ORDINANCE NO. 20160616-041

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 15201, 15810, AND 16070 PEARCE LANE, AND 7910 WOLF LANE AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND INTERIM-SINGLE-FAMILY RESIDENCE SMALL LOT (I-SF-4A) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING.

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

PART 1. Sun Chase Planned Unit Development (Sun Chase PUD) is comprised of approximately 1,604 acres of land located at 15201, 15810, and 16070 Pearce Lane, and 7910 Wolf Lane, 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-single-family residence standard lot (I-SF-2) district and interim-single-family residence small lot (I-SF-4A) district to planned unit development (PUD) district zoning on the property described in Zoning Case No. C814-2012-0163, on file at the Planning and Zoning Department, and locally known 15201, 15810, 16070 Pearce Lane, and 7910 Wolf Lane, and generally identified in the map attached as Exhibit B.

PART 3. This ordinance and the attached Exhibits A through S are the land use plan (the "Land Use Plan") for the Sun Chase PUD created by this ordinance. Development of and uses within the Sun Chase 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 for regulations adopted in this PUD ordinance, or as otherwise provided by state law, development within a PUD is subject to provisions of the Land Development Code (or its successor Code) in effect on the date a permit application is submitted to the City of Austin.

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 Sun Chase PUD

Exhibit B. Zoning Map

Exhibit C. Land Use Plan

Exhibit D. Parks and Open Space Master Plan

Exhibit E. Parks and Open Space - ¼ Mile Radius

Exhibit F. Land Use Zoning Table

Exhibit G. Site Development Regulations

Exhibit H. Subchapter E Roadway Classification

Exhibit I. Environmental

Exhibit J. Stormwater, Drainage and Water Quality and Environmental Protection Requirements

Exhibit J-1. Typical Modified Channel Cross-Section

Exhibit J-2. Proposed Biofiltration Ponds

Exhibit J-3. Headwater Buffer Plan

Exhibit J-4. Prohibited Land Uses

Exhibit K. Offsite Untreated Runoff

Exhibit L. Critical Water Quality Zone Detention Pond A

Exhibit M. Slope Map

Exhibit N. Proposed Critical Environmental Feature Mitigation

Exhibit O. Transportation Requirements

Exhibit O-1. Connectivity

Exhibit O-2. Trail and Accessibility

Exhibit P. Conceptual Public Art Master Plan

Exhibit Q. Tree Planting Detail and Specifications

Exhibit R. Tree Exhibit

Exhibit S. Project Map

PART 5. Open Space and Parkland Requirements.

A. The provision of open space and parkland within the Sun Chase PUD is generally shown in Exhibit D: Parks and Open Space Master Plan and Exhibit E: Parks and Open Space – ¼ Mile Radius attached hereto, and detailed in the *Consent Agreement Southeast Travis County Municipal Utility District Nos, 1, 2, 3 and 4,*

Article VIII. Parks and Recreational Facilities and other Community Amenities (the "Consent Agreement") between the City of Austin and Qualico CR, L.P., dated April 18, 2012.

B. A minimum of ten miles of public trails shall be provided throughout the Sun Chase PUD as generally shown in the approximate locations on Exhibit D: Parks and Open Space Master Plan. The following requirements shall pertain to plats and site plans.

1. The land area that forms the Sun Chase PUD trail or greenbelt system, as shown on Exhibit D, shall be included with each final plat that abuts the corresponding trail system. The lot will be labeled Greenbelt Park and Access Easement.

2. Required trail segments shall be shown on the final plat construction documents or site plan.

3. Fiscal surety for the construction of the trail shall be posted with the City of Austin prior to plat recordation.

4. Specific trail alignments, designs and specifications will be approved by the City of Austin during the subdivision construction or site plan approval process.

C. The athletic field and community gardens shown in MUD 1 of Exhibit D: Parks and Open Space Master Plan, shall be fully constructed no later than 1,000 single family lots within the Sun Chase PUD have been final platted. The community gardens shown in MUD 2 of Exhibit D: Parks and Open Space Master Plan shall be constructed no later than 1 year after the westernmost public school located within the Sun Chase PUD has opened.

PART 6. Environmental.

A. Green Building Rating

1. All commercial buildings within the Districts shall be constructed in a manner that achieves an Energy Star rating and all residential buildings within the Districts shall be constructed in a manner that achieves a rating of two stars or greater under the City's Austin Energy Green Building Program or;

2. All commercial and residential buildings shall be constructed in a manner that achieves a reasonably equivalent rating under a program approved by the City.

B. The Sun Chase PUD will use wet ponds or biofiltration ponds, or green storm water quality controls as described in the Environmental Criteria Manual (ECM) Section 1.6.7 (Green Storm Water Quality Infrastructure), to treat 100 percent of the required water quality volume. The wet ponds shall be designed to have only a minimal, short term need for make-up water, as approved by the Watershed Protection Department. The capture volume for each water quality control shall be increased by a minimum of ten percent above the required volume.

C. The Sun Chase PUD shall provide water quality treatment for a 92-acre offsite area, as shown in Exhibit K: Offsite Untreated Runoff.

D. Volumetric flood detention shall be provided for the Sun Chase PUD.

E. Natural channel design techniques are required as shown in Exhibit J: Stormwater, Drainage and Water Quality and Environmental Protection Requirements.

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

G. All required tree plantings shall utilize tree species included in Appendix F (*Descriptive Categories of Tree Species*) of the ECM, or as approved by the City.

H. All required tree plantings shall utilize Central Texas native seed stock. Tree plantings shall be installed in accordance with Exhibit Q: Tree Planting Detail and Specifications.

I. A tree care plan, prepared by a qualified arborist, shall be provided for construction-related impacts within the critical root zone of all trees which are required to be preserved. The tree care plan shall be submitted to the City for review and approval with any development application that results in construction-related impacts, including but not limited to subdivision construction plans, site plans, and residential building permits.

J. The Landowner shall comply with the tree preservation plan included in Exhibit R: Tree Exhibit. All trees from 8 inches to 18 inches in diameter at breast height, within the limits of construction, shall be surveyed, evaluated, and mitigated at the time of development permit application.

K. Riparian Restoration. This section applies to areas in the 100-year fully developed floodplain.

1. The existing condition of a floodplain shall be assessed using the Zones 1 and 2 functional assessment methodology described in Appendix X of the ECM. The assessment of existing conditions shall be submitted for review and approval with each subdivision construction plan or site plan that contains or is adjacent to the floodplain.

2. A floodplain that is in "Poor (1)" or "Fair (2)" condition shall be restored to "Good (3)" or "Excellent (4)" condition.

3. A floodplain that is in "Good (3)" or "Excellent (4)" condition shall not be disturbed, except as otherwise allowed by City Code, this PUD ordinance, or the Land Use Plan.

4. A Riparian Restoration Plan (the "Plan") shall be submitted to the City for review and approval and implemented with each subdivision construction plan or site plan that contains or is adjacent to the floodplain. The Plan must demonstrate that all parameters of the Appendix X "Scoring: Zone 1 – Floodplain Health" and "Scoring: Zone: 2 – Critical Water Quality Zone" tables shall be raised to "Good (3)" or "Excellent (4)" condition.

5. Areas within Sun Chase South for which a final plat application is in review prior to approval of this PUD ordinance (Sections 1 through 5) are exempt from Subsection K. 1 – 4 of this PUD ordinance.

L. For multifamily residential and commercial development, stormwater runoff from impervious surfaces will be directed through landscape areas at least equal to the total required landscape area.

M. Educational signage shall be installed at each wetland critical environmental feature (CEF).

N. When reclaimed water distribution infrastructure is constructed in the Sun Chase PUD, reclaimed water shall be used for irrigation needs in public open space and parks, and private parks and recreation facilities. Such use shall be subject to any applicable water use restrictions imposed by the City for reclaimed water, and shall not be used for irrigation in the critical water quality zone or floodplain.

O. Toilets, bathroom sink faucets, and shower heads that are certified 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.

P. 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 agrees to dedicate a 2.0 net buildable acre site for a future City of Austin Fire/EMS station at the location shown on Exhibit C: Land Use Plan. The Austin Fire Department has reviewed and approved the location of this site. At any time prior to dedication of the site, the Austin Fire Department and the Landowner may mutually agree on a new location within Districts 3 and 4. The deed for conveyance of title to the site must be delivered by the Landowner to the City no later than the earlier of (1) the date of the dedication of any adjacent roadway to the fire station and EMS station site; or (2) December 30, 2029. 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 five (5) years after conveyance of the site to the City.

2. If construction does not commence within such time period, then the ownership of the site will revert back to the Landowner; and grant to the Landowner the right to relocate the site to another location within the Project Area 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. Development of the school sites shall be in accordance with the School District Land Development Standards agreement between the Del Valle Independent School District and the City of Austin.

C. To ensure future transportation opportunities the Landowner agrees to reserve at least 10 contiguous acres of land suitable for a transit facility approximately in the area shown on Exhibit C: Land Use Plan. This site may be purchased by the City or, at the City's option, another governmental entity designated by the City by written notice to the Developer at any time prior to the date Southeast Travis County District 1 is annexed for full purposes by the City or one of the other Southeast Travis County Districts is annexed for full purposes by the City, as shown in Exhibit S: Project Map.

PART 8. Affordable Housing Program.

A. Ten percent of the total number of multifamily rental housing units located within the Sun Chase PUD will be set aside for occupancy by households whose income is 60 percent or below the median family income (each an "Affordable Rental

Unit," collective "Affordable Rental Units") in the Austin metropolitan statistical area for a rental affordability period of forty (40) years (collectively, the "Rental Affordability Requirement") from the date of a certificate of occupancy.

B. The Developer shall donate to Austin Housing Finance Corporation ("AHFC") fully developed platted lots in an amount equal to 3.5 percent of the total number of single-family lots located within the Sun Chase PUD. The number of lots anticipated for donation is approximately 87. Donated lots shall be interspersed within Southeast Travis County MUDs 2, 3, and 4, with at least 15 lots located throughout each MUD. The Developer's phasing schedule shall include the schedule of conveyance of the lots under this section.

C. It is the intent of the parties to amend the Consent Agreement and replace the affordable housing provisions in the Consent Agreement with the affordable housing provisions and terms of this PUD ordinance.

PART 9. Art.

A. The Sun Chase PUD will prepare a Public Art Master Plan, which will identify opportunities, guiding principles, and locations within Exhibit S: Project Map for outdoor art installations to be implemented and managed by the Developer. All subsequent operations and maintenance of the artwork will be the responsibility of the Developer or the Owners Association. Approximate public art locations are shown on Exhibit P: Conceptual Public Art Master Plan.

PART 10. Definitions.

A. In this ordinance Sections 25-1-21 and 30-1-21 *(Definitions)* are modified to add or revise the following terms:

1. CONSENT AGREEMENT means collectively those agreements included as Exhibit B in Ordinance No. 20120322-036, 20120322-037, 20120322-038, and 20120322-039.

2. DISTRICT(S) means one or more of the Southeast Travis County (renamed as Sun Chase) Municipal Utility Districts.

3. 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.

4. ROW / SHOP HOUSE means an attached two or three-story townhouse on its own lot.

5. YARD HOUSE means a detached single family residence. An accessory dwelling unit may be constructed over the garage

PART 11. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the Sun Chase PUD instead of otherwise applicable City regulations:

A. General.

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

2. Section 25-1, Article 14 *(Parkland Dedication)* is modified such that Exhibit D: Parks and Open Space Master Plan and Exhibit E: Parks and Open Space ¼ Mile Radius in the Sun Chase PUD shall satisfy all parkland dedication requirements.

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 Sun Chase PUD may be noncontiguous.

2. Section 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.D. (*Minimum Requirements*) is modified to allow that either all commercial buildings within the Districts shall be constructed in a manner that achieves an Energy Star rating and all residential buildings within the Districts shall be constructed in a manner that achieves a rating of two stars or greater under the City's Austin Energy Green Building Program, or that all commercial and residential buildings will achieve a reasonably equivalent rating under a program approved by the City.

3. Chapter 25-2, Subchapter E *(Design Standards and Mixed Use)* is modified so that the only Subchapter E standards that apply to the Sun Chase PUD are as follows:

a. Core Transit Corridor site development standards for sidewalks and building placement are required for 50 percent of the commercial, multifamily and village cluster development on Flower Cup Loop between Sun Chase Parkway and Misu Drive, as shown in Exhibit H: Subchapter E Roadway Classification.

b. Urban Roadway site development standards for sidewalks and building placement are required for 50 percent of the commercial, multifamily and

village cluster development along Sun Chase Parkway from Pearce Lane to Flower Cup Loop; along Rumsworth Drive from Pearce Lane to Flower Cup Loop; and along Misu Drive from Wolf Lane to Flower Cup Loop, as shown on Exhibit H.

c. For multifamily, commercial, and village cluster development, the maximum block size may not exceed five acres.

d. To ensure connectivity, additional pedestrian, bicycle and fire access is required as shown in Exhibit O-1: Connectivity.

4. Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) shall be replaced with Exhibit F: Land Use Zoning Table.

5. Section 25-2-492 (*Site Development Regulations*) shall be replaced by Exhibit C: Land Use Plan, Exhibit F: Land Use Zoning Table, and Exhibit G: Site Development Regulations.

6. Section 25-2-517 *(Requirements for Amphitheaters)* is modified such that a Land Use Commission approval is not required.

C. Subdivision.

1. Sections 25-4-62 and 30-2-62(B) (Expiration of Approved Preliminary Plan) are modified to provide that a preliminary plan, approved prior to adoption of this PUD ordinance, covering land in the Sun Chase PUD expires 20 years after the date of approval of the preliminary plan. Extension of preliminary plans are subject to final approval by Travis County until the Sun Chase PUD is annexed in the full purpose jurisdiction.

2. Sections 25-4-151 and 30-2-151 *(Street Alignment and Connectivity)* are modified to provide that a connection to Navarro Creek Road is not required.

3. Sections 25-4-154 *(Street Design and Construction)* and 30-3 *(Transportation)* shall be replaced by Exhibit O: Transportation Requirements. Roadway cross sections and striping are subject to approval by the Travis County Transportation and Natural Resources Department.

D. Environmental.

1. Sections 25-8-62 and 30-5-62 *(Net Site Area)* are modified to apply within Sun Chase PUD.

2. Sections 25-8-91(B) and 30-5-91(B) *(Waterway Classifications)* are modified as follows:

a. A minor waterway has a drainage area of at least 320 acres and not more than 640 acres.

b. An intermediate waterway has a drainage area of at least 640 acres but not more than 1,280 acres

c. A major waterway has a drainage area of more than 1,280 acres.

3. Sections 25-8-92(B) and 30-5-92(B) *(Critical Water Quality Zones Established)* are modified as follows:

   a. The boundaries of a critical water quality zone coincide with the boundaries of the 100 year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual, except:

      i. for a minor waterway, the boundaries of the critical water quality zone are located not less than 50 feet and not more than 100 feet from the centerline of the waterway;

      ii. for an intermediate waterway, the boundaries of the critical water quality zone are located not less than 100 feet and not more than 200 feet from the centerline of the waterway;

      iii. for a major waterway, the boundaries of the critical water quality zone are located not less than 200 feet and not more than 400 feet from the centerline of the waterway;

      iv. for selected unclassified waterways, the boundaries of a critical water quality zone are located either 50 feet from the centerline of the waterway, or along the boundaries of the fully developed 100 year floodplain as shown on Exhibit I: Environmental;

      v. notwithstanding the provisions of Subsection 3.a., a critical water quality zone does not apply to a previously modified drainage feature serving a public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.

4. Sections 25-8-92(B)(4) and 30-5-92(B)(4), critical water quality zone averaging, do not apply in the Sun Chase PUD.

5. Sections 25-8-93(A) and 30-5-93(A) *(Water Quality Transition Zones Established)* are modified such that Water Quality Transition Zones apply within the Sun Chase PUD.

6. Sections 25-8-211(B)(3) and 30-5-211(B)(3) *(Water Quality Control Requirement)* are modified such that water quality controls are required if the total of new and redeveloped impervious cover exceeds 20 percent of the net site area.

7. Sections 25-8-232 and 30-5-232 *(Dedicated Fund)* do not apply to the Sun Chase PUD because drainage facilities within the Districts will be owned, operated and maintained by the Districts.

8. Sections 25-8-261 and 30-5-261 *(Critical Water Quality Zone Development)* are modified such that detention basins and wet ponds are prohibited in the critical water quality zone except as depicted on Exhibit L: Critical Water Quality Zone Detention Pond A.

9. Sections 25-8-392(A) and 30-5-392(A) *(Uplands Zone)* are modified so that impervious cover limits in this section are expressed as percentages of net site area.

10. Sections 25-8-392(C)(1) and 30-5-392 (C)(1) *(Uplands Zone)* are modified so that impervious cover for a single family residential use with a minimum lot size of 5,750 square feet may not exceed:

    a. 45 percent, or

    b. 50 percent, if development intensity is transferred under Sections 25-8-393 and 30-5-393 *(Transfer of Development Intensity)*.

11. Sections 25-8-392(C)(2) and 30-5-392(C)(2) *(Uplands Zone)* are modified so that impervious cover for a duplex or single family residential use with a lot size smaller than 5,750 square feet may not exceed:

    a. 55 percent, or

    b. 60 percent, if development intensity is transferred under Sections 25-8-393 and 30-5-393 *(Transfer of Development Intensity)*.

12. Sections 25-8-392(C)(3) and 30-5-392 (C)(3) *(Uplands Zone)* are modified so that impervious cover for a multifamily residential use may not exceed:

    a. 60 percent, or

    b. 65 percent, if development intensity is transferred under Sections 25-8-393 and 30-5-393 *(Transfer of Development Intensity)*.

13. Sections 25-8-392(C)(4) and 30-5-392(C)(4) *(Uplands Zone)* are modified so that impervious cover for a commercial use may not exceed:

    a. 65 percent, or

    b. 70 percent, if development intensity is transferred under Sections 25-8-393 and 30-5-393 *(Transfer of Development Intensity)*.

14. Sections 25-8-393(A) and 30-5-393(A) *(Transfer of Development Intensity)* are modified so that a Landowner who complies with a provision of this subsection qualifies for the development intensity transfer described in this provision, subject to the requirements in subsection (B) and the impervious cover limitations in Sections 25-8-392 and 30-5-392 *(Uplands Zone)*.

    a. For each acre of land in a critical water quality zone that a Landowner dedicates in fee simple to the City, a Municipal Utility District, or another entity approved by the Watershed Protection Department Director, the Landowner may transfer 20,000 square feet of impervious cover to an uplands zone. Land dedicated under this section may also be credited toward the parkland dedication requirements of Chapter 25-4, Article 3, Division 5 *(Parkland Dedication)*.

    b. For each acre of land in a water quality transition zone that a Landowner leaves undeveloped and undisturbed and does not include in impervious cover calculations elsewhere, the Landowner may transfer 20,000 square feet of impervious cover to the uplands zone.

    c. For each acre of land in a water quality transition zone that a Landowner uses for a golf course or other recreational use, restores using predominantly native trees and grasses, and provides a plan for minimizing the use and effect of pesticides, herbicides and fertilizers, the Landowner may transfer 17,000 square feet of impervious cover to an uplands zone.

    d. For each acre of land in an uplands zone that is located in the buffer zone of a critical environmental feature and that a Landowner leaves natural and undisturbed, the Landowner may transfer 20,000 square feet of impervious cover to an uplands zone. The buffer area may be included in the net site area calculations for the uplands zone.

    e. For each acre of land in an uplands zone that a Landowner uses for wastewater irrigation, restricts against future development, and leaves in a natural state, other than for necessary irrigation lines and tailwater control

berms, the Landowner may transfer 20,000 square feet of impervious cover to an uplands zone.

15. Sections 25-8-393(B) and 30-5-393(B) (*Transfer of Development Intensity)* are modified so that an applicant who qualifies for a development intensity transfer under 25-8-939(A) and 30-5-393(A) must comply with the requirements of this subsection to effect the transfer.

    a. For transfers between two subdivided tracts:

        i. An applicant may transfer development intensity to a receiving tract that is within the same watershed classification as the transferring tract. This limitation does not apply if the transferring and receiving tracts are both owned by the applicant and are separated only by property that is also owned by the applicant.

        ii. An applicant must concurrently plat the transferring and receiving tracts and must transfer all development intensity at that time.

        iii. An applicant must note the development intensity transfer on the plats of the transferring and receiving tracts, in a manner determined by the director.

        iv. An applicant must file in the deed records a restrictive covenant, approved by the City Attorney, which runs with the transferring tract and describes the development intensity transfer.

    b. For transfers between two site plans:

        i. An applicant may transfer development intensity to a receiving tract that is within the same watershed classification as the transferring tract. This limitation does not apply if the transferring and receiving tracts are both owned by the applicant and are separated only by property that is also owned by the applicant.

        ii. The transfer must be noted on the receiving and transferring site plans.

        iii. An applicant must file in the deed records a restrictive covenant, approved by the City Attorney, which runs with the transferring tract and describes the development intensity transfer.

        iv. The transfer must occur before the receiving and transferring site plans are released.

c. For transfers within a single site plan, an applicant must file in the deed records a restrictive covenant, approved by the City Attorney, which runs with the transferring tract and describes the development intensity transfer.

16. Sections 25-8, Article 9 and 30-5, Article 9 *(Suburban Watershed Requirements)* are modified as follows:

    a. In a water quality transition zone, the impervious cover of the land area of a site may not exceed 30 percent. In determining land area, land in the 100 year floodplain is excluded.

    b. Water quality controls may be located in the water quality transition zone.

PART 12. The City Council directs the City Manager to initiate amendments to the Consent Agreement necessary to comport with the terms of this PUD ordinance.

PART 13. This ordinance takes effect on June 27, 2016.

PASSED AND APPROVED

June 16, 2016 § §

Steve Adler
Mayor

APPROVED: Deborah Thomas for
Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk

FIELD NOTES
TRACT 1

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 316.311 ACRE TRACT OF LAND CONVEYED TO CENTURY RANCH I, L.P., IN DOCUMENT NUMBER 2006024368, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 295.151 ACRE TRACT OF LAND CONVEYED TO ROBERT WALTER DANZ, SR., IN VOLUME 12519, PAGE 486 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 362.872 ACRE TRACT CONVEYED TO BRENDA J. SWINNEY IN VOLUME 12212, PAGE 1411 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 98.402 ACRE TRACT CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., IN DOCUMENT NUMBER 1999100226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 345.90 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., IN DOCUMENT NUMBER 2003129484 AND 2003133841 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 1,416.388 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the north right-of-way line of Pearce Lane, a public roadway with a varying width right-of-way, also being the southeast corner of a 2.98 acre tract conveyed to Charles Collins in Volume 7585, Page 951 of the Deed Records of Travis County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the east line of said Charles Collins tract, N22°16'28"E, a distance of 1672.61 feet to an iron pipe found at the southeast corner of a 230.56 acre tract conveyed to AE Johanson, Ltd., in Document Number 2002143225 of the Official Public Records of Travis County, Texas, for the north corner of said Charles Collins tract, said iron pipe also being the northeast corner of a 46.90 acre tract conveyed to John Kelly and Davie L. Kelly in Volume 9115, Page 669 of the Real Property Records of Travis County, Texas,

THENCE, with the east line of said AE Johanson, Ltd. tract the following two (2) courses and distances numbered 1 and 2,

1. N27°20'48"E, a distance of 492.76 feet to a point and
2. N27°20'09"E, a distance of 493.30 feet to an iron pipe found for the most westerly northwest corner of the herein described tract, also being the southwest corner of a 4.288 acre tract of land conveyed to Heliodoro Reyes and Aquilino Cruz in Document Number 1999049940 of the Official Public Records of Travis County, Texas, from which an iron pipe found bears, S44°38'16"E, a distance of 4.68 feet

THENCE, with the south line of said Heliodoro Reyes tract, along the south line of Navarro Creek Road, described as 4.40 acres of land partially conveyed in a Street Dedication to the public in Volume 11307, Page 42 of the Real Property Records of Travis County, Texas, and partially conveyed in a Right-Of-Way Dedication to the public in Volume 11307, Page 30 of the Real Property Records of Travis County, Texas, and also along the south line of a 5.016 acre tract conveyed to Raymundo Constancio in Document Number 2002011561, of the Official Public Records of Travis County, Texas, S62°41'21"E, at 418.65 feet passing an iron rod found at the southwest corner of the said Navarro Creek Road and the most southerly southeast corner of the said Heliodoro Reyes tract, at 443.73 feet passing an iron rod found on the south line of said Navarro Creek Road, at 590.70 feet passing an iron rod found in the south line of said Raymundo Constancio tract, for a total distance of 1053.43 feet to an iron rod found at the southeast corner of said Raymundo Canstancio tract, said iron rod found also being in the west line of a 149.50 acre tract conveyed to Danlandco, Ltd. in Volume 12849, Page 602 of the Real Property Records of Travis County, Texas, for the most westerly northeast corner of the herein described tract,

THENCE, with the west line of said Danlandco, Ltd. Tract, S27°16'12"W, at 257.54 feet passing an iron rod found, and at 399.42 feet passing an iron rod found, for a total distance of 420.94 feet to a calculated point in the

Exhibit A

approximate centerline of Dry Creek, near the southwest corner of said Danlandco, Ltd. tract, for a interior corner of the herein described tract, and from the calculated point a 22" broken Ash stump bears S54°34'26"E, 25.06 feet and a 17" Elm bears S45°35'23"E, 34.69 feet,

THENCE, with the south line of said 149.50 acre Danlandco, Ltd. Tract, and the south line of a 115.00 acre tract conveyed to Danlandco, Ltd., in Volume 12839, Page 791 of the Real Property Records of Travis County, Texas, said lines being with the meanders of the approximate center line of Dry Creek, the following forty-seven (47) courses and distances numbered 1 through 47,

(1) S65°52'11"E, a distance of 146.51 feet to a calculated point,
(2) S78°52'45"E, a distance of 183.75 feet to a calculated point,
(3) S87°04'30"E, a distance of 94.84 feet to a calculated point,
(4) N74°52'33"E, a distance of 228.09 feet to a calculated point,
(5) S71°55'39"E, a distance of 35.48 feet to a calculated point,
(6) N65°28'54"E, a distance of 109.08 feet to a calculated point,
(7) S85°58'17"E, a distance of 118.84 feet to a calculated point,
(8) N79°36'57"E, a distance of 55.58 feet to a calculated point,
(9) S76°05'41"E, a distance of 184.39 feet to a calculated point,
(10) N42°02'49"E, a distance of 91.77 feet to a calculated point,
(11) N70°25'47"E, a distance of 76.81 feet to a calculated point,
(12) N85°41'37"E, a distance of 87.02 feet to a calculated point,
(13) S66°58'18"E, a distance of 134.03 feet to a calculated point,
(14) N62°00'42"E, a distance of 35.56 feet to a calculated point,
(15) N04°49'48"E, a distance of 83.72 feet to a calculated point,
(16) N24°49'58"E, a distance of 69.43 feet to a calculated point,
(17) N63°40'55"E, a distance of 65.81 feet to a calculated point,
(18) N83°34'57"E, a distance of 59.77 feet to a calculated point,
(19) S57°51'02"E, a distance of 89.45 feet to a calculated point,
(20) S81°54'18"E, a distance of 212.36 feet to a calculated point,
(21) N89°48'04"E, a distance of 79.85 feet to a calculated point,
(22) N68°48'09"E, a distance of 70.70 feet to a calculated point,
(23) N32°18'18"E, a distance of 58.65 feet to a calculated point,
(24) S83°08'38"E, a distance of 68.94 feet to a calculated point,
(25) N59°25'36"E, a distance of 100.62 feet to a calculated point,
(26) N30°36'04"E, a distance of 128.12 feet to a calculated point,
(27) N16°59'56"E, a distance of 108.76 feet to a calculated point,
(28) N00°18'16"E, a distance of 73.73 feet to a calculated point,
(29) N28°22'18"W, a distance of 98.35 feet to a calculated point,
(30) N50°03'12"E, a distance of 134.33 feet to a calculated point,
(31) N17°07'53"W, a distance of 104.77 feet to a calculated point,
(32) N17°58'32"E, a distance of 100.64 feet to a calculated point,
(33) N62°01'43"E, a distance of 80.07 feet to a calculated point,
(34) N23°05'24"E, a distance of 52.33 feet to a calculated point,
(35) N02°42'46"W, a distance of 142.46 feet to a calculated point,
(36) N23°29'54"W, a distance of 96.37 feet to a calculated point,
(37) N32°44'57"E, a distance of 103.55 feet to a calculated point,
(38) N24°04'26"E, a distance of 321.89 feet to a calculated point,
(39) N56°22'04"E, a distance of 270.51 feet to a calculated point,
(40) N79°08'51"E, a distance of 138.45 feet to a calculated point,
(41) S60°42'38"E, a distance of 61.41 feet to a calculated point,
(42) S80°00'53"E, a distance of 190.79 feet to a calculated point,
(43) S48°03'50"E, a distance of 24.33 feet to a calculated point,
(44) S79°48'01"E, a distance of 65.40 feet to a calculated point,
(45) S67°01'03"E, a distance of 186.92 feet to a calculated point,
(46) S09°51'34"E, a distance of 47.71 feet to a calculated point and

(47) S20°33'35"W, a distance of 28.59 feet to a calculated point in the approximate center line of said Dry Creek,

THENCE, with the east line of said 115.00 acre Danlandco, Ltd. Tract, N27°39'15"E, a distance of 152.76 feet to a calculated point at the southwest corner of a 130.50 acre tract conveyed to John Richards III, in Volume 2807, Page 382 of the Real Property Records of Travis County, Texas,

THENCE, with the south line of said John Richards III tract the following seven (7) courses and distances numbered 1 through 7,

(1) S69°10'47"E, a distance of 687.67 feet to a calculated point,
(2) S62°30'03"E, a distance of 161.88 feet to a calculated point,
(3) S61°10'38"E, a distance of 87.12 feet to a calculated point,
(4) S59°53'21"E, a distance of 223.25 feet to a calculated point,
(5) S51°14'10"E, a distance of 323.72 feet to a calculated point,
(6) S50°08'52"E, a distance of 97.37 feet to a calculated point and
(7) S52°41'23"E, a distance of 263.41 feet to a calculated point on the northwest boundary line of a 93.26 acre tract of land conveyed to Amye Mae Haws Living Trust in Volume 13365, Page 526 of the Real Property Records of Travis County, Texas,

THENCE, with the western line of said Amye Mae Haws Living Trust tract, S27°26'16"W, a distance of 318.71 feet to a calculated point,

THENCE, with the southern line of said Amye Mae Haws Living Trust tract the following nine (9) courses and distances, numbered 1 through 9,

(1) N75°19'19"E, a distance of 33.40 feet to a calculated point,
(2) N74°59'38"E, a distance of 231.78 feet to a calculated point,
(3) N87°19'49"E, a distance of 97.84 feet to a calculated point,
(4) N65°09'08"E, a distance of 331.76 feet to a calculated point,
(5) N54°26'47"E, a distance of 893.89 feet to a calculated point,
(6) N81°47'24"E, a distance of 654.16 feet to a calculated point,
(7) N16°08'07"W, a distance of 200.20 feet to a calculated point,
(8) N71°43'37"E, a distance of 216.98 feet to a calculated point and
(9) S67°15'25"E, a distance of 246.43 feet to a calculated point at the southeast corner of said Amye Mae Haws Living Trust tract also being on the west boundary line of a 148.23 acre tract conveyed to Morris L. Krauss, et ux., in Volume 838, Page 188 of the Real Property Records of Travis County, Texas,

THENCE, with the western line of said Morris L. Krauss, et ux., tract, S29°46'38"W, a distance of 1015.44 feet to a calculated point,

THENCE, with the southern line of said Morris L. Krauss tract the following two (2) courses and distances, numbered 1 and 2,

(1) S63°19'24"E, a distance of 2670.35 feet to a calculated point and
(2) S63°21'31"E, a distance of 2403.99 feet to a calculated point on the west right-of-way line of Wolf Lane, also being located at the south corner of said Morris L. Krauss, et ux., tract, for the east corner of the herein described tract,

THENCE, with the fenced west right-of-way line of said Wolf Lane, the following nine (9) courses and distances, numbered 1 through 9,

(1) S28°41'05"W, a distance of 93.30 feet to a calculated point,
(2) S28°01'16"W, a distance of 387.32 feet to a calculated point,
(3) S27°56'22"W, a distance of 289.74 feet to a calculated point,
(4) S27°35'22"W, a distance of 341.84 feet to a calculated point,
(5) S27°21'56"W, a distance of 191.88 feet to a calculated point,
(6) S26°52'52"W, a distance of 541.29 feet to a calculated point,

(7) S27°04'44"W, a distance of 1,120.79 feet to a calculated point,
(8) S27°32'04"W, a distance of 329.70 feet to a calculated point,
(9) S27°38'13"W, a distance of 195.47 feet to a calculated point at the east corner of an easement conveyed to the Lower Colorado River Authority by Patrick R. Donnelly and wife, Jerrell Mae Donnelly in Volume 11775, Page 20 of the Real Property Records of Travis County, Texas,

THENCE, continuing with the west right-of-way line of said Wolf Lane, being also the east line of said Lower Colorado River Authority Easement, S27°17'41"W, at 51.2 feet passing an electrical transmission line, in all a distance of 103.86 feet to a calculated point, at the south corner of said Lower Colorado River Authority Easement,

THENCE, continuing with the west right-of-way line of said Wolf Lane, S27°06'59"W, a distance of 2,054.81 feet to a calculated point, on the approximate Travis County and Bastrop County line,

THENCE, with the approximate Travis County and Bastrop County line, S39°29'21"W, a distance of 825.89 feet to a calculated point on the north right-of-way line of said Pearce Lane, also being located at the northwest corner of a certain tract of land described as being 0.145 acres of land conveyed to TXDOT for road widening purposes recorded in Volume 1039, Page 333 of the Official Records of Bastrop County, Texas,

THENCE, with the west line of said TXDOT tract S39°14'43"W, a distance of 14.61 feet to a calculated point, at the west corner of said TXDOT tract, also being located along the north line of a certain tract of land described as being 0.618 acres conveyed to Travis County, Texas for road widening purposes in Volume 12280, Page 943 of the Real Property Records of Travis County, Texas, also being in the new north right-of-way line of said Pearce Lane for the south line of the herein described tract,

THENCE, continuing with the new north right-of-way line of said Pearce Lane, the following six (6) courses and distances, numbered 1 through 6,

(1) with curve to the left that has a radius of 2,576.23 feet, an arc length of 451.04 feet, a chord length of 450.46 feet and a chord bearing of N46°34'33"W, to a calculated point,
(2) N51°35'30"W, a distance of 194.13 feet to a calculated point at a point of curvature to the left,
(3) with said curve to the left that has a radius of 8,327.42 feet, a length of 502.55 feet, a chord of 502.48 feet, and a chord bearing of N53°20'29"W, to a calculated point,
(4) N55°04'13"W, a distance of 181.97 feet to a calculated point at a point of curvature to the left,
(5) with said curve to the left that has a radius of 3,174.03 feet, an arc length of 506.12 feet, a chord of 505.58 feet, and a chord bearing of N59°48'40"W, to a calculated point,
(6) N64°22'45"W, a distance of 434.43 feet to a calculated point,
(7) N64°19'15"W, a distance of 92.93 feet to a calculated point at a point of curvature to the left,
(8) with said curve to the left that has a radius of 9,419.72 feet, an arc length of 502.24 feet, a chord of 502.18 feet, and a chord bearing of N65°59'24"W, to a calculated point,
(9) N67°38'41"W, a distance of 186.74 feet to a calculated point at a point of curvature to the right,
(10) with said curve to the right that has a radius of 1,329.27 feet, an arc length of 478.34 feet, a chord of 475.76 feet, and a chord bearing of N57°19'42"W, to a calculated point,
(11) N47°00'32"W, a distance of 562.30 feet to a calculated point at a point of curvature to the left,
(12) with said curve to the left that has a radius of 1,734.28 feet, an arc length of 501.54 feet, a chord of 499.79 feet, and a chord bearing of N55°27'23"W, to a calculated point,
(13) N63°58'45"W, a distance of 167.98 feet to a calculated point at a point of curvature to the right,
(14) with said curve to the right that has a radius of 6,994.05 feet, an arc length of 222.75 feet, a chord of 222.74 feet, and a chord bearing of N63°26'01"W, to a calculated point,
(15) N63°00'48"W, a distance of 183.67 feet to a calculated point,
(16) N62°50'18"W, a distance of 259.97 feet to a calculated point,
(17) N62°24'59"W, a distance of 199.34 feet to a calculated point,
(18) N61°59'58"W, a distance of 807.17 feet to a calculated point at a point of curvature to the right,
(19) with said curve to the right that has a radius of 7,861.27 feet, an arc length of 292.21 feet, a chord of 292.20 feet, and a chord bearing of N60°55'19"W, to a calculated point,
(20) N59°52'27"W, a distance of 419.81 feet to a calculated point at a point of curvature to the left,

(21) with said curve to the left that has a radius of 6,565.50 feet, an arc length of 91.90 feet, a chord of 91.90 feet, and a chord bearing of N60°16'30"W, to a calculated point,
(22) with a curve to the left that has a radius of 6565.50 feet, an arc length of 461.42 feet, a chord length of 461.32 feet and a chord bearing of N62°41'22"W, to an iron rod found,
(23) N64°43'45"W, a distance of 536.71 feet to a calculated point and
(24) N64°43'44"W, a distance of 394.63 feet to an iron rod found at the southeast corner of said Century Ranch I, L.P. tract, also being the southwest corner of said 290.812 acre Qualico CR. L.P., tract,

THENCE, continuing with the north right-of-way line of said Pearce Lane and the south line of said Century Ranch I, L.P., tract the following seven (7) courses and distances, numbered 1 through 7,

(1) N64°40'44"W, a distance of 1194.42 feet to an iron rod found,
(2) N85°36'44"W, a distance of 13.29 feet to an iron rod found,
(3) N07°39'01"E, a distance of 5.00 feet to an iron rod found,
(4) N64°36'43"W, a distance of 245.18 feet to an iron rod found,
(5) with a curve to the right that has a radius of 9757.39 feet, an arc length of 498.25 feet, a chord length of 498.19 feet and a chord bearing of N62°54'51"W, to an iron rod found,
(6) N61°02'28"W, a distance of 1090.04 feet to an iron rod found and
(7) with a curve to the right that has a radius of 5314.70 feet, an arc length of 79.60 feet, a chord length of 79.60 feet and a chord bearing of N60°39'14"W, to an iron rod found for the southeast corner and **POINT OF BEGINNING** of the herein described tract, containing 1,416.388 acres of land.

FIELD NOTES
TRACT 2

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 95.723 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., AND ALL OF THAT CERTAIN 92.204 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., AS RECORDED IN VOLUME 12819, PAGE 67 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 187.720 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said Four Special Daughters tract, also being the northwest corner of Timber Hills Subdivision, a subdivision recorded in Book 72, Page 21 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), also being a point located in the southern right-of-way of Pearce Lane, a public roadway, for the northeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Timber Hills Subdivision and said Four Special Daughters Tract, the following six (6) courses and distances, numbered 1 through 6,

1. S30°43'03"W, a distance of 259.21 feet to an iron rod found,
2. S30°20'24"W, a distance of 1900.84 feet to an iron rod found,
3. S30°25'34"W, a distance of 763.63 feet to an iron rod found,
4. S30°34'41"W, a distance of 624.68 feet to an iron rod found,
5. S30°29'37"W, a distance of 262.58 feet to an iron rod found, and

6. S30°01'50"W, a distance of 252.18 feet to an iron pipe found for the southeast corner of said Four Special Daughters Tract, the westernmost southwest corner of said Timber Hills Subdivision, also being a point on the northern boundary line of a 67.7 acre tract of land conveyed to Billy J. Cannady, et ux, recorded in Volume 8080, Page 452 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), also being the southwest corner of the herein described tract,

THENCE, with the common boundary line of said Four Special Daughters and said Cannady tract, the following two (2) courses and distances, numbered 1 and 2,

1. N60°17'53"W, a distance of 214.78 feet to an iron pipe found, and
2. N59°40'08"W, a distance of 814.31 feet to an iron pipe found for the southwest corner of said Four Special Daughters tract, also being a point on the northern boundary line of said Cannady tract, also being the southeast corner of a 92.204 acre tract of land conveyed to Four Specials Daughters, L.P., recorded in Volume 12819, Page 67 of the R.P.R.T.C.TX., also being the southwest corner of the herein described tract,

THENCE, with the common boundary line of said Cannady and 92.204 Four Special Daughters tracts, N59°37'50"W, a distance of 121.87 feet to an iron rod found, said iron rod being the northwest corner of said Cannady tract and also being the northeast corner of a 25 acre tract of land conveyed to Bernard E. Stratman, Jr. in Volume 4488, Page 1362 of the (D.R.T.C.TX.),

THENCE, with the common boundary line of said 92.204 acre Four Special Daughter tract and said Stratman tract, N59°38'54"W, a distance of 876.13 feet to an iron pipe found, said iron pipe being the northwest corner of said Stratman tract and also being the northeast corner of 25.62 acre tract of land conveyed to Marian Sue Richards in Volume 11979, Page 159, of the (R.P.R.T.C.TX.), said iron pipe also being the southeast corner of a 46.041 acre tract of land conveyed to Brenda J. Sweeney, Trustee, in Volume 12274, Page 2000 of the(R.P.R.T.C.TX.), for the southwest corner of the herein described tract,

THENCE, with the common boundary line of said 92.204 acre Four Special Daughters tract and said Sweeney tract, N30°28'27"E, a distance of 4000.33 feet to an iron rod found, said iron rod being the northwest corner of said 92.204 acre Four Special Daughters tract, said iron rod also being the northeast corner of said Sweeney tract, said iron rod also being a point on the southern right-of-way of said Pearce Lane, for the northwest corner of the herein described tract,

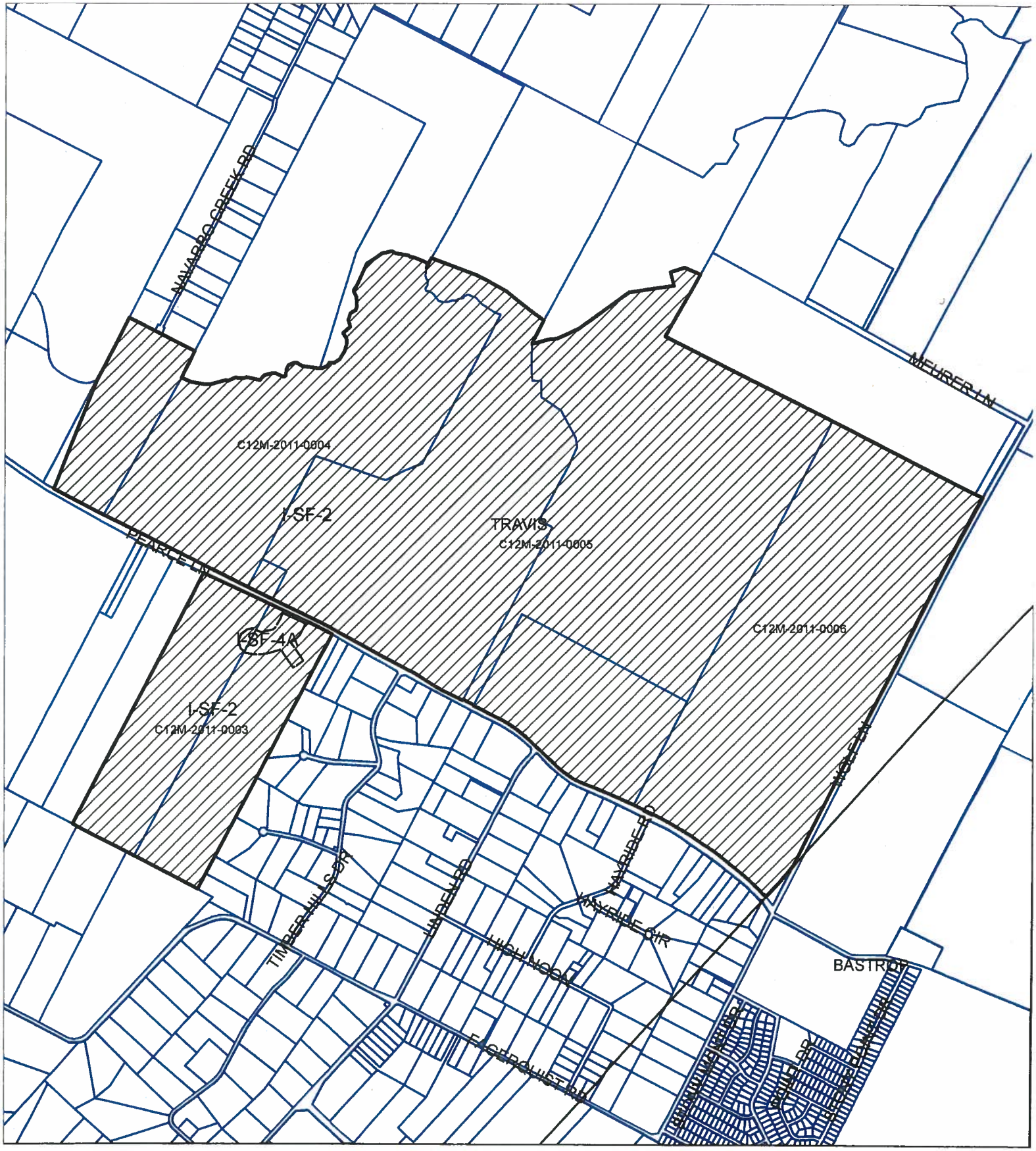
THENCE, with the southern right-of-way of said Pearce Lane, and the northern boundary line of said 92.204 acre Four Special Daughters tract, S61°54'43"E, a distance of 1000.59 feet to the northwest corner of said 95.723 acre Four Special Daughters tract, also being the northeast corner of said 92.204 acre Four Special Daughters tract, also being a point on the southern right-of-way of said Pearce Lane, for the northwest corner of the herein described tract,

THENCE, with the southern right-of-way of said Pearce Lane, and the northern boundary line of said 95.723 acre Four Special Daughters tract, the following two (2), courses and distances, numbered 1 and 2,

1. S61°54'43"E, a distance of 571.98 feet to an iron rod found at a point of curvature to the right, and
2. with said curve to the right, having a radius of 6411.14 feet, an arc length of 451.25, and whose chord bears, S60°04'26"E, a distance of 451.16 feet to the **POINT OF BEGINNING**, and containing 187.720 acres of land.

Surveyed By: _____
Douglas R Rummel, Jr. RPLS 5780

STATE OF TEXAS
REGISTERED
DOUGLAS R. RUMMEL, JR.
5780
PROFESSIONAL
LAND SURVEYOR



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0163

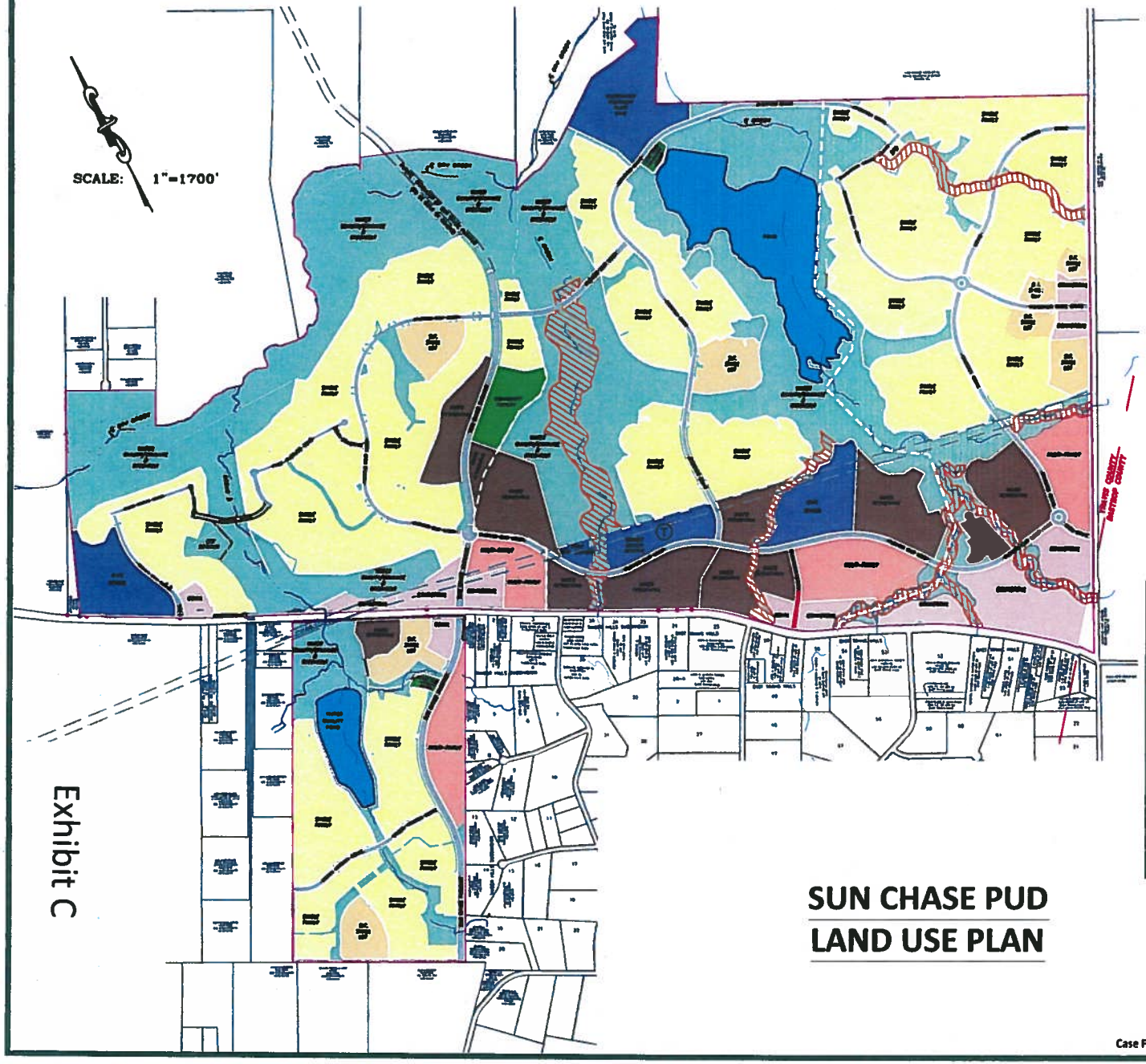
Exhibit B

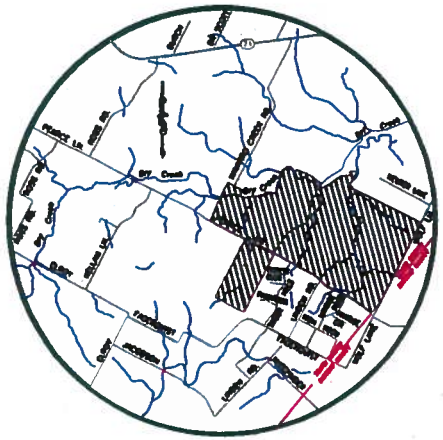
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 " = 1,800 '

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.

SUN CHASE PUD





LOCATION MAP

SCALE: 1" = 11300'

GRAPHIC SCALE

0 1000 2000

(IN FEET)

LAND USE SUMMARY

Legend	Land Use	Maximum Density	Acreage	Base Zoning
	Single Family	5.8 UPA	617.319	SF-3
	Single Family - Small Lot	6.8 UPA	49.75	SF-4A
	Mixed Residential	12 UPA	117.19	MF-1
	Multi-Family Residential	36 UPA	64.41	MF-3
	Mixed Commercial	FAR 1:1	65.49	GR
	Civic		74.98	GR
	Community Recreation Private		12.95	GR
	Community Recreation Public Greenbelt Parkland/Water Quality/Drainage		601.93	GR
Ⓣ	Future Transit	TOTAL TRACT ACREAGE: 1604.019 ACRES		

Unclassified Waterways with Buffer per S.E. Travis

County M.U.D. 1, 2, 3 and 4 Consent Agreements

Exhibit C

SUN CHASE PUD
LAND USE PLAN

Case File# C814-2012-0163

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

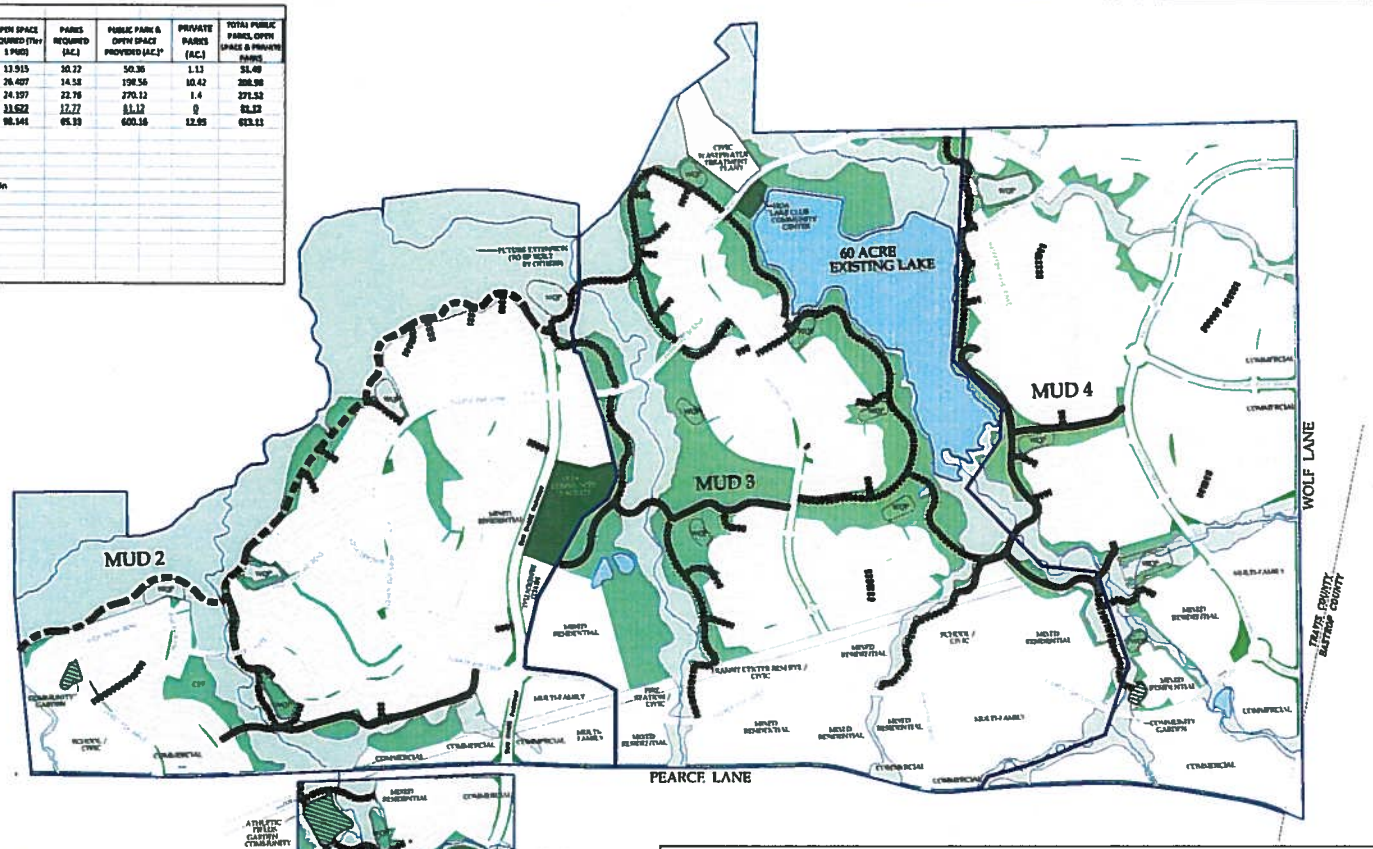
PARKLAND SUMMARY:

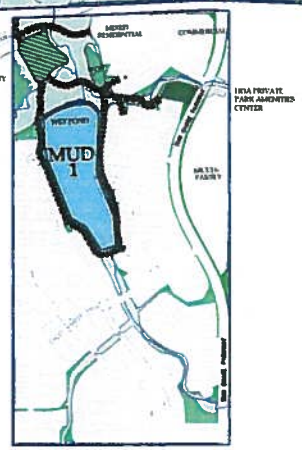
	RESIDENTIAL UNITS (SF/MF)	RESIDENTIAL ACREAGE (SF/MF)	NON RESIDENTIAL (AC.)	CIVIC USES (AC.)	OPEN SPACE REQUIRED (TWP 1 PUD)	PARKS REQUIRED (AC.)	PUBLIC PARK & OPEN SPACE PROVIDED (AC.)*	PRIVATE PARKS (AC.)	TOTAL PUBLIC PARKS, OPEN SPACE & PRIVATE PARKS
MUD No.1	682	133.31	2.92	0	13.915	10.22	50.36	1.13	51.49
MUD No.2	1284	231.69	16.19	18.29	26.407	14.58	198.56	10.42	208.98
MUD No.3	3076	226.99	7.49	56.69	24.197	22.76	270.12	1.4	271.52
MUD No.4	1477	238.49	38.89	0	33.622	17.77	81.12	0	81.12
	5619	830.43	65.49	74.98	98.141	65.33	600.16	12.95	613.11

* BREAKDOWN OF PUBLIC PARK & OPEN SPACE - ACRES

600.16 TOTAL Acres of Public Park & Open Space Broken Down as Follows:

311.05	Greenbelt and Open Space in 25 Yr. flood plain
53.75	Greenbelt and Open Space between 25 Yr. and 100 Yr. flood plain
235.36	Public Parks & Open Space
-40.21	Less Utility Easements
595.15	Total Public Park Acreage
	Add Storm water Facilities that will serve as Public Amenities:
61.13	Pond/Lake in MUD 3
11.90	Water Quality Pond in MUD 1
208.18	Total Public Park Acreage to be opened by SETC MUDs





NORTH

SCALE

0' 1,000' 2,000'

Exhibit D

SUN CHASE PUD PARKS & OPEN SPACE MASTER PLAN

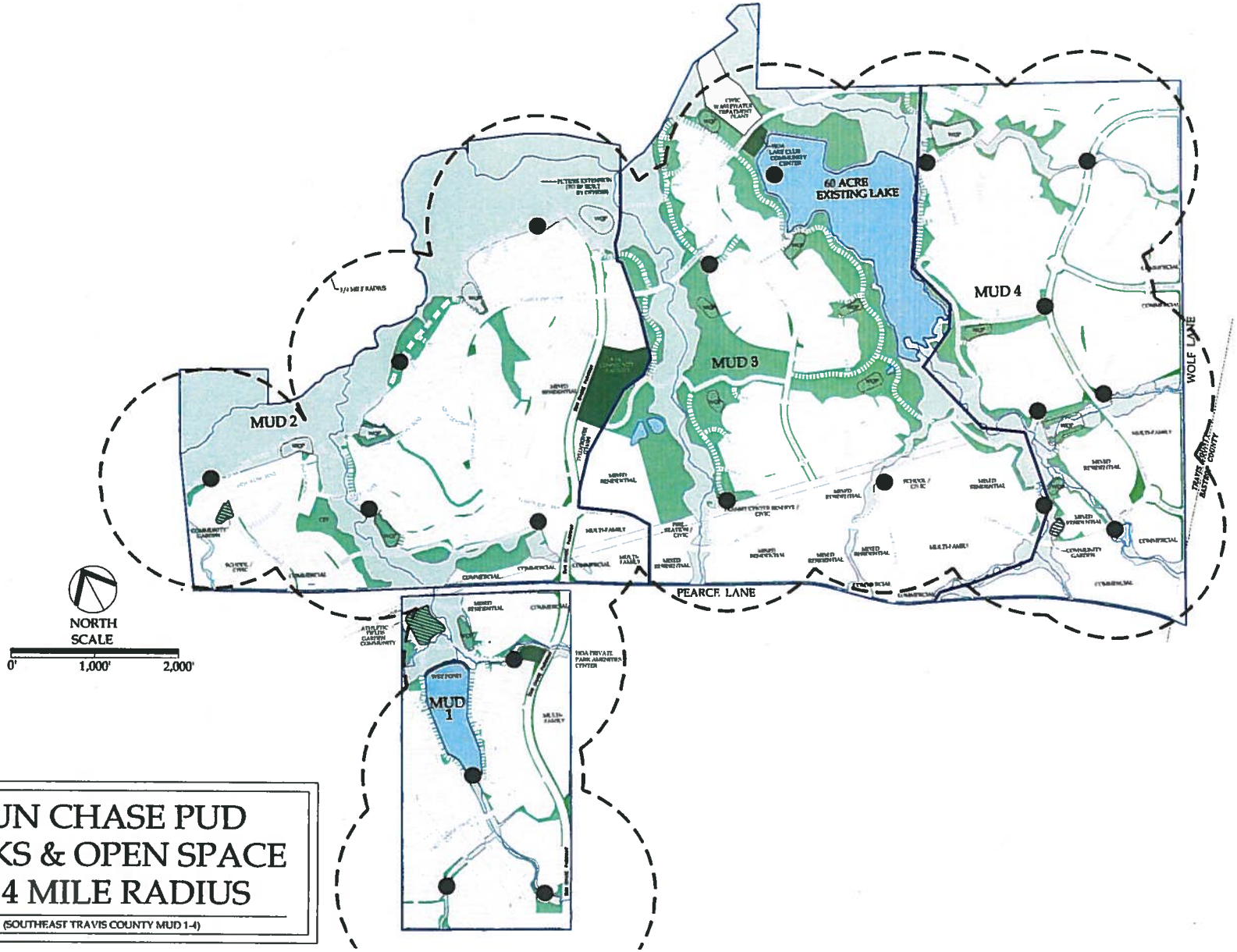
(SOUTHEAST TRAVIS COUNTY MUD 1-4)

November 26, 2013

LEGEND

- MUD BOUNDARY
- PRIVATE HOA PARKS (TO INCLUDE PLAYSCAPE, SPLASH PAD, SWIMMING POOLS, PAVILIONS, COMMUNITY CENTER, BASKETBALL COURTS & ATHLETIC FIELDS)
- PUBLIC PARKS & GREENBELT- TO INCLUDE OUTDOOR TRAILS, ACCESSIBLE TRAILS AND TRAILS THAT CONNECT TO URBAN TRAIL AND BIKE PLAN, COMMUNITY GARDENS AND ATHLETIC FIELDS. (OWNED AND OPERATED BY MUDS)
- PUBLIC OPEN SPACE- FLOOD PLAIN, UTILITY EASEMENTS AND STORMWATER FACILITIES DESIGNED AS AMENITIES. (OWNED AND OPERATED BY MUDS)
- PROPOSED PUBLIC TRAIL TO MEET ACCESSIBILITY GUIDELINES FOR OUTDOOR DEVELOPED AREA / ADA. (6.26 MILES ESTIMATED)
- PROPOSED PUBLIC ADA ACCESSIBLE TRAIL TO MEET TAS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DEPT. OF JUSTICE; SEPT. 15, 2010) 2.57 MILES ESTIMATED
- CITY OF AUSTIN BICYCLE PLAN / URBAN TRAILS MASTER PLAN DRY CREEK SOUTH GREENWAY (1.78 MILES ESTIMATED)
- RESIDENTIAL/COMMERCIAL/CIVIC

Exhibit E



SUN CHASE PUD
PARKS & OPEN SPACE
1/4 MILE RADIUS

(SOUTHEAST TRAVIS COUNTY MUD 1-4)

November 26, 2013
2 of 2

Exhibit F

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
RESIDENTIAL USES								
Bed and Breakfast (Group 1)	P	P	P	P	P			
Bed and Breakfast (Group 2)	P	P	P	P	P			
Condominium Residential		P	P	P	P			
Conservation Single Family Residential								
Duplex Residential	P	P	P	P				
Group Residential								
Mobile Home Residential								
Multifamily Residential			P	P	P			
Retirement Housing (Small Site)			P	P	P			
Retirement Housing (Large Site)			P	P	P			
Single Family Attached Residential	P	P	P	P	P			
Single Family Residential	P	P	P	P				
Small Lot Single Family Residential		P	P	P				
Townhouse Residential		P	P	P				
Two-Family Residential	P		P	P				
Short-Term Rental	P	P	P	P	P			
COMMERCIAL USES								
Administrative and Business Offices				P	P			
Agricultural Sales and Services					P			
Alternative Financial Services					P			
Art Gallery				P	P			
Art Workshop	P	P	P	P	P		P	P
Automotive Rentals					P			
Automotive Repair Services					P			
Automotive Sales					P			
Automotive Washing (of any type)					P			
Bail Bond Services								
Building Maintenance Services					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Business or Trade School					P			
Business Support Services					P			
Campground					P			P
Carriage Stable								P
Cocktail Lounge					P			
Commercial Blood Plasma Center					P			
Commercial Off-Street Parking					P			
Communication Services					P			
Construction Sales and Services					P			
Consumer Convenience Services				P	P			
Consumer Repair Services				P	P			
Convenience Storage					P			
Drop-Off Recycling Collection Facility					P			
Electronic Prototype Assembly					P			
Electronic Testing								
Equipment Repair Services					P			
Equipment Sales					P			
Exterminating Services					P			
Financial Services					P			
Food Preparation					P	P	P	
Food Sales				P	P	P	P	P
Funeral Services					P			
General Retail Sales (Convenience)					P			
General Retail Sales (General)					P			
Hotel-Motel					P			
Indoor Entertainment				P	P	P	P	P
Indoor Sports and Recreation				P	P	P	P	P
Kennels					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Laundry Services					P			
Liquor Sales					P			
Marina							P	P
Medical Offices-exceeding 5000 SF gross floor area					P			
Medical Offices-not exceeding 5000 SF gross floor area				P	P			
Monument Retail Sales					P			
Off-Site Accessory Parking					P			
Outdoor Entertainment					P	P	P	P
Outdoor Sports and Recreation				P	P	P	P	P
Pawn Shop Services								
Pedicab Storage & Dispatch				P	P	P	P	P
Personal Improvement Services				P	P		P	
Personal Services				P	P			
Pet Services				P	P			
Plant Nursery					P			
Printing and Publishing					P			
Professional Office					P			
Recreational Equipment Maint.&Storage								
Recreational Equipment Sales								
Research Assembly Services					P			
Research Services					P			
Research Testing Services								
Research Warehousing Services								
Restaurant (General)					P			
Restaurant (Limited)				P	P		P	
Scrap and Salvage								
Service Station					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Software Development					P			
Special Use Historic								
Stables							P	P
Theater				P	P			
Vehicle Storage								
Veterinary Services					P			
INDUSTRIAL USES								
Basic Industry					C			
Custom Manufacturing					P			
General Warehousing and Distribution					P			
Light Manufacturing					P			
Limited Warehousing and Distribution					P			
Recycling Center								
Resource Extraction								
AGRICULTURAL USES								
Animal Production								
Community Garden	P	P	P	P	P	P	P	P
Crop Production								
Horticulture					P			
Support Housing								
Urban Farm	P	P	P	P	P	P	P	P
CIVIC USES								
Administrative Services					P	P	P	P
Amphitheater					P	P	P	P
Aviation Facilities						P	P	P
Camp							P	P

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Cemetery								
Club or Lodge	P	P	P	P	P	P	P	P
College and University Facilities			P	P	P	P		
Communication Service Facilities	P	P	P	P	P	P	P	P
Community Events				P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P
Congregate Living	P	P	P	P	P			
Convalescent Services			P	P	P			
Convention Center					P	P		
Counseling Services			P	P	P	P		
Cultural Services			P	P	P	P	P	P
Day Care Services (commercial)			P	P	P			
Day Care Services (General)			P	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	P	P	P	
Detention Facilities								
Employee Recreation					P	P		
Family Home	P	P	P	P	P			
Group Home, Class I (General)	P	P	P	P	P			
Group Home, Class I (Limited)	P	P	P	P	P			
Group Home, Class II				P	P			
Guidance Services								
Hospital Services (General)					*P*	*P*		
Hospital Services (Limited)			P	P	P	P		
Local Utility Services	P	P	P	P	P	P	P	P
Maintenance and Service Facilities					P	P		
Major Public Facilities						P		
Major Utility Facilities						P		
Military Installations								

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Park and Recreation Services (General)			P	P	P	P	P	P
Park and Recreation Services (Special)					P	P	P	P
Postal Facilities			P	P	P	P		
Private Primary Educational Facilities	C	C	P	P	P	P		
Private Secondary Educational Facilities	C	C	P	P	P	P		
Public Primary Educational Facilities	P	P	P	P	P	P		
Public Secondary Educational Facilities	C	C	C	P	P	P		
Railroad Facilities								
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment								
Safety Services	P	P	P	P	P	P		
Telecommunication Tower (1)	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing								
Transportation Terminal					P	P	P	
All other Civic Uses								

P = Permitted Use; C = Conditional Use Permit; Blank (no symbol) = Not Permitted - The following uses are prohibited in the PUD: Concrete batch plants, Poultry Processing, Diaper Services, Quarries, Sand or Gravel Operations, Mining Operations, Automotive Wrecking Yards, Junkyards, Auction yards, Stockyards, and Animal Sales (1) Subject to 25-2-839 - PC Permitted in the district, but under some circumstances may be conditional

SUN CHASE PUD LAND USE ZONING TABLE

Industrial Uses abutting a property developed with Residential Uses, a fifty (50') wide buffer zone shall be established and maintained between the Residential Uses and the following Industrial Uses:

- Basic Industry
- Custom Manufacturing
- General Warehouse & Distribution
- Light Manufacturing
- Limited Warehouse and Distribution

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fence, wall, pedestrian trails, hike and bike pathways, recreation facilities, detention and water quality, re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or other improvements that may be otherwise be required by the City of Austin.

A 100-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Custom Manufacturing
- Limited Warehousing and Distribution

The 100-foot buffer zone shall be measured from the property lines for property developed with Residential Uses to a building with an industrial use.

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 50 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

A 150-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- General Warehouse and Distribution
- Light Manufacturing

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 75 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

A 200-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Basic Industry

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 100 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

Sun Chase PUD - Site Development Regulations (Page 1 of 5)

Single Family - (Using SF-3 as Base District) - PUD Maximum at 5 UN/AC

	Single Family Residential			
	Single Family Residential	**Single Family Attached Residential**	**Duplex Residential Use**	**Two-Family Residential Use**
Minimum Site Area (square feet)		7000		
Minimum Lot Size (square feet)	5,750	3,000	6,250	6,250
Minimum Lot Width	50	25	50	50
Maximum Dwelling Units/Lot	1	2 (attached)	2	2
Maximum Dwelling Units/Site		2 (attached)		
Maximum Height	35	35	35	35
Minimum Setbacks: (2)				
Front Yard	15 (1)	15 (1)	15 (1)	15 (1)
Street Side Yard	10	10	10	10
Interior Side Yard	5	5	5	5
Rear Yard	5	5	5	5
Maximum Building Coverage	50%	50%	50%	50%
Maximum Impervious Cover	55% (3)	55% (3)	55% (3)	55% (3)

(1) - Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'

(2) - A porch or stoop may project into the setback lines

(3) - Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual), Appendix F (Descriptive Categories of
- Tree Species) can be planted anywhere on the lot

For Duplex Residential:

- On a lot less than 10,000 sf, a duplex structure may not exceed 4,500 sf of gross floor area or contain more than 6 bedrooms
- On a lot of 10,000 sf or more, a duplex structure may not exceed a floor-to-area of 0.60 to 1

Exhibit G

Sun Chase PUD - Site Development Regulations (Page 2 of 5)

Single Family - Small Lot (Using SF-4A as Base District) - PUD Maximum at 6 UN/AC

Minimum Lot Size (square feet)	3,600
Minimum Lot Size Corner Lot (square feet)	4,500
Minimum Interior Lot Width	40 (1)
Minimum Corner Lot Width	50 (1)
Lot Widths for Lots fronting cul-de-sac	40 (1)
Maximum Dwelling Units/Lot	1
Maximum Height	35
Minimum Setbacks: (3)	
Front Yard	15 (2)
Street Side Yard	10
Interior Side Yard	3.5 (4)
Rear Yard	5 (5)
Maximum Building Coverage	55%
Maximum Impervious Cover	60% (6)

(1) 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;

(1) 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

(1) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line

(2) Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'

(3) A porch or stoop may project into the setback lines

(4) interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A and the combined width of the interior side yards of a lot may not be less than 7 feet

(5) Minimum rear yard setback is 5 feet excluding easements
minimum setback between a rear access easement and building or fence is 10 feet

(6) Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two off-street parking spaces are required for each dwelling unit
- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual, Appendix F (Descriptive Categories of Tree Species) can be planted anywhere on the lot

Sun Chase PUD - Site Development Regulations (Page 3 of 5)

Mixed Residential (Using MF-1 as Base District) - PUD Maximum at 12 UN/AC

	Residential Detached (Yard House) (1)	Residential Attached (Row/Shop House) (1)	Residential 4 to 6 Plex (Mansion House)	Residential Multi-Family (2)
Minimum Lot Size (square feet)	2,250	1,400	9,000	8,000
Minimum Corner Lot Size (square feet)	2,700	1,750	10,000	-
Minimum Lot Width	25	20	90	0
Minimum Corner Lot Width	30	25	100	0
Maximum Dwelling Units/Lot				
Maximum Height	35	40 or 3 stories	40 or 3 stories	0
Minimum Setbacks: (3)				
Front Yard	10	10	15	15
Street Side Yard	5	5	10	0
Interior Side Yard	5	0	5	0
Rear Yard	5	5	5	0
Maximum Building Coverage				
Maximum Impervious Cover	70%	70%	70%	70%

(1) 2,000 SF of site area is required for each dwelling unit

(2) The minimum site area for each dwelling unit for Residential Multi-Family:
1,600 SF for each efficiency dwelling unit
2,000 SF for each one bedroom dwelling unit
2,400 SF for each dwelling unit with two or more bedrooms

(3) A porch or stoop may project into the setback lines

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations

DEFINITIONS:

Yard House - means a detached single family-resident
An accessory dwelling unit may be constricted over the garage

Row / Shop House - means an attached two or three story townhouse on its own lot

Residential 4 to 6 Plex = 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

Sun Chase PUD - Site Development Regulations (Page 4 of 5)

Multi-Family Residential - MF3 Base Zoning - (PUD Maximum at 36 UN/AC)

Minimum Lot Size (square feet)	8,000
Minimum Lot Width	50
Maximum Dwelling Units/Lot	(1)
Maximum Height	40
Minimum Setbacks: (2)	
Front Yard	15
Street Side Yard	10
Interior Side Yard	5
Rear Yard	10
Maximum Building Coverage	60%
Maximum Impervious Cover	70%
Maximum Floor Area Ratio	.80:1

(1) The minimum site area for each dwelling unit is:

1,000 sf, of an efficiency dwelling unit

1,250 sf, for a one bedroom dwelling unit

1,500 sf, for a dwelling unit with two or more bedrooms

(2) - A porch or stoop may project into the setback lines

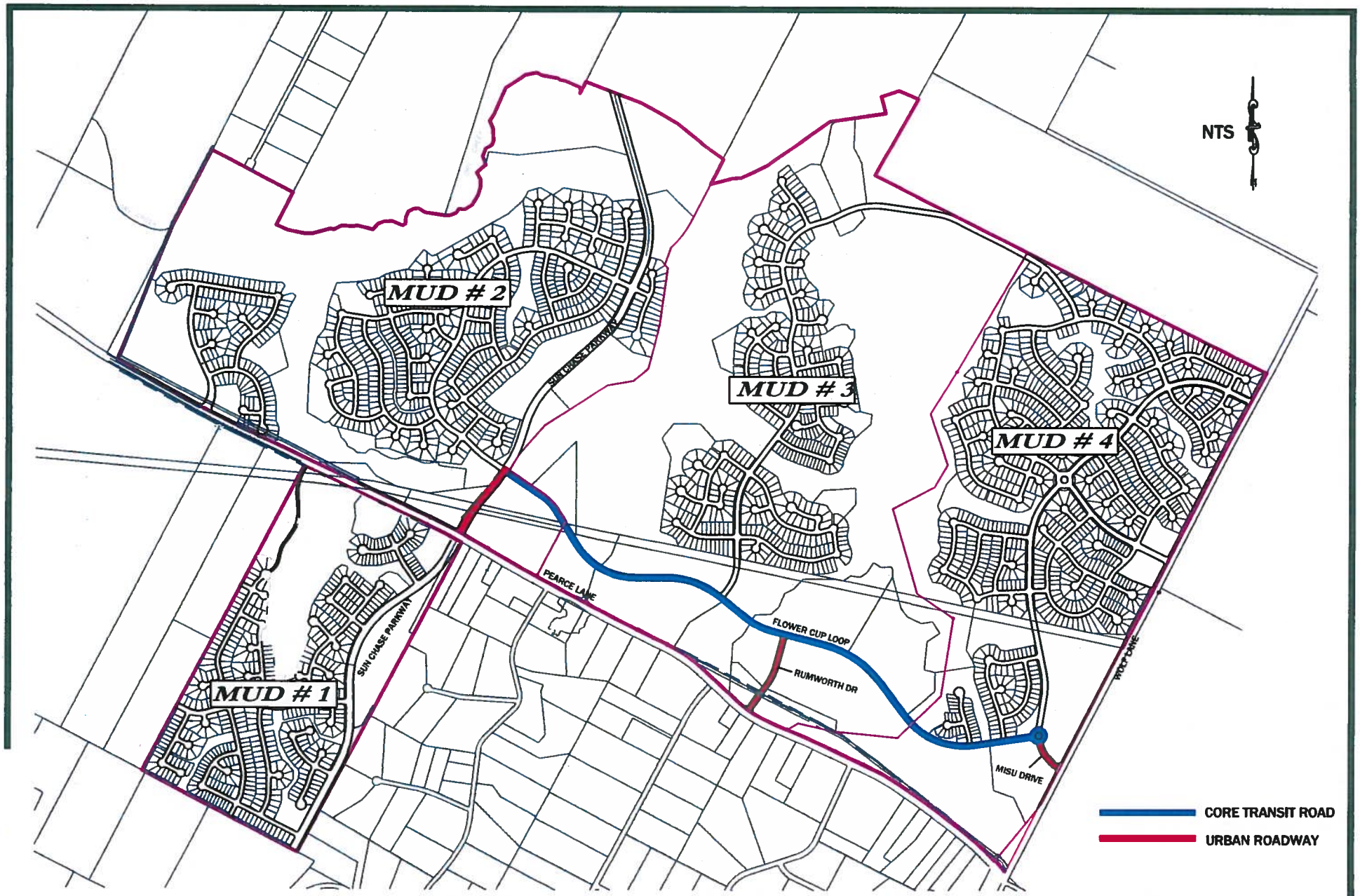
Section 25-2-567 - (Special Requirements for Affordable Housing in Certain Multifamily Districts) will be in accordance with the Consent Agreements for Southeast Travis County Municipal Utility Districts No(s) . 1, 2, 3, and 4 . Corresponding Case and Ordinance numbers are as follows:

Case Number	Ordinance Number
C12M-2011-0003	20120322-036
C12M-2011-0004	20120322-037
C12M-2011-0005	20120322-038
C12M-2011-0006	20120322-039

Sun Chase PUD - Site Development Regulations (Page 5 of 5)

Mixed Commercial - GR Base Zoning

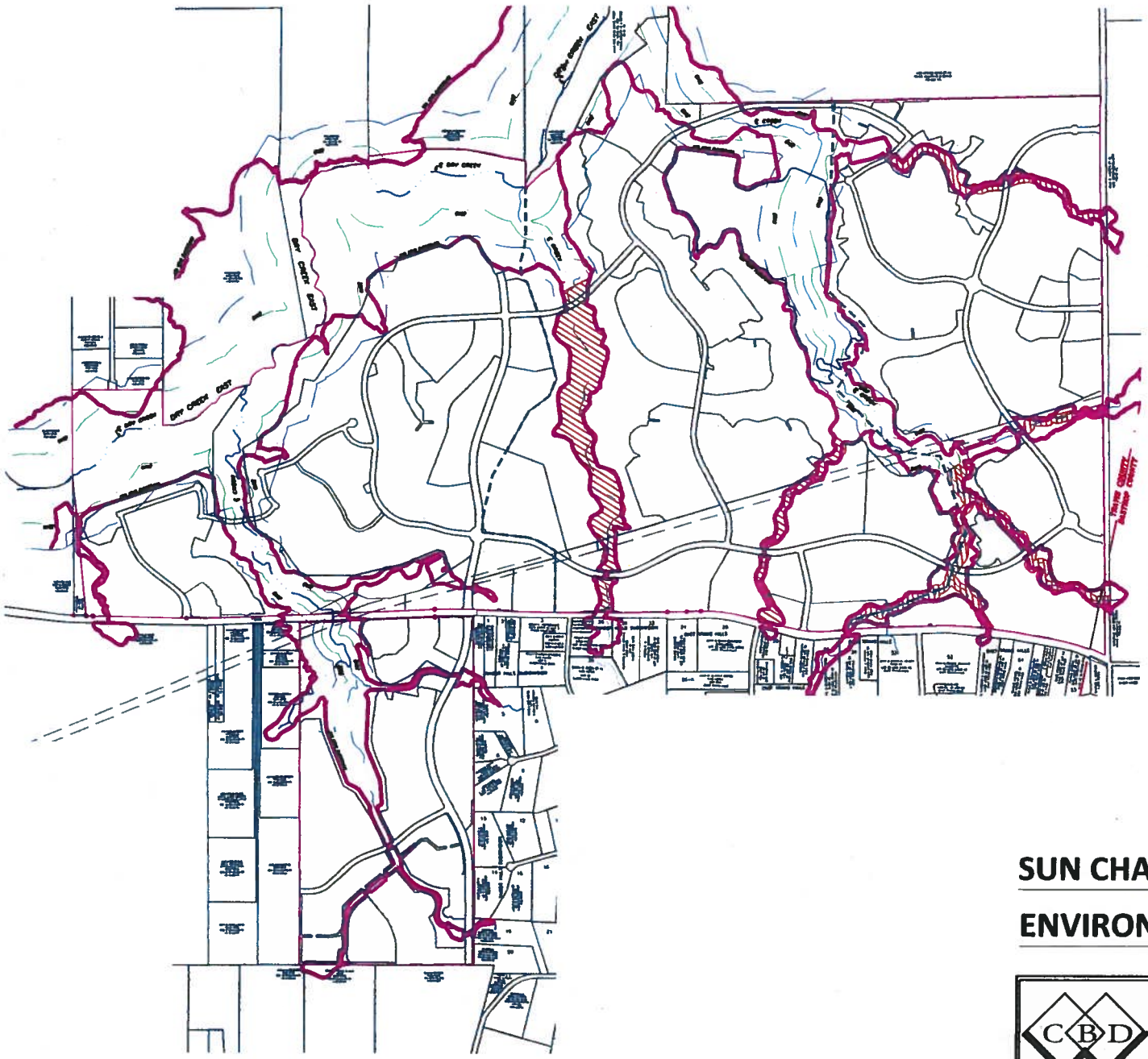
	Mixed Commercial	Civic	Community Recreation (Private)	Community Recreation (Public)
Minimum Lot Size (square feet)	5,570	2,500	2,500	2,500
Minimum Lot Width	50	30	25	25
Maximum Height	60	40 FT or 3 stories	60	35
Minimum Setbacks:				
Front Yard	10	10	5	5
Street Side Yard	10	10	5	5
Interior Side Yard	-	-	-	-
Rear Yard	-	-	-	-
Maximum Building Coverage	70%	70%	65%	50%
Maximum Impervious Cover	85%	85%	75%	50%
Maximum Floor Area Ratio	1:1	1:1	1:1	.05:1



SUN CHASE PUD
SUBCHAPTER E ROADWAY
CLASSIFICATION EXHIBIT

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

Exhibit H



SCALE: 1"=1700'

GRAPHIC SCALE

0 500 1000 1500

(IN FEET)

LEGEND

- W.Q.T.Z. = 140.81 AC.
- C.W.Q.Z. = 162.09 AC.
- FULLY DEVELOPED 100 YEAR FLOODPLAIN = 284.00 AC.
- UNCLASSIFIED WATERWAYS WITH BUFFER PER S.E. TRAVIS COUNTY M.U.D. 1, 2, 3 AND 4 CONSENT AGREEMENTS

SUN CHASE PUD

ENVIRONMENTAL EXHIBIT

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

Exhibit I

EXHIBIT J

Stormwater, Drainage and Water Quality and Environmental Protection Requirements

1. The District will own, operate, and maintain the District's drainage infrastructure until full-purpose annexation of the District by the City.

2. Each water quality or detention pond which contains all or a portion of runoff water from industrial, commercial, or mixed-use development (as defined by the City) will be owned, operated, and maintained by the District or the owner of the property on which the pond is located.

3. The Developer and the District each agree to fully comply with the City's ordinances, regulations, and procedures related to drainage, as defined by the City Code. The Developer's construction plans will be consistent with this commitment.

4. The District and the Developer each agree to be good stewards of the environment 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 located within the District.

5. Unless otherwise specified herein or as modified by the PUD, the District and Developer each agree to fully comply with the City's ordinances, regulations, and procedures related to water quality and environmental preservation and protection, as defined by the City Code, as to the portion of the Land owned by it.

6. In all phases of development, the Developer agrees to:

a. except for Land contained within the Sun Chase South Preliminary Plan (C8J-2008-0176), design modified channels based on geomorphic stability for full build-out hydrology. This design requires a series of nested channels as shown on **Exhibit J-1** that includes a bankfull (1 yr. return interval) channel within the floodplain (100 yr) channel with distinct connections to an inset floodplain terrace. 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.

b. restore floodplain, including through the use of native prairie grass species and riparian trees species, in order to provide an enhanced public amenity, minimize impacts of urbanization, and reduce costs of future, long-term maintenance of the floodplain;

c. provide water quality controls superior to those otherwise required by Austin City Code for those areas set forth on the attached **Exhibit J-2** (Proposed Bio-Filtration Ponds) and **Exhibit J-3** (Headwater Buffer Plan);

d. provide volumetric flood control detention in accordance with the volumetric detention analysis prepared by Carlson Brigance & Doering, Inc. dated October 24, 2011, which has been reviewed and approved by the City;

d. provide protection of headwaters of unclassified waterways for those areas depicted on the attached **Exhibit J-3** (Headwater Buffer Plan);

e. prohibit, through Restrictive Covenants, the uses listed on **Exhibit J-4** which the City and the Developer agree may contribute to air or water quality pollutants; and

f. cluster impervious and disturbed areas in an environmentally sensitive manner as approved by the City in conjunction with its review and approval of the Preliminary Plans.

7. The District (as to the portion of the Land owned by the District) and the Developer (as to the portion of the Land owned by the Developer) each agrees to comply with the integrated pest management plan approved by the City in conjunction with the Approved Preliminary Plans.

8. The Developer agrees to provide pervious paving for all pedestrian sidewalks, trails and walkways included in the OA Amenities.

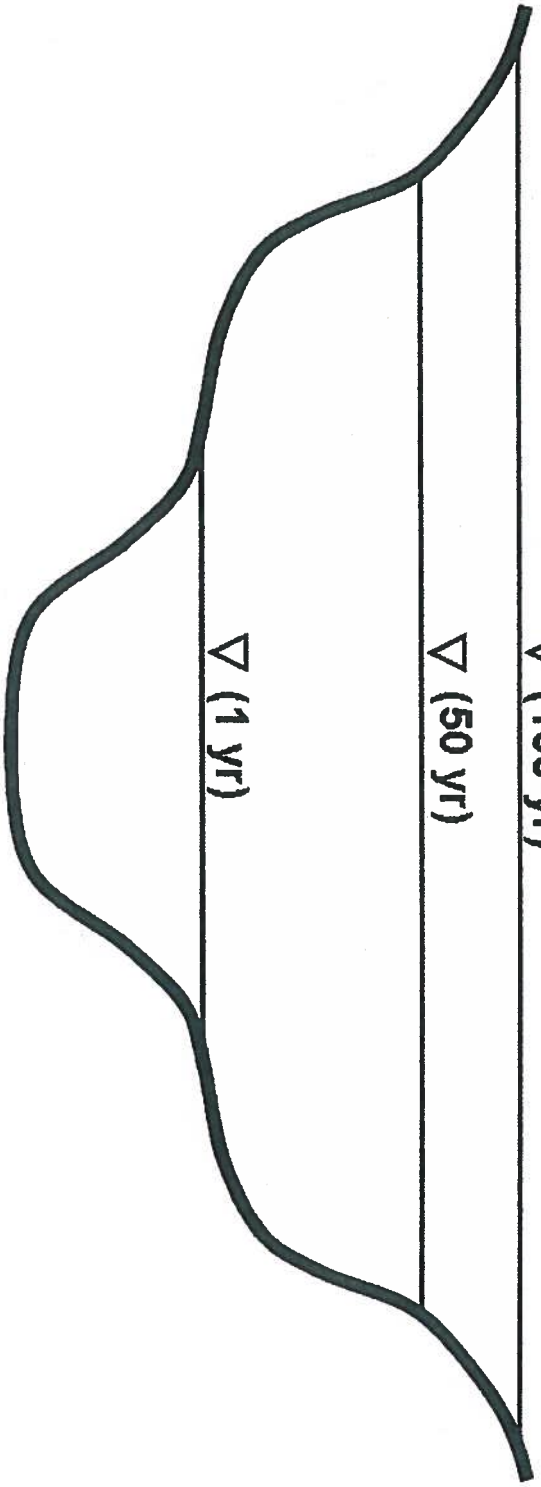
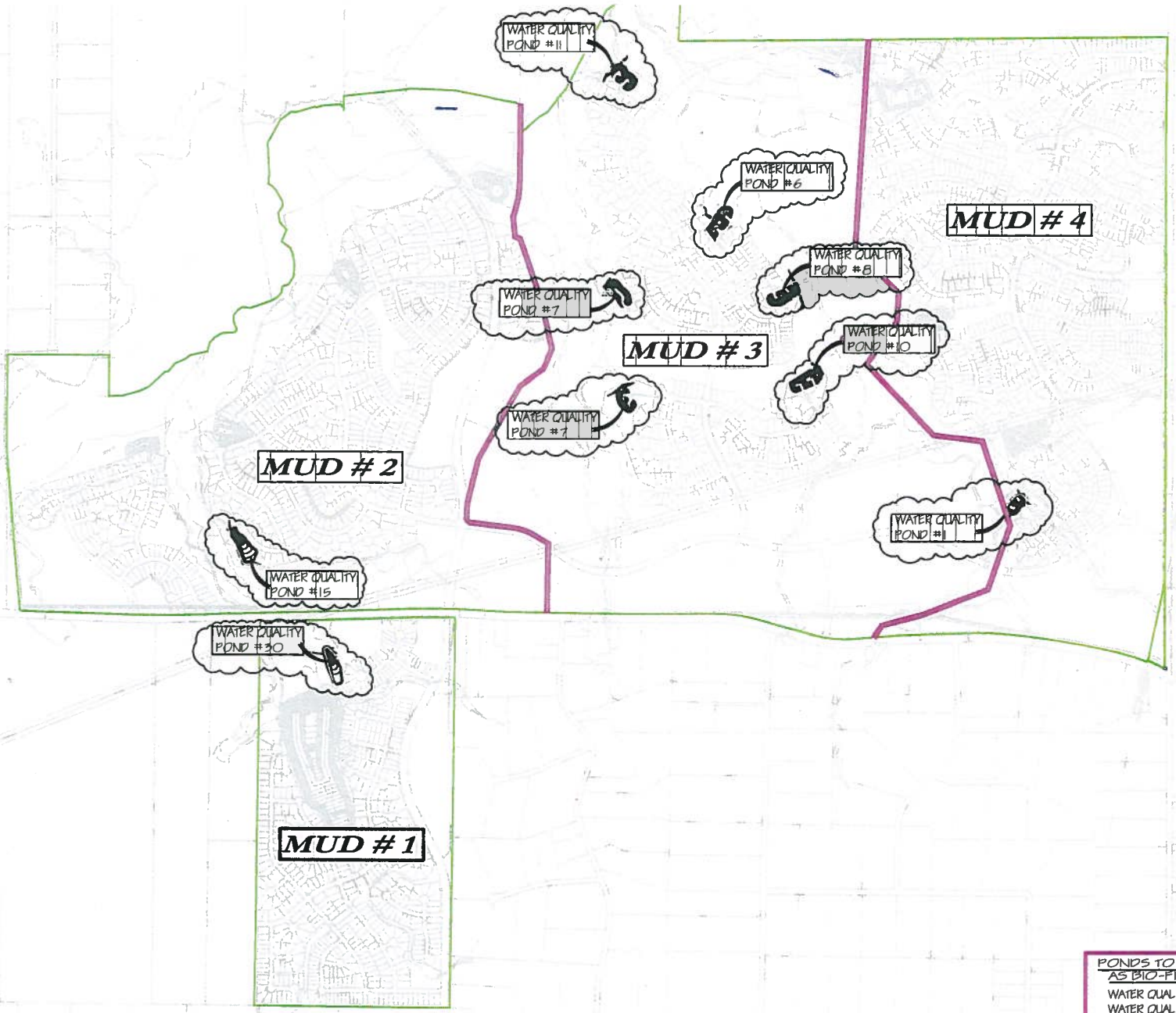


Figure ___ . Typical modified channel cross-section. Designer shall ensure channel longitudinal slope meets non-erosive permissible shear requirements.



PONDS TO BE DESIGNED AS BIO-FILTRATION
WATER QUALITY POND #1
WATER QUALITY POND #6
WATER QUALITY POND #7
WATER QUALITY POND #8
WATER QUALITY POND #9
WATER QUALITY POND #10
WATER QUALITY POND #11
WATER QUALITY POND #15
WATER QUALITY POND #30

Exhibit J-2

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3000 Slaughter Lane West • Austin, Texas 78748
Phone No.: (512) 280-5160 • Fax No.: (512) 280-5165

SHEET: PROPOSED BIO-FILTRATION PONDS
DATE: NOVEMBER 2011
DRAFTED BY: BD/SMARTIN
DESIGN BY: BRP
JOB NAME: SOUTHEAST TRAVIS COUNTY M.U.D. NUMBER 1-4
PROJECT: M.U.D. EXHIBIT
JOB NUMBER: 4592
SHEET 1 OF 1

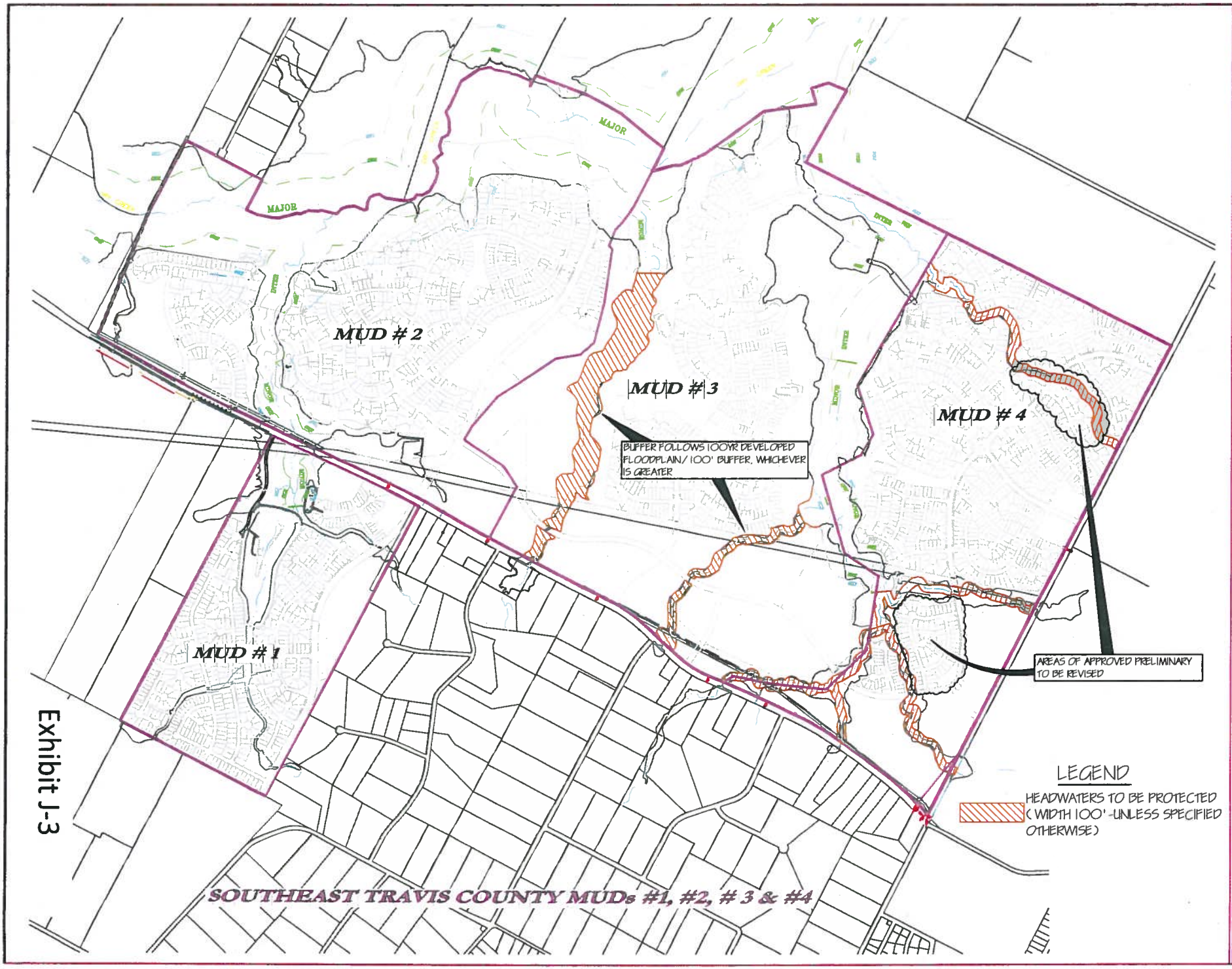


Exhibit J-3

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3301 Hampton Lake Drive • Austin, Texas 78748
Phone No. (512) 288-5160 • Fax No. (512) 288-5165

SHEET: HEADWATER BUFFER PLAN

DATE: NOVEMBER 2011

DRAFTED BY: BD / SMARTIN

DESIGN BY: BRP

JOB NAME: SOUTHEAST TRAVIS COUNTY M.U.D. NUMBER 1-4

PROJECT: M.U.D. EXHIBIT

JOB NUMBER 4488

SHEET 1 OF 1

Southeast Travis County MUDs 1-4
PROPOSED - Prohibited Land Uses:

Basic Industry – Prohibited Land Uses limited to:
- Concrete batch plants
- Poultry Processing

Laundry Services – Prohibited Land Uses limited to:
- Diaper services

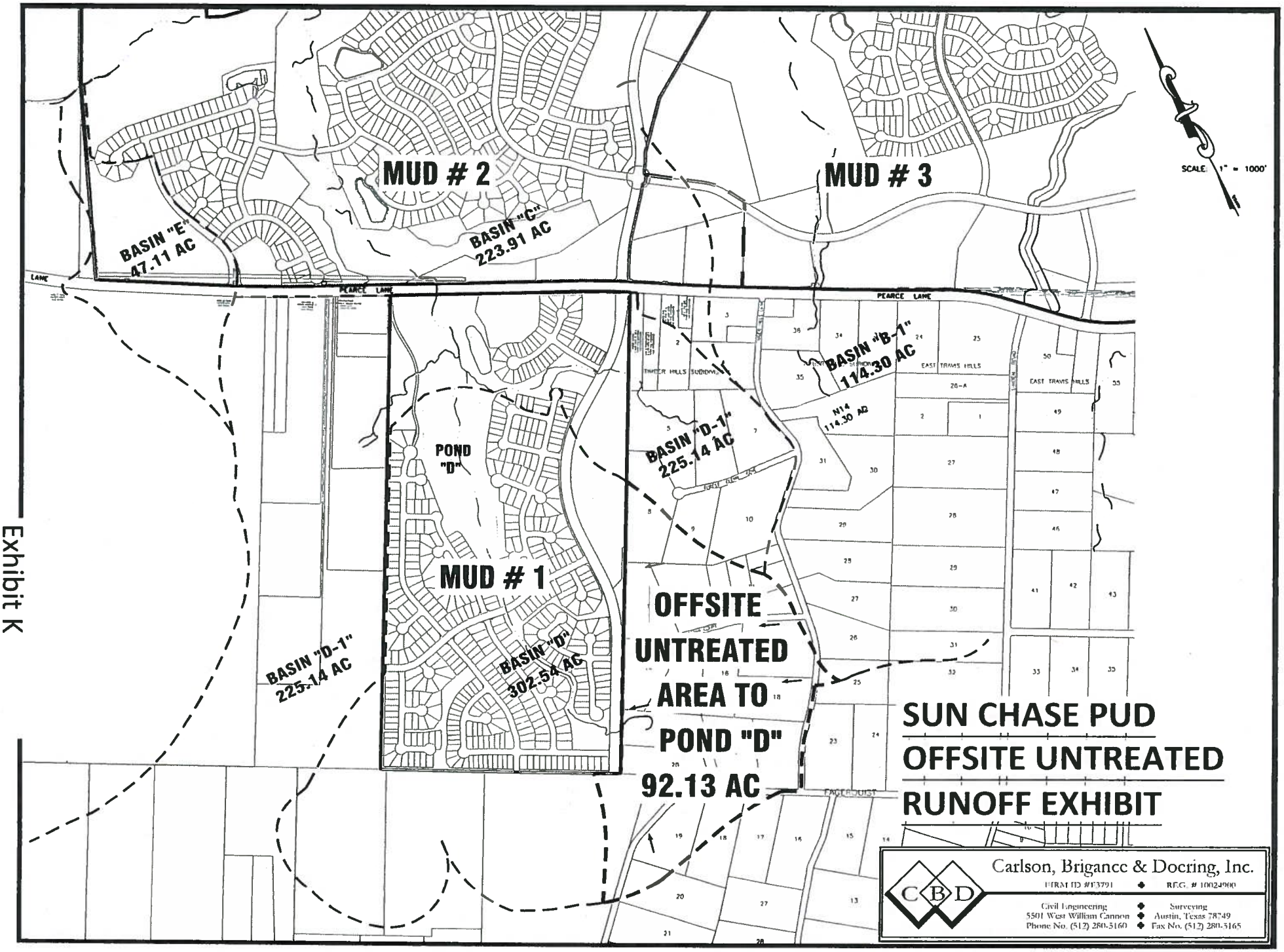
Resource Extraction – Prohibited Land Uses limited to:
- Quarries
- Sand or gravel operations
- Mining Operations

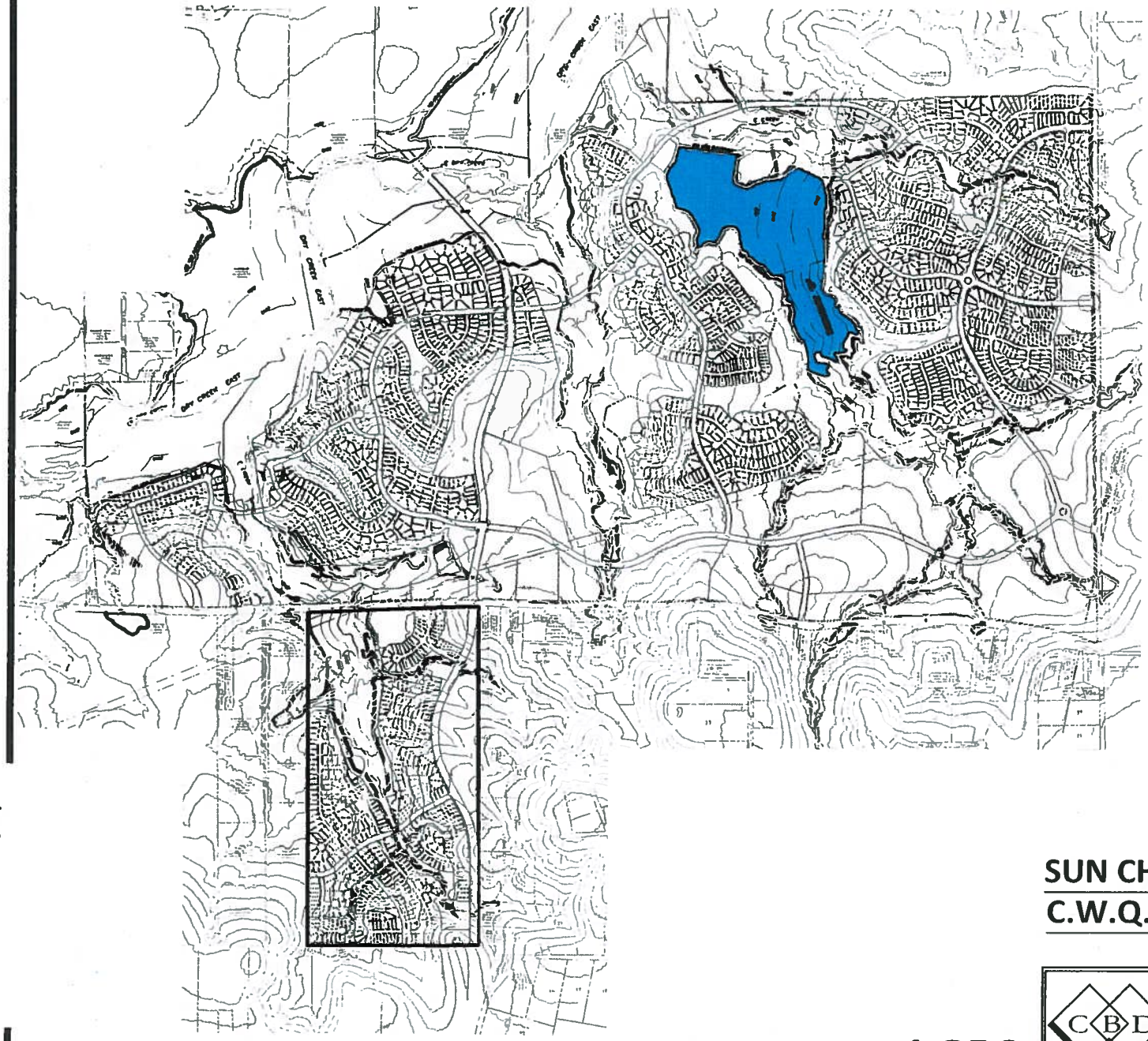
Scarp and Salvage Services – Prohibited Land Uses limited to:
- Automotive wrecking yards
- Junkyards
- Auction yards

Stockyards – Prohibited land uses limited to:
- Stockyards
- Animal sales
- Auction yards

SETC MUDs Proposed Prohibited Land Uses 11.11.20111.docx

Exhibit K


MUD # 2
MUD # 3
MUD # 1
BASIN "E"
47.11 AC
BASIN "C"
223.91 AC
BASIN "B-1"
114.30 AC
BASIN "D-1"
225.14 AC
BASIN "D-1"
225.14 AC
BASIN "D"
302.54 AC
POND
"D"
OFFSITE
UNTREATED
AREA TO
POND "D"
92.13 AC
PEARCE LANE
EAST TRAVIS HILLS
SCALE: 1" = 1000'
SUN CHASE PUD
OFFSITE UNTREATED
RUNOFF EXHIBIT
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
REG. # 10024900
Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165



SCALE: 1"=1700'

GRAPHIC SCALE
0 500 1000 1500
(IN FEET)

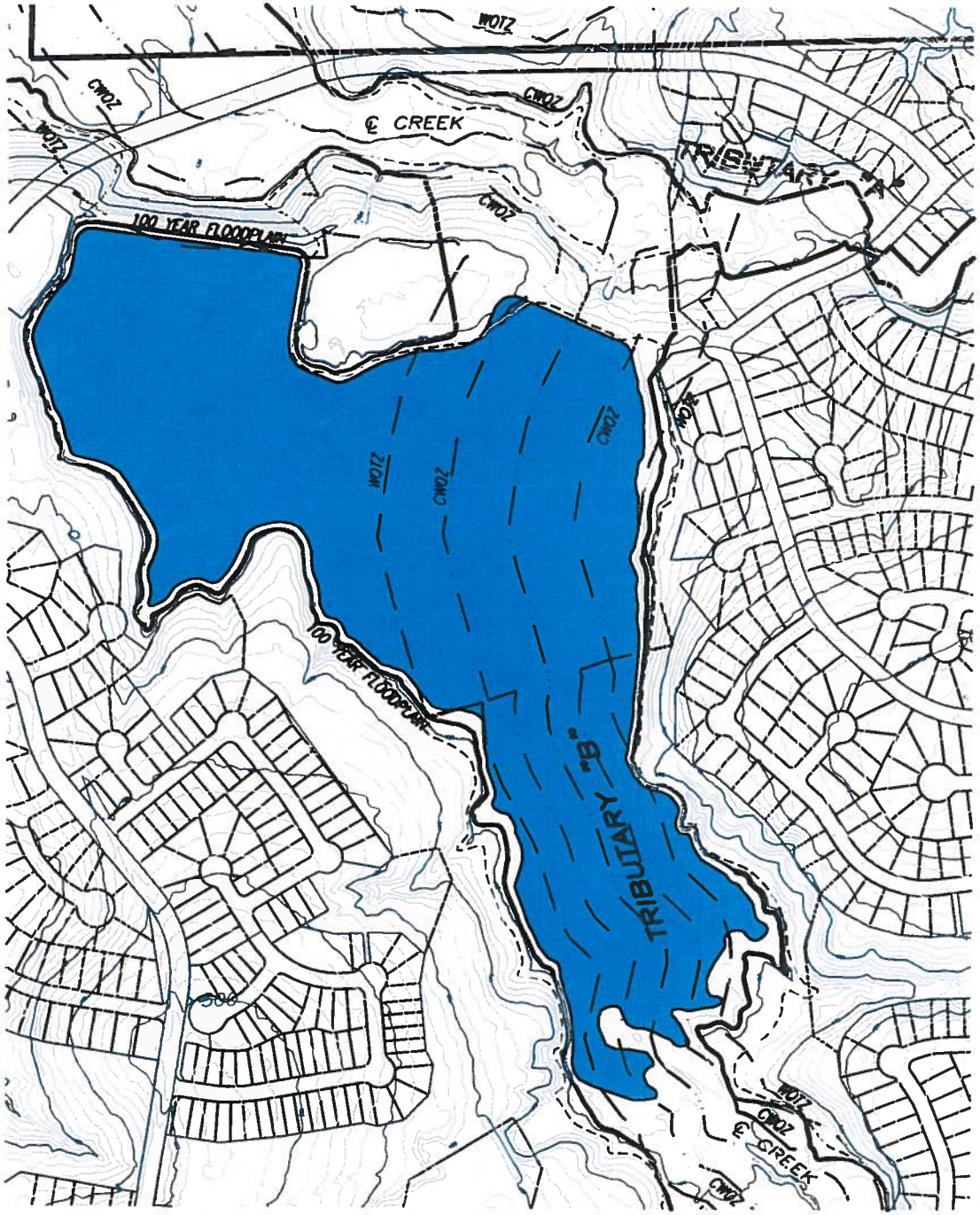
LEGEND

DETENTION POND A
LOCATED IN C.W.Q.Z.

SUN CHASE PUD
C.W.Q.Z. DETENTION POND A

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

Exhibit L



SCALE: 1"=500'

GRAPHIC SCALE

0 250 500 750

(IN FEET)

LEGEND

DETENTION POND A LOCATED IN C.W.Q.Z.

SUN CHASE PUD
C.W.Q.Z. DETENTION POND A

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

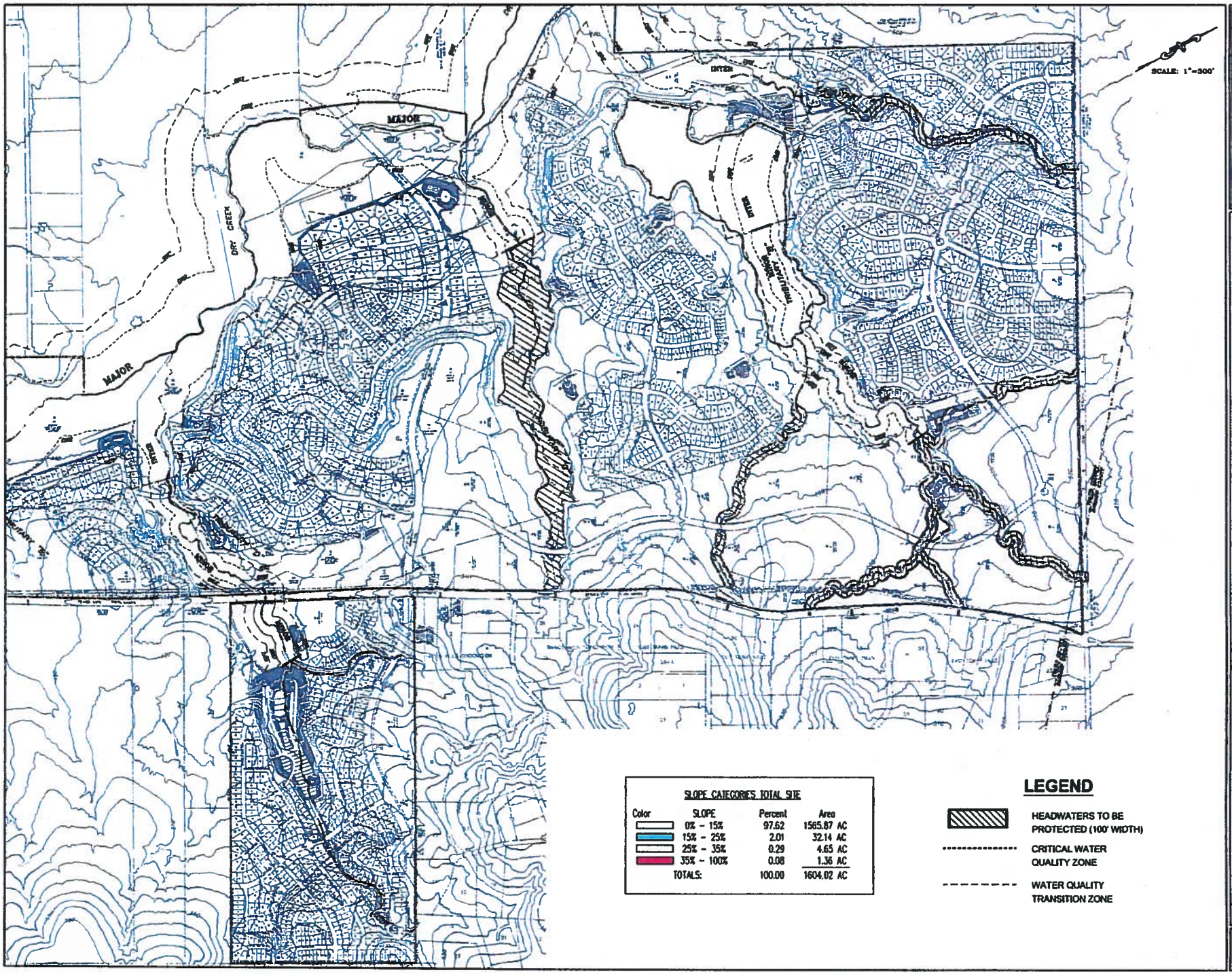

SCALE: 1"=300'
MAJOR
DRY CREEK
MAJOR
INTER
SLOPE CATEGORIES TOTAL SITE
Color SLOPE Percent Area
0% - 15% 97.62 1565.87 AC
15% - 25% 2.01 32.14 AC
25% - 35% 0.29 4.65 AC
35% - 100% 0.08 1.36 AC
TOTALS: 100.00 1604.02 AC
LEGEND
HEADWATERS TO BE PROTECTED (100' WIDTH)
CRITICAL WATER QUALITY ZONE
WATER QUALITY TRANSITION ZONE
SLOPE MAP EXHIBIT
SUN CHASE PUD
MAY 2006
JOB NUMBER 4562

Exhibit M

CEF Number	CEF Description (type, dimensions)	CEF Location (Centroid of feature projected in WGS 1984 decimal degrees)		Total area of CEF and standard setback (150ft) located within project boundaries	Total area of CEF and/or standard CEF setback (150ft) proposed to be reduced	Total area of CEF setback provided as mitigation:
		Latitude	Longitude			
CEF #1/ Pond A	Large lake	N 30d09'28.14"	W 097d34'12.34"	63.33 ac.	16.74 ac.	16.97 ac.
CEF #2/ Pond WQ-6	small tank pond	N 30d09'11.85"	W 097d34'23.74"	4.86 ac.	4.86 ac.	1.82 ac.
CEF #3	small tank pond	N 30d08'50.87"	W 097d34'39.80"	3.38 ac.	3.38 ac.	0 ac.
CEF #4	small tank pond	N 30d08'41.01"	W 097d34'4.06"	5.15 ac.	5.15 ac.	0 ac.
CEF #5	Additional Uphill Buffer	N 30d08'50.87"	W 097d34'39.80"	3.91 ac.	1.34 ac.	3.46 ac.
CEF #6/ Pond D	Large Wet Pond	N 30d08'41.01"	W 097d34'4.06"	5.51 ac.	3.06 ac.	12.59 ac.
Pond WQ-2	proposed wet pond	N 30d08'57.86"	W 097d34'10.17"	0 ac.	0 ac.	2.28 ac.
Pond WQ-3	proposed wet pond	N 30d09'11.68"	W 097d34'9.68"	0 ac.	0 ac.	1.84 ac.
Pond WQ-4	proposed wet pond	N 30d09'32.32"	W 097d34'57.70"	0 ac.	0 ac.	4.06 ac.
Pond WQ-7	proposed wet pond	N 30d09'19.06"	W 097d34'43.24"	0 ac.	0 ac.	2.81 ac.
Pond WQ-8	proposed wet pond	N 30d09'28.35"	W 097d34'38.45"	0 ac.	0 ac.	1.47 ac.
Waterway Buffers	Dry Creeks (unclassified)	N/A	N/A	0 ac.	0 ac.	63.55 ac.
			Total:	86.14 ac.	34.53 ac.	110.83 ac.

Total CEF and Buffer Setback provided: 86.14 ac. - 34.53 ac. = 51.61 ac. (remaining buffer)

51.61 ac. + 110.83 ac. = 162.44 ac. (total buffer provided)

162.44/86.14 = 1.9:1 ratio ✓

SUN CHASE PUD
PROPOSED CEF
MITIGATION EXHIBIT

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

Exhibit N

Transportation Requirements

1. The Developer agrees to provide for appropriate connectivity to areas adjacent to the Project as shown on the attached **Exhibit O-1** (Connectivity).

2. The Developer also agrees to do the following:

a. dedicate right-of-way for Pearce Lane, Wolf Lane and Sun Chase Parkway (Arterial C/Four Daughters under the CAMPO 2030 Plan) in accordance with the Phasing Agreement between the Developer and Travis County approved in conjunction with the approval of the Preliminary Plans;

b. fund the construction of improvements to Sun Chase Parkway (Arterial C/Four Daughters under the CAMPO 2030 Plan) and improvements to intersections of internal roadways with Pearce and Wolf Lanes in accordance with the Phasing Agreement between the Developer and Travis County, Texas recorded under Document No. 2010040073, Official Public Records of Travis County, Texas, approved in conjunction with the approval of the Preliminary Plans;

c. provide bicycle facilities and access for pedestrians and bicyclists to schools, parks and other destinations as shown on the attached **Exhibit O-2** (Trail & Accessibility);

d include sidewalks and bike lanes (i) generally meeting the design specifications established for typical arterial and collector street cross-sections under the City's Transportation Criteria Manual and (ii) generally complying with National Association of City Transportation Officials ("*NACTO*") and American Association of State Highway and Transportation Officials ("*AASHTO*") standards, including signage and markings, but not including signalization, as follows:

1. for arterial streets, five-foot bike lanes and six-foot sidewalks;

2. for residential collector roads (60/40), five-foot designated bike lanes on either side of the two 13-15 foot driving lanes, for a total of 40-44 feet of pavement, and five-foot sidewalks;

3. for neighborhood collector roads (64/44), five-foot bike lanes segregated by pavement striping located two feet from the two 13-15 foot driving lanes, for a total of 40-44 feet of pavement, and five-foot sidewalks;

4. for commercial collector roads (70/44), five-foot bike lanes on either side of the three 11-foot driving lanes (consisting of two traffic lanes with a continuous left-turn lane), for a total of 43-44 feet of pavement, and sidewalks as designated by the Commercial Design Standards, Subchapter E;

5. for local streets, four foot sidewalks only.

All applicable requirements will be shown on the construction plans, which are subject to the City's and the County's approval under Title 30.

3. To reserve a ten-acre transit center site at a location to be mutually agreed upon by the Developer and the City during the PUD process. This site may be purchased by the City or, at the City's option, another governmental entity designated by the City by written notice to the Developer at any time prior to the date the first of the District or one of the Other Southeast Travis County Districts is annexed for full purposes by the City.

4. During the development of the Project, to maintain an on-going dialogue with Capital Metropolitan Transit Authority and any other mass transit service provider regarding mass transit service options and transportation issues.

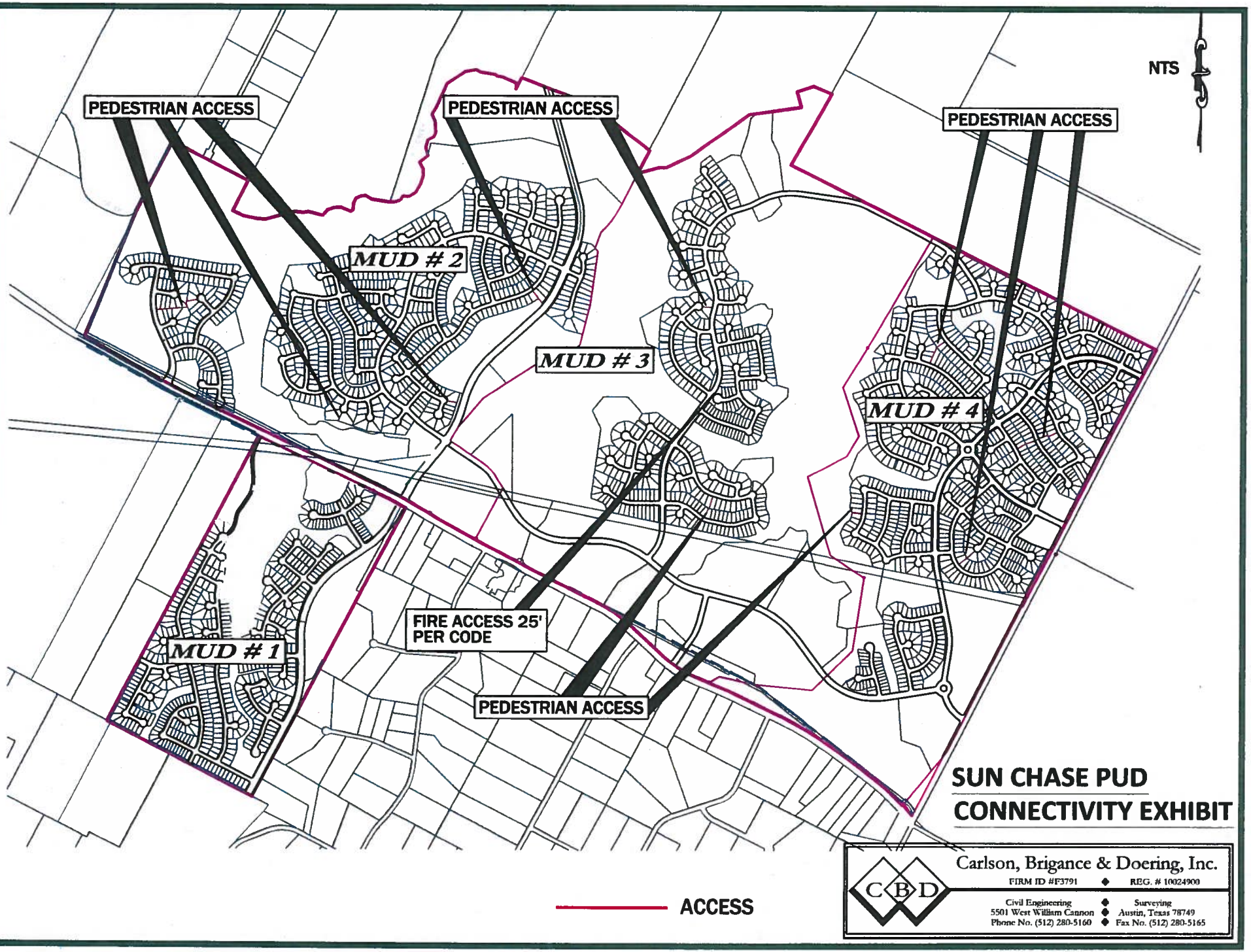
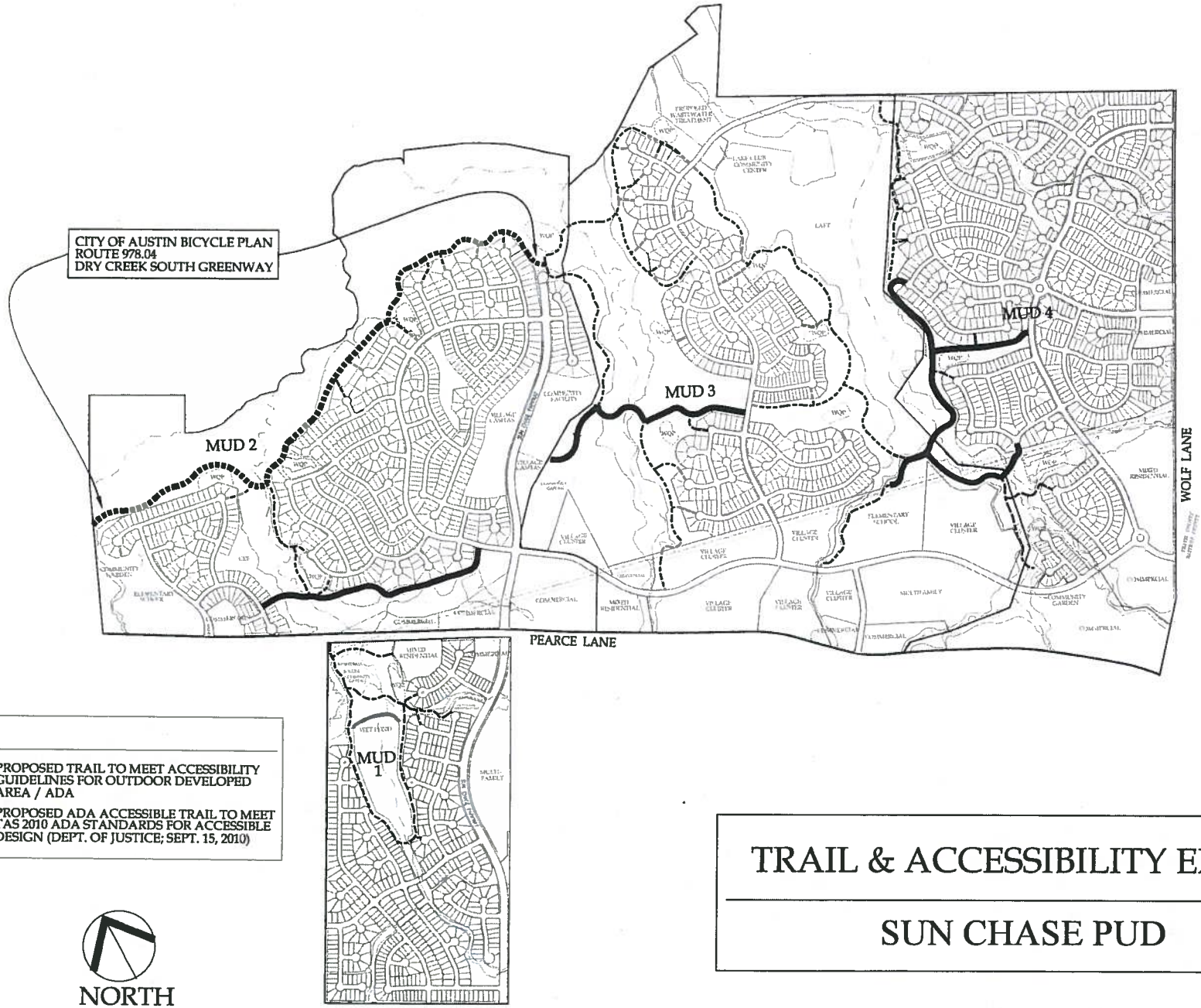

NTS
PEDESTRIAN ACCESS
PEDESTRIAN ACCESS
PEDESTRIAN ACCESS
MUD # 2
MUD # 3
MUD # 4
MUD # 1
FIRE ACCESS 25'
PER CODE
PEDESTRIAN ACCESS
ACCESS
SUN CHASE PUD
CONNECTIVITY EXHIBIT
Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

Exhibit O-1

Exhibit O-2



LEGEND

PROPOSED TRAIL TO MEET ACCESSIBILITY GUIDELINES FOR OUTDOOR DEVELOPED AREA / ADA

PROPOSED ADA ACCESSIBLE TRAIL TO MEET TAS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DEPT. OF JUSTICE; SEPT. 15, 2010)

NORTH

SCALE

0' 1000'

LARSON BURNS SMITH

OCTOBER 31, 2011

TRAIL & ACCESSIBILITY EXHIBIT

SUN CHASE PUD

SUN CHASE PUD

Conceptual Public Art Master Plan

SCALE: 1"=1700'

LOCATION MAP

GRAPHIC SCALE

0 1000 2000

(IN FEET)

Possible Locations For Public Art

Guiding Principles

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.

Exhibit P

Exhibit R

Sun Chase PUD
Tree Planting Detail and Specifications

Tree Stock
All required tree plantings shall use native Central Texas tree stock.

Soil Volume
All required trees shall be planted with adequate soil volume in accordance with the following soil volume standards:

- Small trees (less than 30 ft. mature height): minimum of 600 cubic feet soil volume.
- Medium trees (30 to 50 ft. mature height): minimum of 1,000 cubic feet soil volume.
- Large trees (greater than 50 ft. mature height): minimum of 1,500 cubic feet soil volume.

Soil depth shall be three feet for all three tree sizes. The length and width of the planting area may vary to achieve the required soil volume. For areas where the soil volume is under pavement, the subgrade may not be compacted.

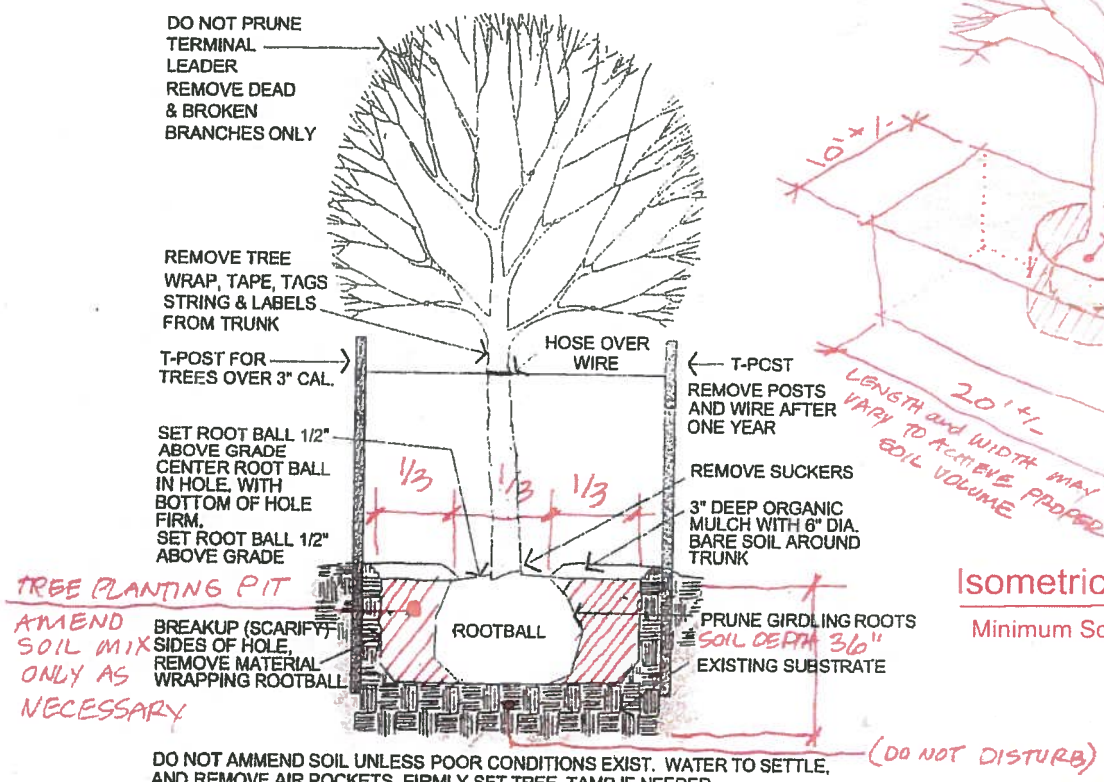
Soil Specifications
The soil in the planting pit shall be composed of 4 parts soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil may be from naturally occurring native soils or amended within the tree planting pit in order to achieve the following requirements:

- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 1.5-inch (38-mm) screen.
- Shall be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:

Textural Class	Minimum	Maximum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

- Topsoil salvaged from the existing site may often be used, but it must meet the above standards. An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

Exhibit Q

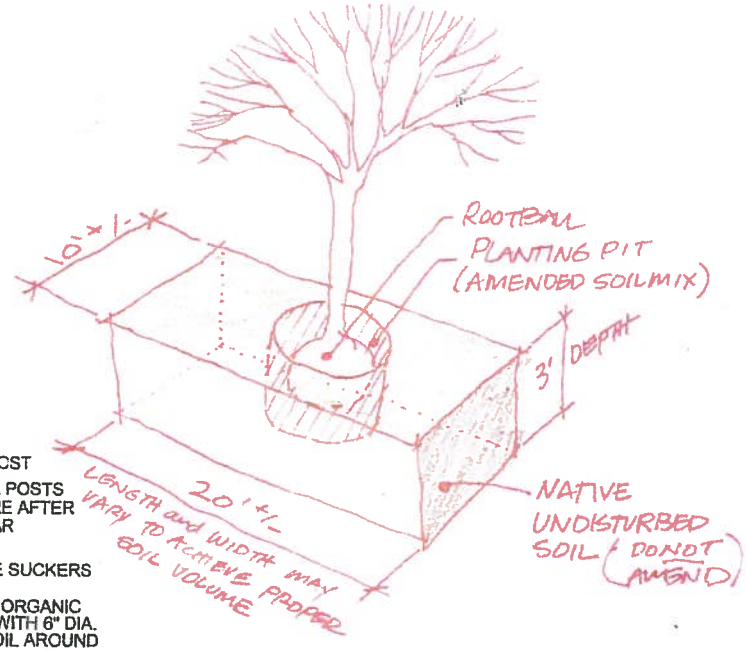


DO NOT AMMEND SOIL UNLESS POOR CONDITIONS EXIST. WATER TO SETTLE, AND REMOVE AIR POCKETS. FIRMLY SET TREE, TAMP IF NEEDED. HOLE WIDTH = 3 TIMES WIDTH OF ROOTBALL, HEIGHT. TO MATCH ROOTBALL

Sun Chase PUD

TREE PLANTING DETAIL

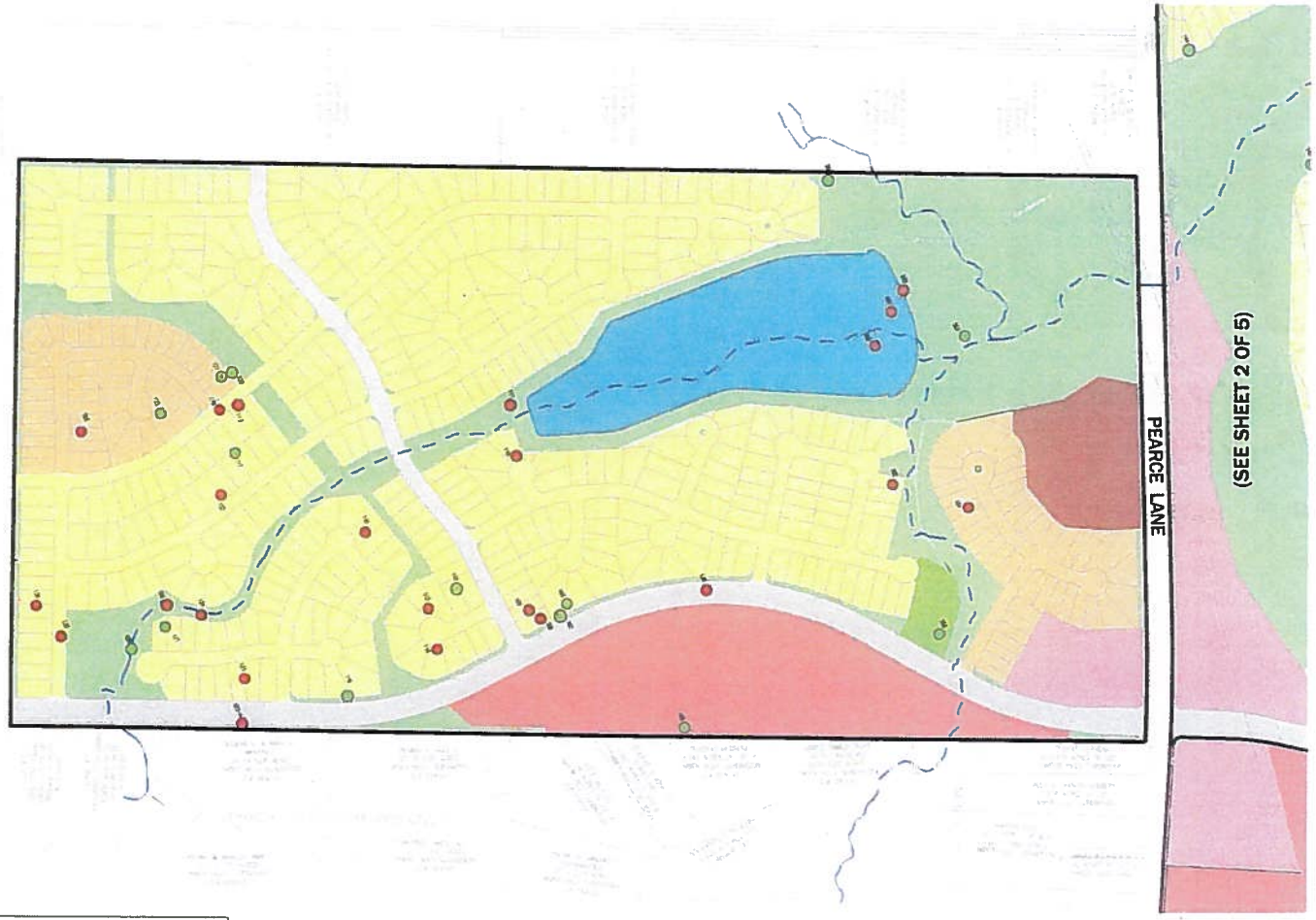
EQUIVILANT TO FIGURE 3-14



Isometric of Small Tree Planting

Minimum Soil Volume for Small Tree: 600CF
Medium Tree: 1,000CF
Large Tree: 1,500CF

SUN CHASE PUD



TREE LIST
101 30" MESQUITE
102 19" MESQUITE
103 30" MESQUITE
104 30" MESQUITE
105 19" MESQUITE
106 19" MESQUITE
107 12" CEDAR ELM
108 30" MESQUITE
109 20" MESQUITE
110 20" MESQUITE
111 21" CEDAR ELM
112 21" MESQUITE
113 19" MESQUITE
114 19" MESQUITE
115 22" CEDAR ELM
116 22" CEDAR ELM
117 19" MESQUITE
118 19" CEDAR ELM
119 22" MESQUITE
120 30" MESQUITE
121 18" ELM
122 18" CEDAR ELM
123 20" CEDAR ELM
124 20" CEDAR ELM
125 19" CEDAR ELM
126 21" MESQUITE
127 20" MESQUITE
128 30" PECAN
129 20" CEDAR ELM
130 19" CEDAR ELM
900 18" ELM
901 19" ELM
902 18" ELM
903 19" ELM
904 16" ELM
905 19" MESQUITE
* TREES TO BE REMOVED

TOTAL CALIPER INCHES PROTECTED TREES.	729"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED.	402"
TOTAL CALIPER INCHES PROTECTED TREES SAVED.	327"
PERCENTAGE OF PROTECTED TREES SAVED.	44.9%

Land Use Legend

- Single Family
- Single Family - Small Lot
- Mixed Residential
- Multi Family
- Mixed Commercial
  See PUD Documents for prohibited uses
- Civic Uses
- Community Recreation Private
- Community Recreation Public
  Easements/Water Quality/Drainage

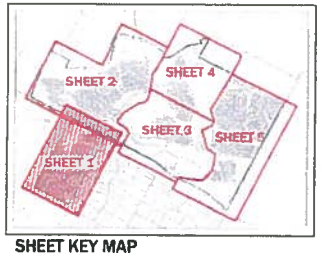
TREE LEGEND

- PROTECTED TREE TO BE SAVED
- PROTECTED TREE TO BE REMOVED

NOTES:

1. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.

2. ALL TREES 8"-18" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE SURVEYED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.



SHEET KEY MAP

NOT TO SCALE

PUD TOTALS	
TOTAL CALIPER INCHES PROTECTED TREES:	5,394"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED:	1,866"
TOTAL CALIPER INCHES PROTECTED TREES SAVED:	3,528"
PERCENTAGE OF PROTECTED TREES SAVED:	63.90%

SUN CHASE
TREE MITIGATION MEASURES > PRECEDENCE3 (ECM 3.5.4)

1. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.

2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS I TREES. (SEE APPENDIX F OF THE ECM)

3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED. (SEE C.O.A. "REMEDIAL TREE CARE NOTES" : APPENDIX F-6)

4. SPECIAL CONSTRUCTION TECHNIQUES

TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

NOTE: A TREE PERMIT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

3/11/14
CBD, Inc.
ID # F3391

SCALE: 1" = 200'

SUN CHASE PUD
TREE EXHIBIT

SHEET 1 OF 5

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 288-1160 • Fax No. (512) 288-5464

Exhibit R

SUN CHASE PUD

(SEE THIS SHEET)

MATCH LINE "A"

℄ DRY CREEK

MATCH LINE "A"

(SEE THIS SHEET)

SCALE 1"=200'

℄ DRY CREEK

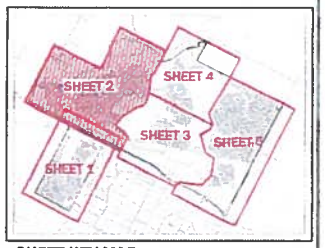
℄ CREEK

(SEE SHEET 4 OF 5)

(SEE SHEET 3 OF 5)

(SEE SHEET 1 OF 5)

PEARCE LANE



SHEET KEY MAP

NOT TO SCALE

Land Use Legend

- Single Family
- Single Family - Small Lot
- Mixed Residential
- Multi Family
- Mixed Commercial
  Note PUD Commercial for prohibited uses
- Cluster Uses
- Community Recreation Private
- Community Recreation Public
  Greenbelt/Water Quality/Drainage

TREE LEGEND

- PROTECTED TREE TO BE SAVED
- PROTECTED TREE TO BE REMOVED

TREE LIST

135	18" MESQUITE	
136	30" HACKBERRY	
137	16" CEDAR ELM	
138	19" CEDAR ELM	
139	21" CEDAR ELM	
* 140	31" MESQUITE	
141	19" CEDAR ELM	
* 142	19" MESQUITE	
* 143	21" MESQUITE	
144	TWO 14" CEDAR ELM	
145	18" MESQUITE	
146	19" CEDAR ELM	
147	19" CEDAR ELM	
148	19" MESQUITE	
149	22" CEDAR ELM	
150	19" CEDAR ELM	
151	20" CEDAR ELM	
152	20" CEDAR ELM	
153	21" CEDAR ELM	
154	20" CEDAR ELM	
155	19" CEDAR ELM	
156	22" CEDAR ELM	
157	TWIN 20" & 19" MESQUITE	
* 158	29" CEDAR ELM	
* 159	20" MESQUITE	
* 160	22" CEDAR ELM	
161	18" CEDAR ELM	
162	20" CEDAR ELM	
* 163	19" CEDAR ELM	
164	20" CEDAR ELM	
165	19" CEDAR ELM	
* 166	21" CEDAR ELM	
* 167	19" CEDAR ELM	
* 168	22" CEDAR ELM	
169	22" CEDAR ELM	
*	TREES TO BE REMOVED	

TOTAL CALIPER INCHES PROTECTED TREES	718"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED	205"
TOTAL CALIPER INCHES PROTECTED TREES SAVED	513"
PERCENTAGE OF PROTECTED TREES SAVED	71.2%

NOTES:

1. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.

2. ALL TREES 8"-18" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE SURVEYED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE

SUN CHASE
TREE MITIGATION MEASURES > PRETI(PEACE (ECM 3.0.4)

1. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.

2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS I TREES. (SEE APPENDIX F OF THE ECM)

3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED.
(SEE C.O.A. "REMEDIAL TREE CARE NOTES" - APPENDIX P-6)

4. SPECIAL CONSTRUCTION TECHNIQUES

TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

NOTE: A TREE PERMIT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

SUN CHASE PUD
TREE EXHIBIT

SHEET 2 OF 5

Carlson, Brigance & Doering, Inc.
Civil Engineering
1501 West William Cannon
Phone No. (512) 280-5160
Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

SUN CHASE PUD

MATCH LINE (SEE SHEET 4 OF 5)

(SEE SHEET 2 OF 5)

(SEE SHEET 5 OF 5)

PEARCE LANE

SCALE: 1" = 200'

TREE LIST
264 21" CEDAR ELM
265 21" CEDAR ELM
267 21" CEDAR ELM
268 21" CEDAR ELM
269 20" CEDAR ELM
270 18" CEDAR ELM
271 18" CEDAR ELM
272 18" CEDAR ELM
273 20" CEDAR ELM
280 19" CEDAR ELM
281 18" HACKBERRY
7041 18" CEDAR ELM
7042 30" CEDAR ELM
* 7044 19" HACKBERRY
7050 18" CEDAR ELM
7051 22" CEDAR ELM
7052 20" CEDAR ELM
7054 20" CEDAR ELM
7056 18" CEDAR ELM
7060 18" CEDAR ELM
7066 20" CEDAR ELM
7072 19" CEDAR ELM
* 7073 22" CEDAR ELM
* 7080 18" CEDAR ELM
7084 20" CEDAR ELM
* 7088 20" CEDAR ELM
7089 20" CEDAR ELM
7091 20" CEDAR ELM
7095 19" CEDAR ELM
7096 23" CEDAR ELM
7098 18" CEDAR ELM
7101 21" CEDAR ELM
7102 18" CEDAR ELM
* 7093 TWIN CEDAR ELM 19" & 14"
* 7097 18" CEDAR ELM
7098 20" CEDAR ELM
* TREES TO BE REMOVED

TOTAL CALIPER INCHES PROTECTED TREES	736"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED:	144"
TOTAL CALIPER INCHES PROTECTED TREES SAVED	592"
PERCENTAGE OF PROTECTED TREES SAVED	80.4%

Land Use Legend

- Single Family
- Single Family - Small Lot
- Mixed Residential
- Multi-Family
- Mixed Commercial See PUD Document for prohibited uses
- Civic Uses
- Community Recreation Private
- Community Recreation Public, Greenbelt/Water Quality/Drainage

TREE LEGEND

- PROTECTED TREE TO BE SAVED
- PROTECTED TREE TO BE REMOVED

NOTES

1. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.

2. ALL TREES 8"-18" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE SURVEYED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.

SUN CHASE
TREE MITIGATION MEASURES > PRESERVENCE (LCM 3.9.4)

1. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.

2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS I TREES. (SEE APPENDIX F OF THE LCM)

3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED. (SEE C.O.A. "REMEDIAL TREE CARE NOTES" - APPENDIX P-8)

4. SPECIAL CONSTRUCTION TECHNIQUES

TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

NOTE: A TREE PERMIT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

SHEET KEY MAP

SHEET 1 SHEET 2 SHEET 3 SHEET 4 SHEET 5

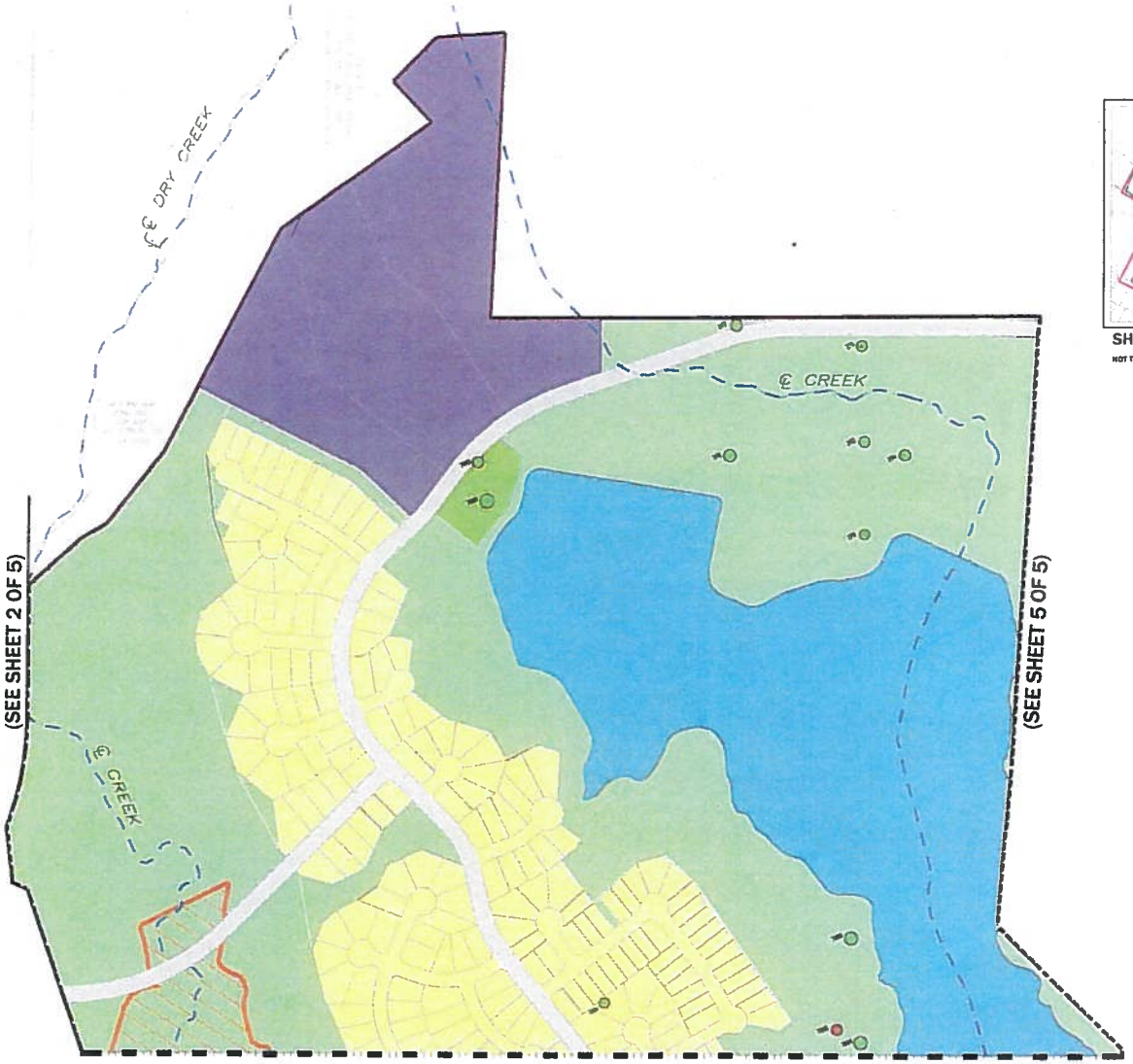
NOT TO SCALE

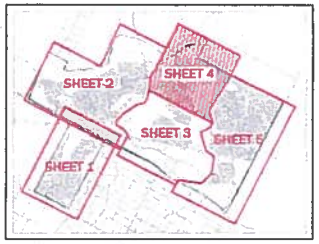
SUN CHASE PUD TREE EXHIBIT

SHEET 3 OF 5

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
5301 West Williams Lanes • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

SUN CHASE PUD



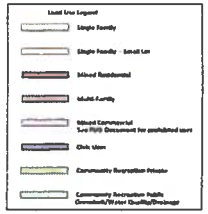


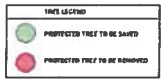
SHEET KEY MAP

NOT TO SCALE

TREE LIST	
272	22" CEDAR ELM
273	18" CEDAR ELM
274	20" CEDAR ELM
275	18" CEDAR ELM
276	15" CEDAR ELM
277	21" CEDAR ELM
3001	19" CEDAR ELM
3002	20" CEDAR ELM
3003	20" CEDAR ELM
7004	OAK - CEDAR ELM 16" DBH
• 7005	20" CEDAR ELM
7006	21" CEDAR ELM
•	TREES TO BE REMOVED

TOTAL CALIPER INCHES PROTECTED TREES:	26.7"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED:	20"
TOTAL CALIPER INCHES PROTECTED TREES SAVED:	24.7"
PERCENTAGE OF PROTECTED TREES SAVED:	92.5%





SCALE: 1"=200'

NOTES:

1. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.

2. ALL TREES 8"-18" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE SURVEYED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.

SUN CHASE
TREE MITIGATION MEASURES - PREFERENCES (ECM 3.5.4)

1. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.

2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS I TREES. (SEE APPENDIX F OF THE ECM)

3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED. (SEE C.O.A. "REMEDIAL TREE CARE NOTES" APPENDIX F-8)

4. SPECIAL CONSTRUCTION TECHNIQUES

TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

NOTE: A TREE PERMIT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

SUN CHASE PUD
TREE EXHIBIT

SHEET 4 OF 5

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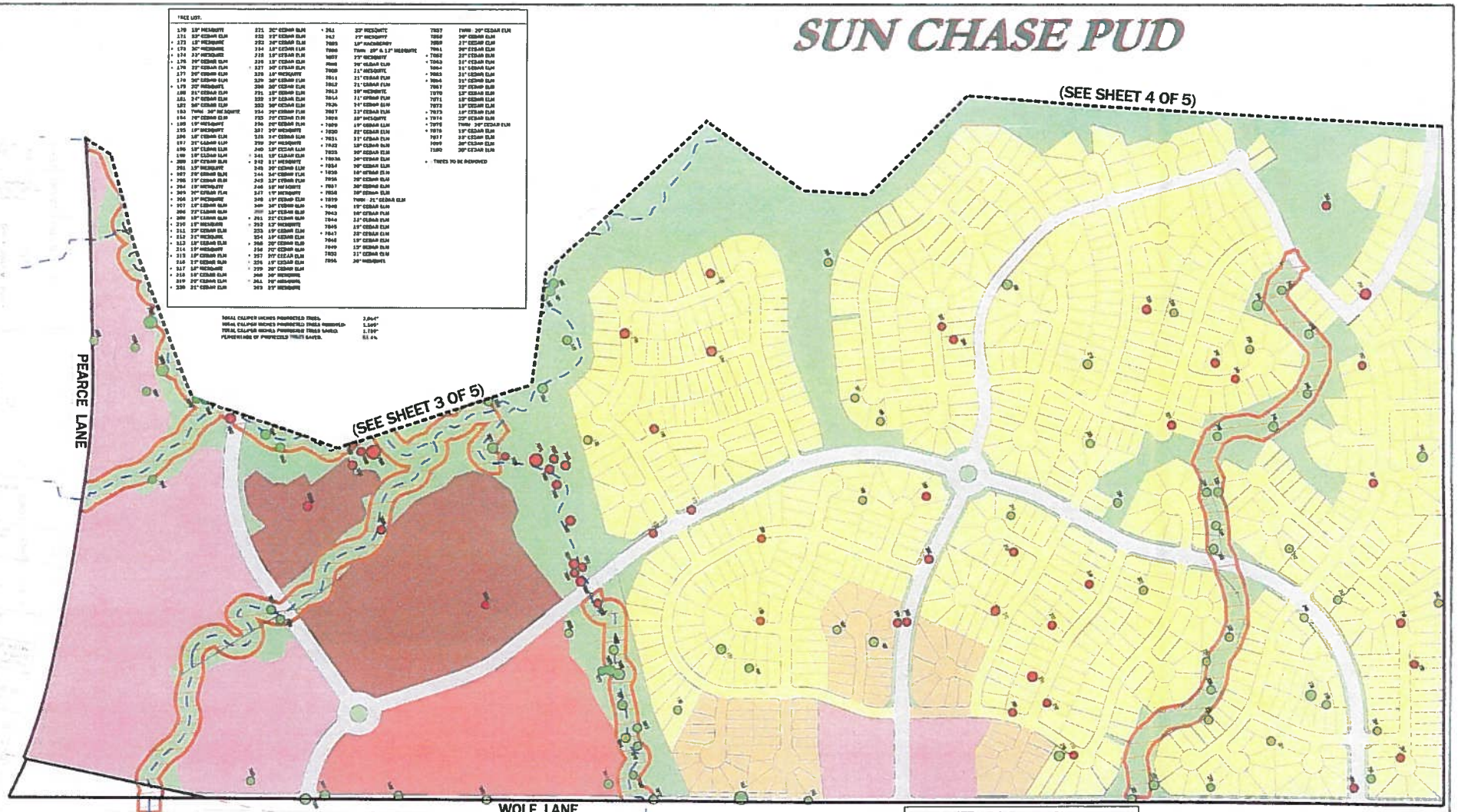
SUN CHASE PUD

TREE LIST:

170	15" MESQUITE	221	30" CEDAR ELM	* 261	22" MESQUITE	7057	TWIN: 20" CEDAR ELM		
171	22" CEDAR ELM	222	22" CEDAR ELM	262	27" MESQUITE	7058	20" CEDAR ELM		
* 172	15" MESQUITE	223	24" CEDAR ELM	7003	18" HACKBERRY	7059	21" CEDAR ELM		
* 173	30" MESQUITE	224	18" CEDAR ELM	7000	TWIN: 25" & 12" MESQUITE	7061	20" CEDAR ELM		
* 174	22" MESQUITE	225	15" CEDAR ELM	7007	27" MESQUITE	* 7062	22" CEDAR ELM		
* 175	20" CEDAR ELM	226	13" CEDAR ELM	7008	24" CEDAR ELM	* 7063	24" CEDAR ELM		
* 176	22" CEDAR ELM	* 227	20" CEDAR ELM	7009	21" MESQUITE	7064	24" CEDAR ELM		
177	20" CEDAR ELM	228	18" MESQUITE	7012	21" CEDAR ELM	* 7065	24" CEDAR ELM		
178	30" CEDAR ELM	229	30" CEDAR ELM	7013	21" CEDAR ELM	* 7066	24" CEDAR ELM		
* 179	20" MESQUITE	230	30" CEDAR ELM	7014	18" MESQUITE	7067	22" CEDAR ELM		
180	24" CEDAR ELM	231	18" CEDAR ELM	7020	24" CEDAR ELM	7070	18" CEDAR ELM		
181	24" CEDAR ELM	232	17" CEDAR ELM	7024	24" CEDAR ELM	7071	18" CEDAR ELM		
182	30" CEDAR ELM	233	30" CEDAR ELM	7027	24" CEDAR ELM	7072	18" CEDAR ELM		
183	TWIN: 30" & 24" MESQUITE	234	20" CEDAR ELM	7028	24" CEDAR ELM	* 7073	18" CEDAR ELM		
184	20" CEDAR ELM	235	20" CEDAR ELM	7029	18" MESQUITE	* 7074	22" CEDAR ELM		
* 185	15" MESQUITE	236	20" CEDAR ELM	* 7030	18" CEDAR ELM	* 7075	TWIN: 20" CEDAR ELM		
186	18" MESQUITE	237	20" MESQUITE	* 7030	22" CEDAR ELM	* 7076	18" CEDAR ELM		
187	20" CEDAR ELM	238	24" CEDAR ELM	* 7031	21" CEDAR ELM	7077	22" CEDAR ELM		
188	20" CEDAR ELM	239	20" MESQUITE	* 7032	18" CEDAR ELM	7079	20" CEDAR ELM		
189	18" CEDAR ELM	240	18" CEDAR ELM	7033	20" CEDAR ELM	7080	20" CEDAR ELM		
190	18" CEDAR ELM	* 241	18" CEDAR ELM	* 7033A	24" CEDAR ELM				
* 200	18" CEDAR ELM	* 242	15" MESQUITE	* 7034	20" CEDAR ELM				
201	15" MESQUITE	243	20" CEDAR ELM	* 7036	16" CEDAR ELM				
* 202	20" CEDAR ELM	244	24" CEDAR ELM	7038	20" CEDAR ELM				
* 203	18" CEDAR ELM	245	12" CEDAR ELM	* 7037	20" CEDAR ELM				
* 204	18" MESQUITE	246	18" MESQUITE	* 7038	20" CEDAR ELM				
* 205	20" CEDAR ELM	247	18" MESQUITE	* 7039	TWIN: 21" CEDAR ELM				
* 206	18" MESQUITE	248	18" CEDAR ELM	* 7040	18" CEDAR ELM				
* 207	18" CEDAR ELM	249	20" CEDAR ELM	7043	16" CEDAR ELM				
* 208	22" CEDAR ELM	250	18" CEDAR ELM	7044	22" CEDAR ELM				
* 209	18" CEDAR ELM	* 251	22" CEDAR ELM	7045	18" CEDAR ELM				
* 210	17" MESQUITE	* 252	12" MESQUITE	* 7047	20" CEDAR ELM				
* 211	22" CEDAR ELM	253	18" CEDAR ELM	7048	18" CEDAR ELM				
* 212	21" MESQUITE	254	18" CEDAR ELM	7049	15" CEDAR ELM				
* 213	18" CEDAR ELM	* 255	20" CEDAR ELM	7052	21" CEDAR ELM				
214	18" MESQUITE	256	20" CEDAR ELM	7056	20" MESQUITE				
* 215	18" CEDAR ELM	* 257	20" CEDAR ELM						
216	17" CEDAR ELM	* 258	18" CEDAR ELM						
* 217	18" MESQUITE	* 259	20" CEDAR ELM						
* 218	18" CEDAR ELM	260	20" MESQUITE						
219	20" CEDAR ELM	* 261	20" MESQUITE						
* 220	21" CEDAR ELM	262	22" MESQUITE						

TOTAL CALIPER INCHES PROMOTED TREES. 2,064"
TOTAL CALIPER INCHES PROMOTED TREES REMOVED. 1,268"
TOTAL CALIPER INCHES PROMOTED TREES SAVED. 1,796"
PERCENTAGE OF PROMOTED TREES SAVED. 61.4%

* TREES TO BE REMOVED



TRAVIS COUNTY
BASTROP COUNTY

SCALE 1"=200'

NOTE: A TREE PERMIT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

TREE LEGEND
- PROTECTED TREE TO BE SAVED
- PROTECTED TREE TO BE REMOVED

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SUN CHASE
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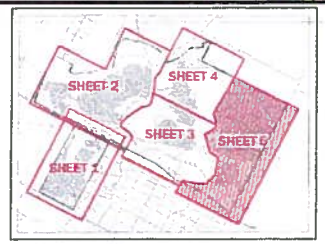

SHEET KEY MAP
NOT TO SCALE

SUN CHASE PUD
TREE EXHIBIT

SHEET 5 OF 5

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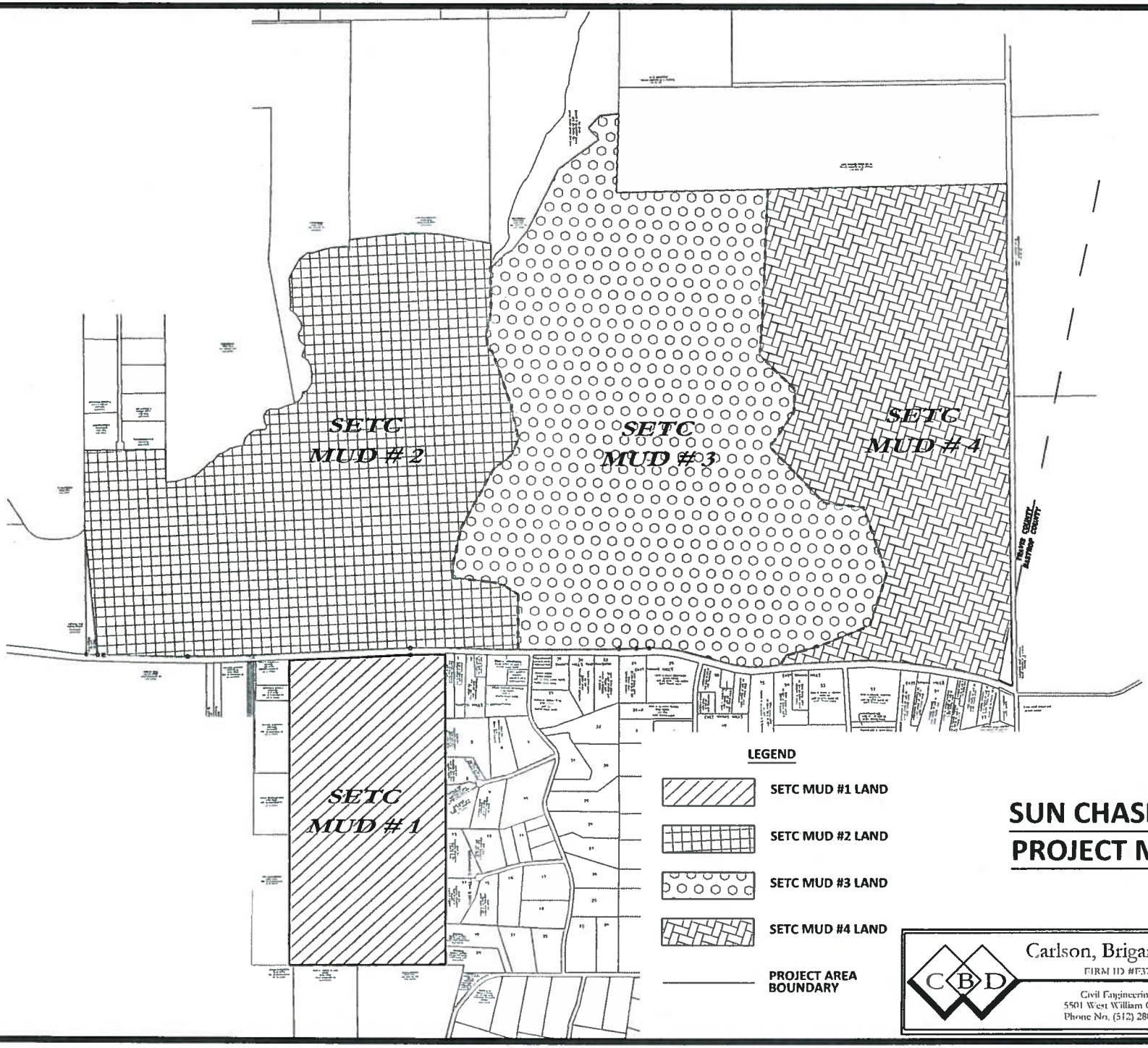

SUN CHASE PUD
PROJECT MAP

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Exhibit S