


EXHIBIT L **PROPOSED WATERWAY CROSSINGS** **PILOT KNOB PLANNED UNIT DEVELOPMENT**



AREA NOT INCLUDED IN PUD
CEF SETBACK AREA

TRIBUTARIES
EXISTING WETLANDS
EXISTING PONDS
WETLAND FRINGE

LEGEND

CWQZ
CWQZ
OVERALL PLANNING BOUNDARY
100 YR FLOODPLAIN
CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.

NOTES:

1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING.
2. WETLANDS 1 AND 2 ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY SITE PLAN IF FEASIBLE.
3. CRITICAL ENVIRONMENTAL FEATURES ARE INDICATED BY INCLUSION OF SETBACK.
4. MITIGATION OF CRITICAL ENVIRONMENTAL FEATURES IS ALLOWED PER REQUIREMENTS OF THE PUD.

EXHIBIT M WETLAND TRANSFER EXHIBIT PILOT KNOB PLANNED UNIT DEVELOPMENT

EXHIBIT N

**WETLANDS TRANSFERRING AND RECEIVING
RESTRICTIVE COVENANT NO.**

GRANTOR: CARMA EASTON LLC, a Texas limited liability company

GRANTOR'S ADDRESS: 9737 Great Hills Trail, Suite 260, Austin, Texas 78759

CONSIDERATION: Ten and no/100 dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Grantor, the receipt and sufficiency of which is acknowledged:

PROPERTY: That certain real property in Travis County, Texas described in Exhibit A to each Strategic Partnership Agreement between the City of Austin and each of Pilot Knob Municipal Utility Districts Nos. 1, 2, 3, 4 and 5, attached as Exhibit 1 to those certain Ordinances Nos. 20120524-035, 20120524-036, 20120524-037, 20120524-038 and 20120524-039 and filed of record as Documents Nos. 201200037, 201200038, 201200039, 201200040 and 201200041, respectively, in the Official Public Records of Travis County, Texas, to which instruments and their respective record references are now here made for all pertinent purposes

TRANSFERRING TRACT: That certain real property in Travis County, Texas described on Exhibit A attached hereto and incorporated herein by reference.

RECEIVING TRACT: That certain real property in Travis County, Texas described on Exhibit B attached hereto and incorporated herein by reference.

WHEREAS, Grantor is the owner of the Transferring Tract and the Receiving Tract; and

WHEREAS, the above-described Transferring Tract is located within one or more of Pilot Knob Municipal Utility District No. 1, Pilot Knob Municipal Utility District No. 2, Pilot Knob Municipal Utility District No. 3, Pilot Knob Municipal Utility District No. 4 and Pilot Knob Municipal Utility District No. 5, each a political subdivision of the State of Texas created and operating under Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code (each a "MUD" and, collectively, the "MUDs"); and

WHEREAS, the above-described Receiving Tract is located within one or more of the MUDs; and

Exhibit N

WHEREAS, the City of Austin and the Grantor entered into a Consent Agreement with each of the MUDs, each such Consent Agreement being effective as of April 13, 2012, and Austin City Council approved the Consent Agreements in Ordinance Nos. 20120322-031, 20120322-032, 20120322-033, 20120322-034 and 20120322-035 (collectively, the “**Consent Agreement**”); and

WHEREAS, Grantor intends to transfer some of the wetlands (as defined in Section 25-8-1 of the City of Austin’s Land Development Code (the “**LDC**”)) located within the Property from the Transferring Tract to the Receiving Tract in accordance with all applicable provisions of the LDC;

NOW, THEREFORE, it is declared that the Owner of the Transferring Tract and the Owner of the Receiving Tract, for consideration, shall hold, sell, and convey the Transferring Tract and Receiving Tract subject to the following covenants and restrictions by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Transferring Tract and Receiving Tract, its heirs, successors, and assigns.

1. The entire Receiving Tract is deemed to be wetland subject to the protections, restrictions or limitations set forth in Section 25-8-282 and other applicable provisions of the LDC. Except as allowed under applicable law, no use will be made of the Receiving Tract, or on the Receiving Tract, that is inconsistent with the uses permitted in the LDC for real property located in wetlands.
2. As the Receiving Tract is wetland mitigation property for the Transferring Tract, none of the Transferring Tract will be subject to any of the protections, restrictions or limitations set forth in Section 25-8-282 and other applicable provisions of the LDC relating to real property located in wetlands.
3. Taking into consideration the property being designated as Transferring Tract(s) and Receiving Tract(s) in this restrictive covenant, as the number of acres of the Receiving Tract exceeds the number of acres of the Transferring Tract, as reflected in **Exhibit C** attached hereto and incorporated herein by reference, _____ acres remain available for future transfer to other land within the Property so that such land will also be deemed to be a Transferring Tract (without the necessity of an additional Receiving Tract) upon the filing of a future restrictive covenant with respect to such land.[Further, **Exhibit D** attached hereto and incorporated herein by reference reflects the cumulative Transferring Tracts and Receiving Tracts within the Property since, and including those reflected in, the recording of that certain Wetlands Transferring and Receiving Restrictive Covenant No. 1 as Document No. _____ in the Official Public Records of Travis County, Texas.]¹
4. The Grantor shall place on the preliminary, final and construction plans (i) a note noting this recorded Restrictive Covenant document number, (ii) if any portion of the Transferring Tract is within the boundary of the current plat application, a note and detailed drawing of such portion of the Transferring Tract, and (iii) if the Receiving Tract is within the boundary of the current plat application, a note and detailed drawing of the portion of the Receiving Tract located thereon.

¹ This sentence and Exhibit D would be included in the second and all subsequent Wetlands Restrictive Covenants.

5. The Transferring Tract and Receiving Tract shall be held, sold, conveyed, and occupied subject to the following covenants, conditions, and restrictions, which shall run with the Transferring Tract and Receiving Tract and shall be binding on all parties having any right, title or interest in or to the Transferring Tract or Receiving Tract or any portion thereof, their heirs, legal representatives, successors, and assigns.
6. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
7. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
8. If, at any time, the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
9. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Official Records of Travis County, Texas, executed, acknowledged and approved by (a) the Director of the Development Services Department of the City of Austin or successor department; (b) if such modification, amendment or termination relates to the Transferring Tract, all of the Owners of the Transferring Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Transferring Tract; and (c) if such modification, amendment or termination relates to the Receiving Tract, all of the Owners of the Receiving Tract at the time of the modification, amendment, or termination and any mortgagees then holding a security interest on any portion of the Receiving Tract. Such action only becomes effective after it is reduced to writing, signed by all required Parties and their respective mortgagees, if any, and the Director of the Development Services Department of the City of Austin or its successor department and filed in the Real Property Records of Travis County, Texas.

All citations to the Land Development Code shall refer to the Austin City Code, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural.

[signatures follow on the next page]

EXECUTED on the date set forth in the acknowledgment below to be effective this ____ day of _____, 20__.

GRANTOR:

CARMA EASTON LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me _____, Notary Public, on this day personally appeared _____, _____ of Carma Easton LLC, a Texas limited liability company, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on _____, 20__.

Notary Public, State of Texas

ACCEPTED: DEVELOPMENT SERVICES DEPARTMENT

CITY OF AUSTIN

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Assistant City Attorney

STATE OF TEXAS §

COUNTY OF TRAVIS §

1. "My name is _____. I am _____ of Carma Easton LLC and am authorized by Carma Easton LLC to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this Affidavit. I have personal knowledge of the facts contained herein as an officer of the limited liability company who holds title to the property and I have recently reviewed the limited liability's records of ownership of this Property (as defined below).

2. There is no lien held by any person, including any bank or similar corporate person, against the property described on the attached and incorporated **Exhibits A and B** (collectively, the “*Property*”).

“Further Affiant sayeth not.”

CARMA EASTON LLC,
a Texas limited liability company

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____, _____ of Carma Easton LLC, a Texas
limited liability company, on behalf of such limited liability company.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Austin

Development Services Department

P.O. Box 1088

Austin, Texas 78767

Project Name: _____

Attn: _____ [Project Manager]

CIP No. _____ [if applicable]

EXHIBIT A

Transferring Tract

[see attached property description(s)]

EXHIBIT B

Receiving Tract

[see attached property description(s)]

EXHIBIT C

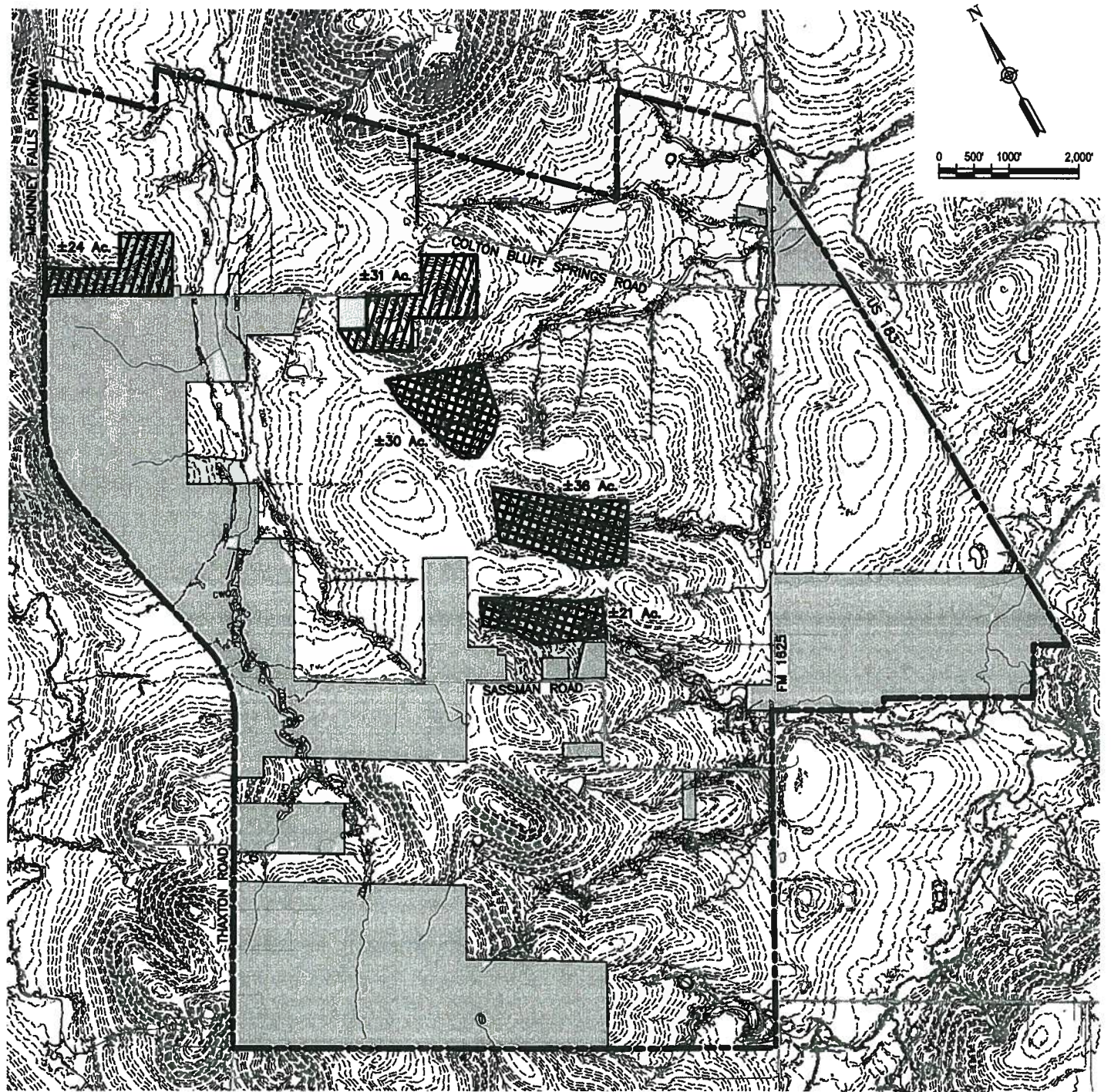
Current Wetlands Transfers

[see attached]

[EXHIBIT D

Cumulative Wetlands Transfers

[see attached]]¹



LEGEND









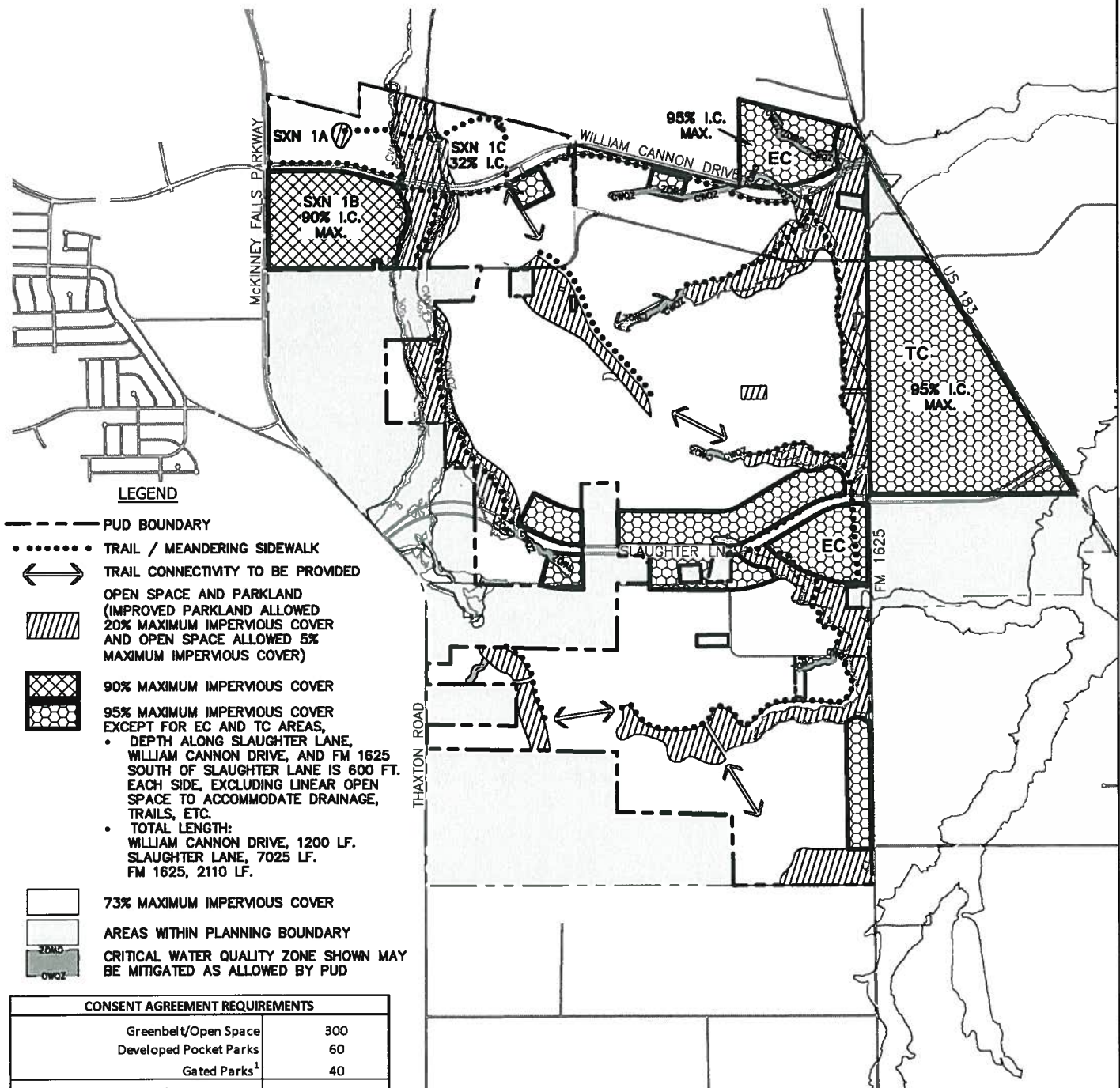
-  **AREA NOT INCLUDED IN PUD**
-  **CWQZ** CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
-  **CWQZ** 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.
-  **OVERALL PLANNING BOUNDARY**
-  **100 YR FLOODPLAIN**
-  **TRIBUTARIES**
-  **CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.**
-  **FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.**

Exhibit O

EXHIBIT O
CUT / FILL EXHIBIT
PILOT KNOB PLANNED UNIT DEVELOPMENT

C814-2012-0152

REC'D 8-11-2015



CONSENT AGREEMENT REQUIREMENTS

Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks ¹	40
Total greenbelt parkland/developed pocket park/gated park	400

¹ No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.

NOTE:

- ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.
- TRAILS IN OPEN SPACE ACCESSIBLE TO THE PUBLIC IS NOT COUNTED AS IMPERVIOUS COVER.

EXHIBIT P : IMPERVIOUS COVER MAP

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
Centers Subtotal	314		298.3

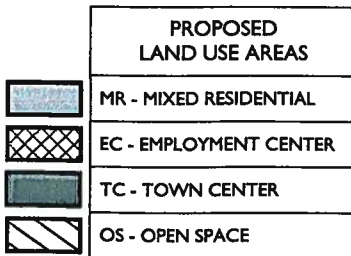
2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	Roadway length, lf	Depth, ft	Area, acres	IC, %	IC, ac.
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
FM1625	2110	600	29.06	95%	27.61
Corridors Subtotal	10336		142.37		135.25

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	300	5%	15
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1177.91	73%	864.59
Misc . Subtotal	1760.27		1007.31

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	142.37	135.25
Misc	1760.27	1007.31
Total	2216.64	1440.86
Area in PUD, ac.		2216.60
65% Average IC in PUD		1440.79

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REC'D 8-12-2015

DRAFT: July 2, 2015



- Public artworks and/or artfully-crafted architectural elements (gates, bridges, walls, etc.) will be constructed by the Master Developer in order to enhance the community's public open spaces, parks, and entryways.
- These will be located strategically to optimize public visibility and accessibility, and will include information about the art and the artist, at minimum.
- These works will also be located so as to become distinctive, high-quality public places that will enhance the value and the identity of the community.

REC'D 8-11-2013

Exhibit S
PUD Notes

1. For any site within the Project Area, soil may be temporarily stockpiled through the use of a D-site plan reviewed and approved administratively with the following conditions:
 - (a) The site plan final grade shown is the existing grade prior to the site plan,
 - (b) Protection for erosion and sedimentation shall be provided, as outlined in the code,
 - (c) There are no limits on soil stockpile height, if it is for construction use, and
 - (d) These temporary spoils areas may be designated PUD wide with the D-site plan, even if the property is not contiguous.
2. A portion of the PUD area lays within the Controlled Compatible Land Use Area (CCLUA) associated with the Austin Bergstrom International Airport. Approval of the Land Use Plan with this PUD does not grant approval by the Federal Aviation Administration (FAA) or Department of Aviation (DoA), and development applications filed for areas within the CCLUA are subject to their review prior to approval by the City and/or County.
3. As stated within the Consent Agreement, in Exhibit F, item 2, in all phases of development, the Developer agrees to design modified channels based on geomorphic stability for full build-out hydrology. Such design requires a series of nested channels (e.g. below figure from Consent Agreement) that includes a bankfull (1 yr. return interval) channel within the floodplain (100 yr) channel with distinct connections to an inset floodplain terrace.

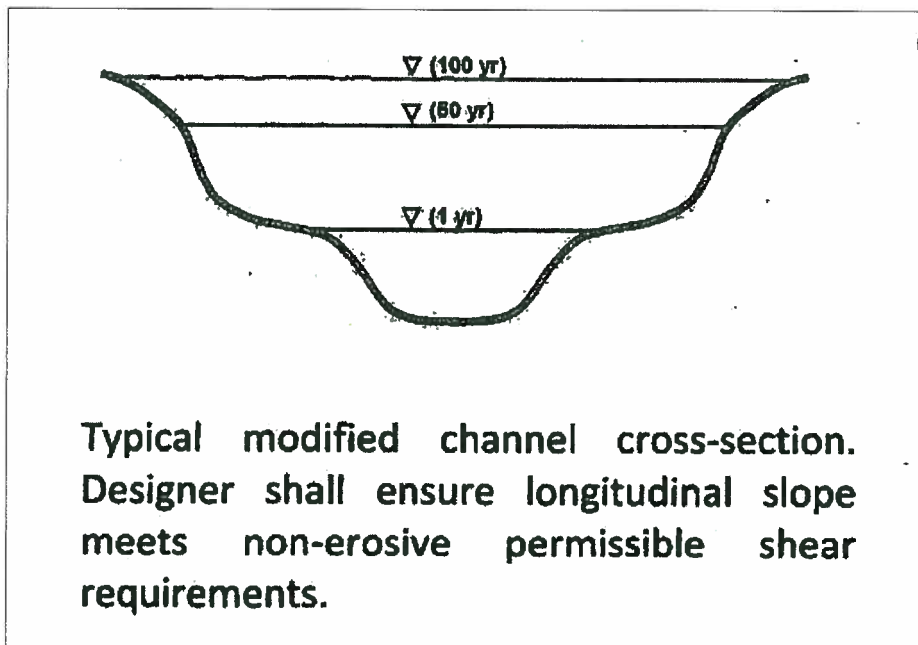
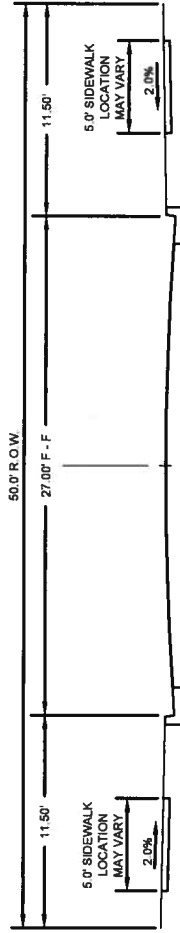


Exhibit S

The top width to depth ratio of the bankfull channel shall be designed per accepted geomorphic principles (e.g., Osterkamp et al. 1983 or Osborn and Stypula 1987). The channel longitudinal profile (slope) shall be designed and demonstrated by calculation to be non-erosive via permissible shear or velocity calculations that consider the particle size of the native soil comprising the channel. If topographic and/or development constraints make the design of a non-erosive natural channel infeasible, the use of armoring (such as with geotextiles) will be allowed.

4. As stated within the Consent Agreement in Exhibit F, item 3, in all phases of development the Developer agrees to provide water quality controls superior to those otherwise required by providing innovative controls listed in ECM Section 1.6.7 or others as approved by the Watershed Protection Department.
5. At the time an application for approval of a site plan or single family is submitted for development of any portion of the PUD, an Integrated Pest Management and Public Education plan shall be submitted to the Watershed Protection Department for review and approval. The plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual.
6. Residential blocks shall not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they may not exceed 1500 feet in length. Commercial and industrial block lengths may not exceed 2000 feet in length.
7. A residential block that is more than 900 feet in length must be transected by a sidewalk that is located not less than 300 feet from each block end. The sidewalk must be not less than six feet wide, comply with City standards, and be located within an easement or ROW, that is not less than 15 feet wide.
8. The Pilot Knob PUD shall integrate neighborhood collector and larger roadways to provide full (vehicular, bicycle, and pedestrian) connectivity with adjacent properties for future developments to align and connect with existing or proposed streets on adjoining properties unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection. Any full connections (as defined above) that would require crossings over intermediate and major waterways are not required, and do not need to go to the Land Use Commission for that determination; bicycle and pedestrian connections may be substituted. This does not apply to William Cannon Drive and Slaughter Lane.
9. The Pilot Knob project shall comply with the Complete Streets typical sections included in Exhibit T or alternative sections as approved by the City of Austin Transportation Department and Travis County for development prior to annexation by the City. All development following annexation shall comply with the street cross section requirements of the City of Austin.

10. Single-outlet streets may not exceed 700 feet unless a second outlet is topographically not feasible.
11. Single-outlet streets that exceed 700 feet shall incorporate a secondary outlet for bicycles and pedestrians unless such a connection is topographically not feasible.



50' R.O.W. - LOCAL
SCALE: 1" = 10'

NOTES:

1. INTERSECTIONS OF LOCAL STREETS TO INCLUDE 20' CURB RADIUS MINIMUM.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.

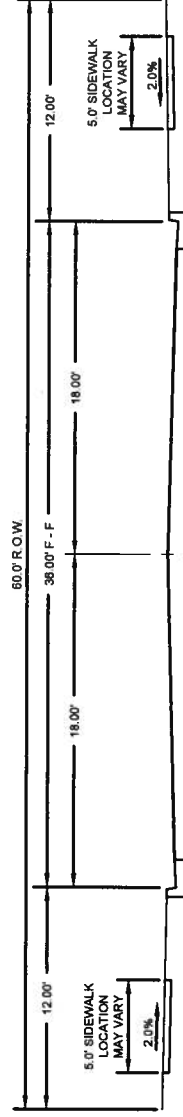


7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
AUSTIN, TX 78746
512-831-7700, TX FIRM NO. 12207

Brookfield Residential

STREET SECTION T-1 PILOT KNOB PLANNED UNIT DEVELOPMENT

Exhibit T



60' R.O.W. - RESIDENTIAL / NEIGHBORHOOD COLLECTOR

SCALE: 1" = 10'

NOTES:

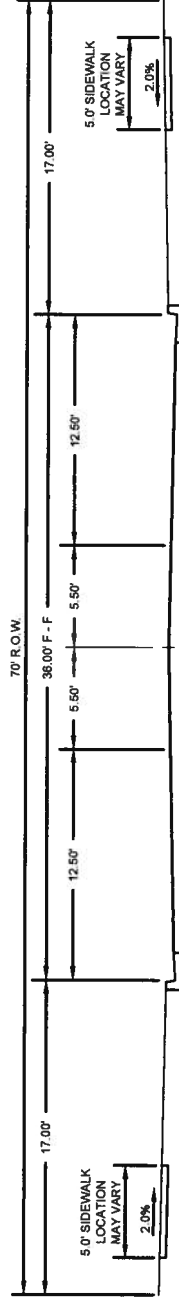
1. SECTION ALLOWS FOR DRIVEWAY CONNECTIONS AND ON-STREET PARKING OR 7' BIKE LANE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER).
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.



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STREET SECTION T-2
PILOT KNOB
PLANNED UNIT DEVELOPMENT



70' R.O.W. - NEIGHBORHOOD COLLECTOR

SCALE: 1" = 10'

NOTES:

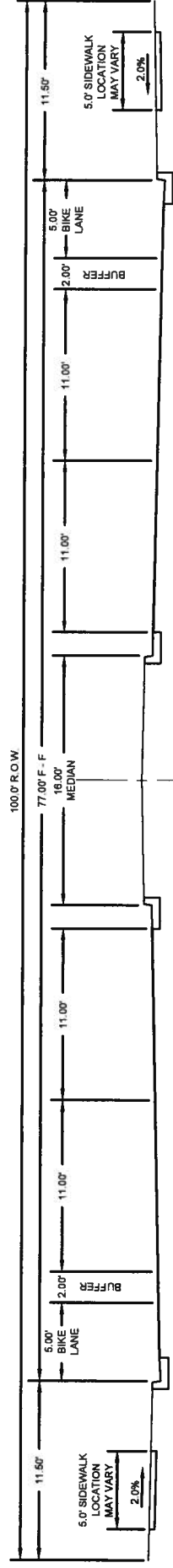
1. SECTION ALLOWS FOR ON-STREET PARKING, BUT DOES NOT ALLOW FOR DRIVEWAY CONNECTIONS.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.
3. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER) WHERE APPROPRIATE.
4. 10' SHARED USE PATH MAY BE USED IN LIEU OF 5' SIDEWALK.



7004 BEE CAVE ROAD
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STREET SECTION T-3
PILOT KNOB
PLANNED UNIT DEVELOPMENT



100' R.O.W. - 4-LANE PRIMARY COLLECTOR (OPTION 1)

SCALE: 1" = 10'

NOTES:

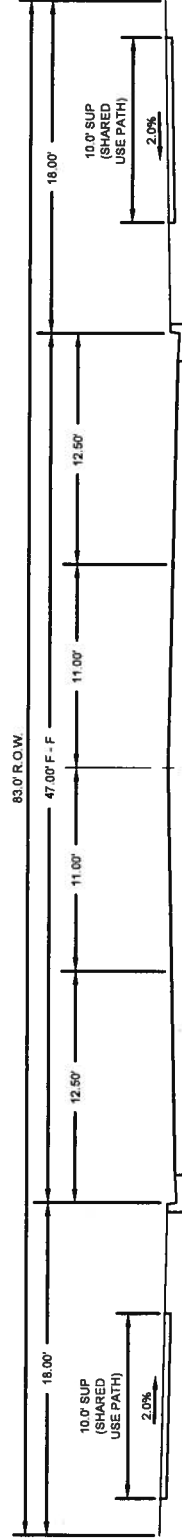
1. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE WHERE APPROPRIATE (5' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER). RIGHT-OF-WAY MAY NEED TO BE INCREASED TO ACCOMMODATE CHANGE IN SECTION.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.



7004 BEE CAVE ROAD
BUILDING 2, SUITE 100
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512-831-7700, TX FIRM NO. 12207

STREET SECTION T-4
PILOT KNOB
PLANNED UNIT DEVELOPMENT

Brookfield
Residential



83' R.O.W. - 4-LANE PRIMARY COLLECTOR (OPTION 2)

SCALE 1" = 10'

NOTES:

1. PAVEMENT FACE-TO-FACE WIDTH MAY BE INCREASED TO INCLUDE ON-STREET PARKING OR BIKE LANE (6' BIKE LANE TO FACE-OF-CURB WITH 2' STRIPED BUFFER) WHERE APPROPRIATE. IF BIKE LANE ADDED TO FACE-TO-FACE DIMENSION, A 5' SIDEWALK MAY BE USED IN LIEU OF THE SUP ON SIDE WHERE BIKE LANE IS ADDED. RIGHT-OF-WAY MAY NEED TO BE ADJUSTED TO ACCOMMODATE CHANGE IN SECTION.
2. THESE SECTIONS DO NOT APPLY TO WILLIAM CANNON DRIVE OR SLAUGHTER LANE. THOSE TWO ROADWAYS WILL BE DETERMINED BY SEPARATE AGREEMENT AS PER THE PILOT KNOB MUD CREATION DOCUMENT.



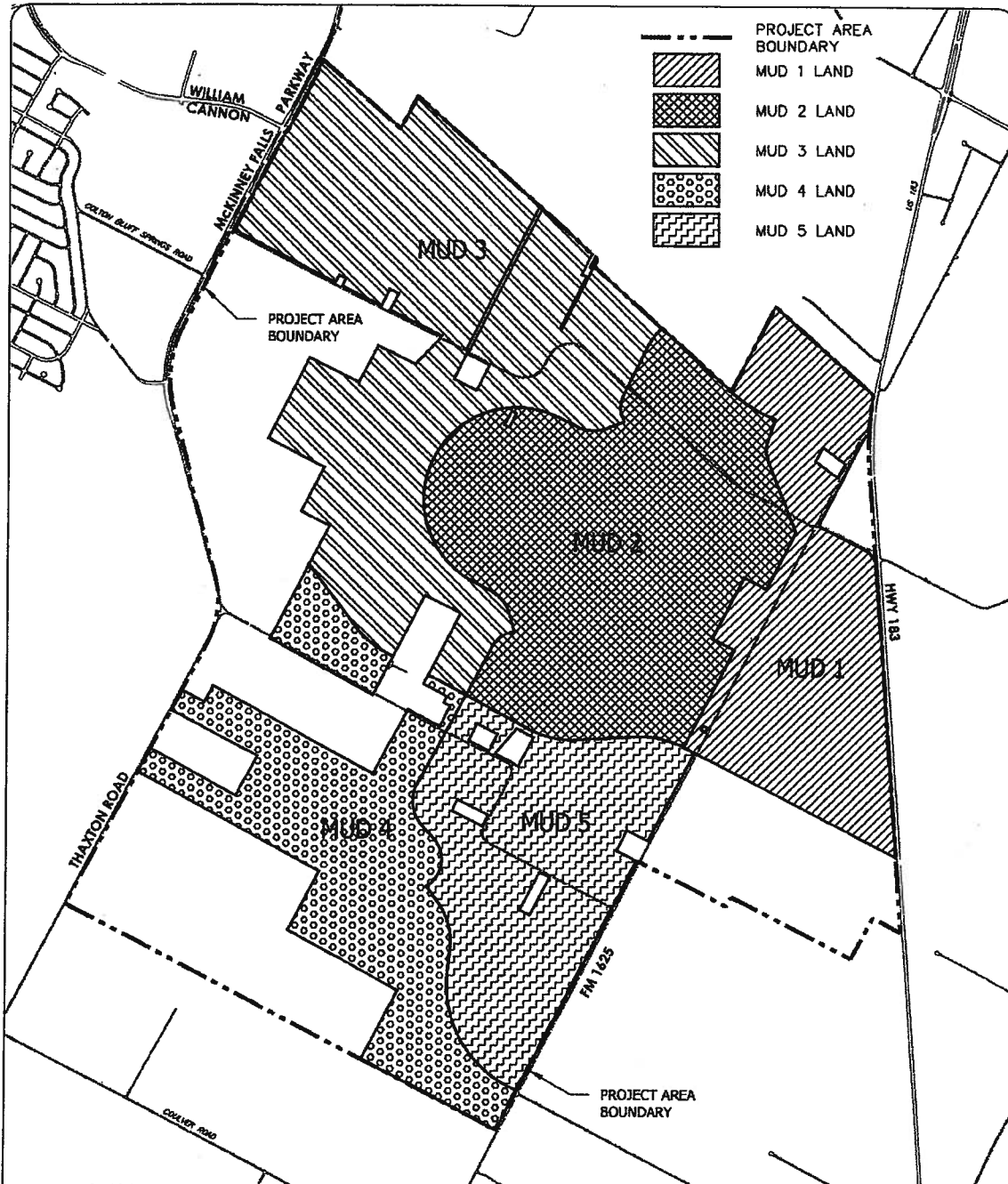
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STREET SECTION T-5
PILOT KNOB
PLANNED UNIT DEVELOPMENT

Brookfield
Residential

Exhibit U

Project Area



JACOBS

TBPE Registration #F-2966
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

PROJECT AREA

PILOT KNOB MUNICIPAL
UTILITY DISTRICTS

BROOKFIELD RESIDENTIAL

PRINT DATE: 11/10/2011

SCALE: 1"=2000'

LAST SAVED BY: Rendell

LAST SAVED: 11/10/2011

PROJECT No.: WJMK2203

L:\WJMK2203 Easton MUD Creation\700 CAD\Exhibits\Project Area Exhibit