

**ORDINANCE NO. 040617-38**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY KNOWN AS RIBELIN RANCH LOCATED AT R.M. 2222 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property (the "Property") described in Zoning Case No.C814-04-0061, consisting of 428 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as the Ribelin Ranch project, locally known as R.M. 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance and the attached Exhibits A through E are the land use plan for the Ribelin Ranch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Ribelin Ranch planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-04-0061. If this ordinance and the attached exhibits conflict, the ordinance applies.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- Exhibit A: Description of Property
- Exhibit B: Zoning map
- Exhibit C: Ribelin Ranch PUD land use plan
- Exhibit D: Critical environmental feature buffer zones
- Exhibit E: Environmental Board recommendations dated May 19, 2004

#### **PART 4. Description of Property**

Tract 1A: A 134.977 acre tract of land as shown on Exhibits A and C

Tract 1B: A 45.845 acre tract of land as shown on Exhibits A and C

Tracts 2A, 2B, and 2C consisting of a 227.045 acre tract, a 8.843 acre tract, and an 11.357 acre tract, respectively, as shown on Exhibit C

#### **PART 5. Development is not allowed on Tracts 2A, 2B, and 2C.**

#### **PART 6. The following uses are prohibited uses of the Property:**

Automotive sales

Automotive repair services

Exterminating services

Pawn shop services

Service station

#### **PART 7. The following regulations apply to Tract 1A.**

##### **A. The following uses are permitted uses of Tract 1A:**

Bed & breakfast residential (Group 1)

Bed & breakfast residential  
(Group 2)

Duplex residential

Group residential

Multifamily residential

Single family residential

Townhouse residential

Administrative & business offices

Art & craft studio (limited)

Business or trade school

Business support services

Communications services

Off-site accessory parking

Medical offices (exceeding 5,000 sq. ft.  
gross floor area)

Medical offices (not exceeding  
5,000 sq. ft. gross floor area)

Personal services

Professional office

Software development

Urban farm

College & university facilities

Communication services facilities

Community events

Congregate living

Convalescent services

Counseling services

Cultural services

Day care services (commercial)

Day care services (general)

Day care services (limited)

Family home

Group home, Class I (general)

Group home, Class I (limited)

Group home, Class II

Guidance services

Hospital services (limited)

Local utility services

Private primary educational

Privates secondary educational facilities

facilities

Public primary educational facilities  
Religious assembly  
Safety services

Public secondary educational  
facilities  
Telecommunication tower

B. The following uses are conditional uses of Tract 1A:

Restaurant (limited)  
Club or lodge  
Community recreation (public)  
Residential treatment

Special use historic  
Community recreation (private)  
Hospital services (general)

C. Except as set forth in Section D of this part, Tract 1A shall be developed according to the general office-mixed use (GO-MU) district site development regulations.

D. Development of a single family residential use of Tract 1A shall comply with family residence (SF-3) development standards.

E. Development is not permitted within the 30-foot wide base channel of the two draws except for hand clearing for vegetation management.

**PART 8.** The following regulations apply to Tracts 1B.

A. The following uses are permitted uses of Tract 1B:

Administrative & business offices  
Automotive rentals  
Bail bond services  
Business support services  
Communication services  
Drop-off recycling collection facility  
Food sales  
General retail sales (convenience)  
Hotel-motel  
Indoor sports & recreation  
Medical offices (exceeding 5,000 sq. ft.  
gross floor area)  
Outdoor sports & recreation  
Personal services  
Professional office

Art & craft studio (limited)  
Automotive washing (of any type)  
Business or trade school  
Commercial off-street parking  
Consumer repair services  
Financial services  
Funeral services  
General retail sales (general)  
Indoor entertainment  
Off-site accessory parking  
Medical offices (not exceeding  
5,000 sq. ft. gross floor area)  
Personal improvement services  
Pet services  
Research services

Restaurant (general)  
 Software development  
 Urban farm  
 Communication service facilities  
 Community recreation (private)  
 Congregate living  
 Cultural services  
 Day care services (general)  
 Family home  
 Group home, Class I (limited)  
 Guidance services  
 Local utility services  
 Privates secondary educational facilities  
 Public primary educational facilities  
 Religious assembly  
 Residential treatment  
 Telecommunication tower  
 Service station

Restaurant (limited)  
 Theater  
 College & university facilities  
 Community events  
 Community recreation (public)  
 Counseling services  
 Day care services (commercial)  
 Day care services (limited)  
 Group home, Class I (general)  
 Group home, Class II  
 Hospital services (limited)  
 Private primary educational facilities  
 Public secondary educational facilities  
 Safety services  
 Transportation terminal

- B. The following uses are conditional uses of Tract 1B:

Outdoor entertainment  
 Special use historic  
 Club or lodge

Plant nursery  
 Custom manufacturing  
 Hospital services (general)

- C. Tract 1B shall be developed according to the community commercial-mixed use (GR-MU) district site development regulations.
- D. A commercial building may contain dwelling units in accordance with Section 25-2-1503 (*Residential Used Permitted in Neighborhood Mixed Use Building*) and Section 25-2-1504 (*Neighborhood Mixed Use Building Regulations*).

**PART 9.** Except as otherwise provided in this part, a principal retail use and its accessory uses may not exceed 50,000 square feet of gross floor area. A principal food sales use and its accessory uses may not exceed 100,000 square feet of gross floor area.

**PART 10.** In accordance with Section 25-2-411 (A) (*Planned Unit Development District Regulations*) of the Code, the following regulations apply to the PUD instead of otherwise applicable Code regulations.

- A. Section 25-8-424 (*Uplands Zone*) is modified to allow a maximum impervious cover of 67 percent on a site by site basis.
- B. Section 25-8-281(B) and (C) (*Critical Environmental Features*) is modified as follows:

Except as otherwise provided in this section, the applicable critical environmental feature buffers are identified on Exhibit D. If not shown on the exhibit, a 50 foot buffer zone is permitted around a critical environmental feature.

- C. A residential lot may not include a critical environmental feature or be located within 50 feet of a critical environmental feature.
- D. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill requirements*) are modified to allow a cut or fill of up to eight feet of depth for detention and water quality ponds.
- E. Section 25-8-42 (*Administrative Variances*) is modified to allow the Director of Watershed Protection and Development Review to grant a cut or fill variance of up to eight feet for development on the Property.
- F. Section 25-8-302 (B) (1) (*Construction of a Building or Parking Area*) is modified to allow impervious cover on slopes with a gradient of more than 15 percent to exceed 10 percent of the total area of the slopes.
- G. The requirements under Chapter 25-8, Subchapter B, Article 2 (*Endangered Species*) are waived.
- H. Section 25-8-123 (2)(a) (*Vegetation Report*) is modified so that a tree survey does not include Ashe Juniper (Cedar) trees with a single trunk with a diameter less than eight inches measured four and one-half feet from natural grade level.
- I. Mitigation for Class I protected trees shall be at 50 percent replacement value.
- J. Section 25-7-32 (C) (*Floodplain Maps, Delineation, and Depiction*) is modified to waive the requirement for calculation of the boundaries of the 100-year floodplain.

- K. Section 25-4-33 (*Original Tract Requirement*) is modified to allow the filing and approval of a subdivision application that does not include Tracts 2A, 2B or 2C if a 30 foot wide access easement across Tract 1A is provided for the tracts at the time a preliminary plan for Tract 1A or Tract 1B is submitted.
- L. Tracts 2A, 2B, and 2C may be conveyed without platting.
- M. Sections 25-2-411 (I) (1), (5) and (6) (*Planned Unit Development District Regulations*) are modified to defer the location of buildings and driveway cuts to the time an application for a site development permit is filed.
- N. Section 25-2-1023(A) (*Roadway Vegetative Buffer*) is modified to allow a vegetative buffer of 75 feet wide along the future right-of-way of RR 2222 and require Hill Country Roadway high intensity restoration under Appendix A of the Environmental Criteria Manual.
- O. Section 25-2-1025(A) (*Natural Area*) is modified to allow 20 percent of the Property, excluding dedicated right-of-way, within 1,000 feet of the existing right-of-way of RR 2222 to be left in a natural state.
- P. Section 25-2-423 (*Rezoning If Development Applications Expire Or Are Not Approved*) is modified to provide that the Director of the Neighborhood Planning and Zoning Department may request that Council initiate a rezoning if (1) a preliminary plan or site plan for a portion of the property is not approved on or before June 17, 2007, or (2) an approved preliminary plan or site plan expires.

**PART 11.** At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

**PART 12.** For commercial areas landscaping shall comply with Hill Country Roadway requirements with low intensity revegetation of natural areas under Appendix A of the Environmental Criteria Manual. For single family residential areas, a Grow Green landscape shall be installed by the builder. A Grow Green and IPM plan education packet shall be provided to single family homeowners.

**PART 13.** Development of the Property shall comply with the Environmental Board recommendations attached in Exhibit E.

**PART 14.** The requirements of Section 25-9-38 (*Expiration of Service Extension Approval*) are waived to provide that Service Extension Requests No. 2337 and No. 2338 shall expire on June 28, 2014.

**PART 15.** This ordinance takes effect on June 28, 2004.

**PASSED AND APPROVED**

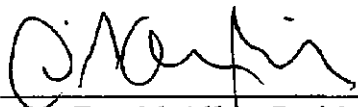
June 17, 2004

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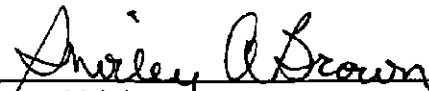
Will Wynne  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



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

**EXHIBIT A**

C214-CA 0061

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**428.069 ACRES  
RIBELIN RANCH**

A DESCRIPTION OF 428.069 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE JOHN E. LINN SURVEY NO. 454, THE J.W. PREECE SURVEY NO. 2 AND THE A.E. PATTON SURVEY NO. 539 ABSTRACT 601, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 428.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" rebar with cap set in the north right-of-way line of R.M. 2222 (right-of-way width varies) for the southwest corner of said 1.73 acre tract, from which a ½" rebar found for Point of Curvature Station 86+33.5 of said R.M. 2222 bears along a curve to the left having a radius of 1482.40 feet, an arc length of 264.95 feet and chord of North 86°57'51" West, a distance of 264.60 feet;

**THENCE** North 28°07'40" East, with the west line of the 1.73 acre tract, passing at a distance of 10.36 feet a ½" rebar found for the southeast corner of Lot 1, Kallestad Laboratories Subdivision, a subdivision of record in Volume 87, Page 6D-7A of the Plat Records of Travis County, Texas, and continuing for a total distance of 183.57 feet to a ½" rebar found for the northeast corner of said Lot 1, being in the south line of the 740.5 acre tract;

**THENCE** with the north line of Kallestad Laboratories Subdivision and the south line of said 740.5 acre tract, the following two (2) courses:

1. North 62°07'56" West, a distance of 636.64 feet to a ½" rebar found;
2. North 62°07'15" West, a distance of 350.03 feet to a 5/8" rebar found for the northwest corner of Kallestad Laboratories Subdivision, being in the north termination of McNeil Road (120' right-of-way width) and the northeast corner of Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas;

**THENCE** with the north termination of McNeil Drive and the north lines of Lots 4, 3 and 2 of said Austin Center/3M subdivision and the south and west lines of the 740.5 acre tract, the following five (5) courses:



1. North 62°06'52" West, a distance of 608.03 feet to a 60D nail found;
2. North 17°08'47" East, a distance of 599.82 feet to a ½" rebar with cap set;
3. North 62°51'39" West, a distance of 802.36 feet to a ½" rebar found;
4. North 07°05'27" East, a distance of 332.70 feet to a 60D nail found;
5. North 06°55'25" East, a distance of 256.24 feet to a 60D nail found for the northeast corner of Lot 2, Austin Center/3M and the southeast corner of Lot 2, Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of the Official Public Records of Travis County, Texas;

**THENCE** with the east line of said Lot 2 and the west line of the 740.5 acre tract, the following three (3) courses:

1. North 06°56'08" East, a distance of 377.78 feet to a 60D nail found;
2. North 06°48'14" East, a distance of 978.92 feet to a 60D nail found;
3. North 06°59'28" East, a distance of 426.52 feet to a ½" rebar found for the northeast corner of Lot 2 and in the south line of a 1.3015 acre City of Austin Right-of-Way Vacation described in Volume 13241, Page 787 of the Real Property Records of Travis County, Texas;

**THENCE** with the south lines of said 1.3015 acre Right-of-Way Vacation being also the line described in a Boundary Line Agreement of record in Volume 8913, Page 222 of the Real Property Records of Travis County, Texas, the following two (2) courses:

1. South 64°27'45" East, a distance of 179.59 feet to a 5/8" rebar found;
2. South 62°31'01" East, a distance of 421.35 feet to a ½" rebar with cap set for the easternmost corner of the 1.3015 acre Right-of-Way Vacation and in the south line of Lot 1, W.T.P. NO. 4 Subdivision, a subdivision of record in Volume 86, Page 190D-191B;

**THENCE** with the south and east lines of said Lot 1, W.T.P. NO. 4 Subdivision and said Boundary Agreement Line the following thirteen (13) courses:

1. South 55°33'51" East, a distance of 46.37 feet to a ½" rebar with cap set;

2. South 66°09'08" East, a distance of 198.46 feet to a ½" rebar with cap set;
3. South 44°29'03" East, a distance of 72.53 feet to a 5/8" rebar found;
4. North 75°33'16" East, a distance of 99.37 feet to a ½" rebar with cap set;
5. North 80°13'23" East, a distance of 101.42 feet to a ½" rebar found;
6. North 76°43'58" East, a distance of 148.63 feet to a 5/8" rebar found;
7. North 27°22'21" East, a distance of 351.62 feet to a 5/8" rebar found;
8. North 31°24'24" East, a distance of 300.03 feet to a 5/8" rebar found;
9. North 27°07'13" East, a distance of 389.07 feet to a 5/8" rebar found;
10. North 27°45'57" East, a distance of 532.09 feet to a 5/8" rebar found;
11. North 27°24'36" East, a distance of 432.08 feet to a ½" rebar with cap found;
12. North 26°57'02" East, a distance of 400.95 feet to a 60D nail found;
13. North 27°23'56" East, a distance of 501.64 feet to a ½" rebar found in the south line of a 133.475 acre tract of land described in Volume 11905, Page 928 of the Real Property Records of Travis County, Texas, for the northeast corner of Lot 1 and a northwest corner of the 740.5 acre tract, from which a ½" iron pipe found in the south line of said 133.475 acre tract and the north line of Lot 1 bears North 59°39'33" West, a distance of 141.46 feet;

**THENCE** with the west lines of the 740.5 acre tract and the south lines of the 133.475 acre tract, the following eight (8) courses:

1. South 61°23'33" East, a distance of 269.87 feet to a 60D nail found;
2. South 51°47'17" East, a distance of 263.72 feet to a 60D nail found;
3. South 47°41'55" East, a distance of 267.27 feet to a ½" rebar with cap set;
4. South 52°17'26" East, a distance of 189.76 feet to a ½" iron pipe found;

5. South 47°21'27" East, a distance of 152.67 feet to a 60D nail found;
6. South 55°03'18" East, a distance of 79.33 feet to a 60D nail found;
7. South 58°59'20" East, a distance of 64.18 feet to a cotton spindle found;
8. South 63°54'37" East, a distance of 365.83 feet to a ½" pipe found for the southeast corner of the 133.475 acre tract;

**THENCE** with the west lines of the 740.5 acre tract and the east line of the 133.475 acre tract, the following two (2) courses:

1. North 29°05'27" East, a distance of 204.69 feet to a ½" iron pipe found;
2. North 82°40'23" East, a distance of 93.62 feet to a ½" iron pipe found;

**THENCE** over and across the 740.5 acre tract, the following twenty-four (24) courses:

1. South 58°08'11" East, a distance of 489.16 feet to a ½" rebar with cap set;
2. South 44°25'11" West, a distance of 275.04 feet to a nail with shiner set;
3. South 06°52'25" West, a distance of 174.89 feet to a nail with shiner set;
4. South 02°43'40" East, a distance of 340.83 feet to a nail with shiner set;
5. North 67°40'31" West, a distance of 202.08 feet to a nail with shiner set;
6. South 33°15'36" West, a distance of 157.78 feet to a ½" rebar with cap set;
7. North 85°08'03" West, a distance of 205.25 feet to a ½" rebar with cap set;
8. South 41°51'53" West, a distance of 692.31 feet to a ½" rebar with cap set;
9. South 07°04'09" West, a distance of 141.06 feet to a nail with shiner set;
10. South 78°59'12" West, a distance of 126.15 feet to a nail with shiner set;
11. South 37°21'14" West, a distance of 476.65 feet to a nail with shiner set;

12. South 16°11'39" East, a distance of 224.21 feet to a ½" rebar with cap set;
13. North 75°52'59" West, a distance of 43.01 feet to a nail with shiner set;
14. North 70°45'51" West, a distance of 270.11 feet to a nail with shiner set;
15. South 53°21'39" West, a distance of 137.57 feet to a ½" rebar with cap set;
16. South 09°18'45" East, a distance of 110.94 feet to a ½" rebar with cap set;
17. South 80°41'15" West, a distance of 677.00 feet to a ½" rebar with cap set;
18. South 09°18'45" East, a distance of 427.75 feet to a ½" rebar with cap set;
19. North 80°40'30" East, a distance of 1633.58 feet to a ½" rebar with cap set;
20. South 09°19'30" East, a distance of 50.00 feet to a ½" rebar with cap set;
21. North 80°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
22. North 88°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
23. North 01°19'30" West, a distance of 50.00 feet to a ½" rebar with cap set;
24. North 88°40'30" East, a distance of 1575.02 feet to a ½" rebar found in the east line of the 740.5 acre tract and the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas;

**THENCE** with the east line of the 740.5 acre tract and the west line of said 942.272 acre tract, the following twenty (20) courses:

1. South 28°21'45" West, a distance of 84.03 feet to a cotton spindle found;
2. South 28°24'49" West, a distance of 137.35 feet to a 60D nail found;
3. South 28°32'09" West, a distance of 126.99 feet to a ½" rebar found;
4. South 28°30'32" West, a distance of 318.18 feet to a ½" rebar found;

5. South 28°06'17" West, a distance of 252.87 feet to a ½" rebar found;
6. South 28°27'33" West, a distance of 254.98 feet to a ½" rebar found;
7. South 29°16'34" West, a distance of 123.59 feet to a ½" rebar found;
8. South 26°14'35" West, a distance of 115.14 feet to a ½" rebar found;
9. South 27°31'43" West, a distance of 91.76 feet to a ½" rebar found;
10. South 27°52'03" West, a distance of 79.95 feet to a ½" rebar found;
11. South 26°58'26" West, a distance of 82.70 feet to a ½" rebar with cap set;
12. South 28°21'39" West, a distance of 137.46 feet to a ½" rebar found;
13. South 27°50'56" West, a distance of 114.43 feet to a ½" rebar with cap set;
14. South 29°05'50" West, a distance of 115.25 feet to a ½" rebar found;
15. South 28°24'20" West, a distance of 173.92 feet to a ½" rebar found;
16. South 28°34'08" West, a distance of 87.57 feet to a T-post in concrete found;
17. South 28°15'31" West, a distance of 254.75 feet to a ½" rebar found;
18. South 28°00'56" West, a distance of 105.25 feet to T-post in concrete found;
19. South 28°22'36" West, a distance of 212.93 feet to a ½" rebar found;
20. South 28°31'44" West, a distance of 195.65 feet to a ½" rebar found for the northeast corner of 32.76 acre tract of land described as Tract 1 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

**THENCE** North 74°27'35" West, with the southeast line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 1351.34 feet to a ½" rebar found for the northwest corner of the 32.76 acre tract;

**THENCE** with the east line of the 740.5 acre tract and the west line of the 32.76 acre

tract, the following two (2) courses:

1. South 26°16'44" West, a distance of 628.20 feet to a 60D nail found;
2. South 26°23'26" West, a distance of 323.37 feet to a ½" rebar with cap set for a southeast corner of the 740.5 acre tract, the southwest corner of the 32.76 acre tract, the northeast corner of the 1.73 acre tract and the northwest corner of a 0.31 acre tract of land described as Tract 2 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

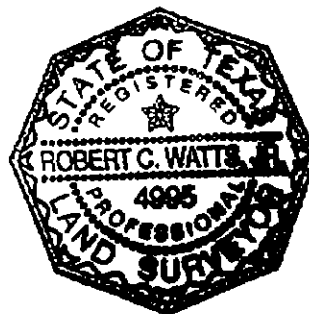
**THENCE** South 26°43'14" West, with the east line of the 1.73 acre tract and the west line of said 0.31 acre tract, a distance of 109.68 feet to a ½" rebar with cap set in the north right-of-way line of R.M. 2222 for the southwest corner of the 0.31 acre tract and the southeast corner of the 1.73 acre tract, from which a ½" rebar found for Point of Tangency Station 94+67.4 of R.M. 2222 bears along a curve to the right having a radius of 1482.40, an arc length of 12.06 feet and chord of South 58°58'02" East, a distance of 12.06 feet;

**THENCE** with the north right-of-way line of R.M. 2222 and the south line of the 1.73 acre tract, along a curve to the left having a radius of 1482.40 feet, an arc length of 585.85 feet and chord which bears North 70°31'19" West, a distance of 582.05 feet to the **POINT OF BEGINNING**, containing 428.069 acres of land, more or less.

Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-T1.



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



311-04



EXHIBIT A  
Professional Land Surveying, Inc.  
Surveying and Mapping

TRACT 1A

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**134.977 ACRES  
RIBELIN RANCH**

A DESCRIPTION OF 134.977 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE JOHN E. LINN SURVEY NO. 454 AND THE A.E. PATTON SURVEY NO. 539 ABSTRACT 601, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 134.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" rebar found in the north termination of McNeil Road (120' right-of-way width), for the northwest corner of Kallestad Laboratories Subdivision, being, the northeast corner Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas and a south line of said 740.5 acre tract;

**THENCE** North 62°06'52" West, with the north termination of said McNeil Drive, the north line of said Austin Center/3M subdivision and a south line of the 740.5 acre tract, a distance of 548.77 feet to a calculated point, from which the northwest corner of Lot 4, Austin Center/3M, bears North 62°06'52" West, a distance of 59.25 feet;

**THENCE** over and across the 740.5 acre tract, the following sixty-six (66) courses:

1. North 79°04'26" East, a distance of 79.01 feet to a calculated point;
2. South 89°02'11" East, a distance of 98.58 feet to a calculated point;
3. North 38°42'34" East, a distance of 42.27 feet to a calculated point;
4. South 89°48'23" East, a distance of 60.86 feet to a calculated point;
5. South 36°18'33" East, a distance of 38.37 feet to a calculated point;
6. South 49°54'36" East, a distance of 91.33 feet to a calculated point;
7. North 88°07'48" East, a distance of 59.97 feet to a calculated point;
8. North 05°14'32" East, a distance of 69.33 feet to a calculated point for a point of curvature;

9. Along a curve to the left having a radius of 50.00 feet, an arc length of 83.81 feet and chord which bears South 88°08'24" East, a distance of 74.34 feet to a calculated point;
10. North 43°50'32" East, a distance of 25.09 feet to a calculated point;
11. North 28°08'43" East, a distance of 22.10 feet to a calculated point;
12. Along a curve to the left having a radius of 50.00 feet, an arc length of 36.11 feet and chord which bears North 07°27'30" East, a distance of 35.33 feet to a calculated point for a point of curvature;
13. Along a curve to the left having a radius of 50.00 feet, an arc length of 206.54 feet and chord which bears North 46°59'02" West, a distance of 88.01 feet to a calculated point;
14. North 36°47'23" West, a distance of 25.19 feet to a calculated point;
15. North 51°07'54" West, a distance of 163.67 feet to a calculated point;
16. North 55°51'57" East, a distance of 186.97 feet to a calculated point;
17. South 53°03'13" East, a distance of 126.73 feet to a calculated point;
18. South 46°45'42" East, a distance of 69.26 feet to a calculated point;
19. North 29°12'52" East, a distance of 59.39 feet to a calculated point;
20. North 25°41'01" West, a distance of 34.32 feet to a calculated point;
21. North 71°33'48" East, a distance of 130.15 feet to a calculated point;
22. South 61°00'51" East, a distance of 43.31 feet to a calculated point;
23. North 63°00'07" East, a distance of 29.29 feet to a calculated point;
24. North 10°02'30" East, a distance of 63.90 feet to a calculated point;
25. North 32°23'35" West, a distance of 71.95 feet to a calculated point;



26. North  $28^{\circ}26'58''$  West, a distance of 112.63 feet to a calculated point;
27. North  $51^{\circ}41'50''$  West, a distance of 57.48 feet to a calculated point;
28. North  $36^{\circ}38'51''$  East, a distance of 177.21 feet to a calculated point;
29. North  $54^{\circ}38'40''$  East, a distance of 14.05 feet to a calculated point for a point of curvature;
30. Along a curve to the left having a radius of 150.00 feet, an arc length of 59.91 feet and chord which bears North  $43^{\circ}12'11''$  East, a distance of 59.51 feet to a calculated point;
31. North  $50^{\circ}32'16''$  East, a distance of 99.03 feet to a calculated point;
32. South  $33^{\circ}02'29''$  East, a distance of 70.63 feet to a calculated point;
33. North  $20^{\circ}49'11''$  East, a distance of 47.62 feet to a calculated point;
34. North  $05^{\circ}28'05''$  East, a distance of 45.52 feet to a calculated point;
35. North  $63^{\circ}06'46''$  East, a distance of 132.57 feet to a calculated point;
36. North  $41^{\circ}40'04''$  East, a distance of 28.30 feet to a calculated point;
37. North  $47^{\circ}09'43''$  East, a distance of 435.38 feet to a calculated point;
38. North  $27^{\circ}45'05''$  West, a distance of 98.85 feet to a calculated point for a point of curvature;
39. Along a curve to the left having a radius of 150.00 feet an arc length of 208.49 feet and chord which bears North  $33^{\circ}31'41''$  West, a distance of 192.11 feet to a calculated point;
40. North  $48^{\circ}33'21''$  West, a distance of 65.61 feet to a calculated point;
41. North  $02^{\circ}13'20''$  East, a distance of 100.12 feet to a calculated point;
42. North  $21^{\circ}58'52''$  East, a distance of 6.11 feet to a calculated point;

43. North 26°27'38" East, a distance of 26.06 feet to a calculated point;
44. North 26°35'53" East, a distance of 41.52 feet to a calculated point;
45. North 26°47'29" East, a distance of 26.74 feet to a calculated point;
46. North 32°59'37" East, a distance of 72.05 feet to a calculated point;
47. North 80°43'47" East, a distance of 328.90 feet to a calculated point;
48. North 80°40'30" East, a distance of 1633.58 feet to a calculated point;
49. South 09°19'30" East, a distance of 50.00 feet to a calculated point;
50. North 80°40'30" East, a distance of 93.01 feet to a calculated point;
51. North 88°40'30" East, a distance of 93.01 feet to a calculated point;
52. North 01°19'30" West, a distance of 50.00 feet to a calculated point;
53. North 88°40'30" East, a distance of 919.34 feet to a calculated point;
54. South 10°41'26" East, a distance of 35.36 feet to a calculated point;
55. South 43°30'19" West, a distance of 2.46 feet to a calculated point;
56. South 82°29'08" West, a distance of 105.13 feet to a calculated point for a point of curvature;
57. Along a curve to the left having a radius of 100.00 feet, an arc length of 63.85 feet and chord which bears South 64°11'33" West, a distance of 62.78 feet to a calculated point;
58. South 82°19'38" West, a distance of 74.01 feet to a calculated point for a point of curvature;
59. Along a curve to the left having a radius of 100.00 feet, an arc length of 136.68 feet and chord which bears South 43°10'22" West, a distance of 126.28 feet to a calculated point;

60. South 04°01'05" West, a distance of 50.00 feet to a calculated point for a point of curvature;
61. Along a curve to the left having a radius of 100.00 feet, an arc length of 87.94 feet and chord which bears South 21°10'31" East, a distance of 85.14 feet to a calculated point;
62. South 46°22'08" East, a distance of 52.28 feet to a calculated point for a point of curvature;
63. Along a curve to the left having a radius of 100.00 feet, an arc length of 98.19 feet and chord which bears South 74°29'50" East, a distance of 94.29 feet to a calculated point for a point of curvature;
64. Along a curve to the left having a radius of 150.00 feet, an arc length of 205.28 feet and chord which bears South 67°08'44" East, a distance of 189.63 feet to a calculated point for a point of curvature;
65. Along a curve to the left having a radius of 150.00 feet, an arc length of 247.58 feet and chord which bears South 52°11'08" East, a distance of 220.42 feet to a calculated point for a point of curvature;
66. Along a curve to the left having a radius of 150.00 feet, an arc length of 134.68 feet and chord which bears South 74°20'22" East, a distance of 130.20 feet to a calculated point in the east line of the 740.5 acre tract and the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis;

**THENCE** with the east line of the 740.5 acre tract and the east line of said 942.272 acre tract, the following three (3) courses:

1. South 28°06'17" West, a distance of 203.77 feet to a ½" rebar found;
2. South 28°27'33" West, a distance of 254.98 feet to a ½" rebar found;
3. South 29°16'34" West, a distance of 56.06 feet to a calculated point;

**THENCE** over and across the 740.5 acre tract, the following twenty-one (21) courses:

1. Along a curve to the left having a radius of 150.00 feet, an arc length of 485.43

- feet and chord which bears South  $58^{\circ}54'19''$  West, a distance of 299.66 feet to a calculated point;
2. South  $14^{\circ}23'06''$  West, a distance of 68.26 feet to a calculated point for a point of curvature;
  3. Along a curve to the left having a radius of 100.00 feet, an arc length of 69.26 feet and chord which bears South  $05^{\circ}27'28''$  East, a distance of 67.89 feet to a calculated point;
  4. South  $44^{\circ}58'17''$  West, a distance of 44.37 feet to a calculated point;
  5. South  $63^{\circ}30'27''$  West, a distance of 107.55 feet to a calculated point;
  6. South  $53^{\circ}06'08''$  West, a distance of 88.93 feet to a calculated point;
  7. South  $48^{\circ}47'52''$  West, a distance of 84.47 feet to a calculated point;
  8. South  $49^{\circ}18'58''$  West, a distance of 246.78 feet to a calculated point;
  9. South  $48^{\circ}56'44''$  West, a distance of 117.76 feet to a calculated point for a point of curvature;
  10. Along a curve to the left having a radius of 100.00 feet, an arc length of 74.52 feet and chord which bears North  $67^{\circ}07'44''$  West, a distance of 72.81 feet to a calculated point;
  11. North  $88^{\circ}28'41''$  West, a distance of 60.31 feet to a calculated point for a point of curvature;
  12. Along a curve to the left having a radius of 100.00 feet, an arc length of 48.09 feet and chord which bears South  $77^{\circ}44'41''$  West, a distance of 47.63 feet to a calculated point;
  13. Along a curve to the left having a radius of 150.00 feet, an arc length of 306.87 feet and chord which bears North  $89^{\circ}05'00''$  West, a distance of 256.08 feet to a calculated point;
  14. Along a curve to the left having a radius of 150.00 feet, an arc length of 397.70 feet and chord which bears South  $18^{\circ}29'18''$  East, a distance of 291.03 feet to a

calculated point;

15. South 48°14'14" East, a distance of 206.47 feet to a calculated point for a point of curvature;
16. Along a curve to the left having a radius of 100.00 feet, an arc length of 157.23 feet and chord which bears North 86°43'07" East, a distance of 141.53 feet to a calculated point;
17. South 69°59'00" East, a distance of 30.21 feet to a calculated point;
18. North 73°44'15" East, a distance of 89.23 feet to a calculated point;
19. North 52°22'16" East, a distance of 16.53 feet to a calculated point for a point of curvature;
20. Along a curve to the left having a radius of 100.00 feet, an arc length of 94.34 feet and chord which bears North 89°43'39" East, a distance of 90.88 feet to a calculated point;
21. North 62°42'06" East, a distance of 91.51 feet to a calculated point in the east line of the 740.5 acres and the west line of the 942.272 acre tract;

**THENCE** with the east line of the 740.5 acre tract and the west line of the 942.272 acre tract, the following four (4) courses:

1. South 28°15'31" West, a distance of 153.90 feet to a ½" rebar found;
2. South 28°00'56" West, a distance of 105.25 feet to a T-post in concrete found;
3. South 28°22'36" West, a distance of 212.93 feet to a ½" rebar found;
4. South 28°31'44" West, a distance of 195.65 feet to a calculated point for the southeast corner of the 740.5 acre tract and the northeast corner of a 32.76 acre tract of land described in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

**THENCE** North 74°27'35" West, with a south line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 986.22 feet to a calculated point, from which a ½" rebar found for the northwest corner of the 32.76 acre tract bears North 74°27'35"

West, a distance of 365.12 feet;

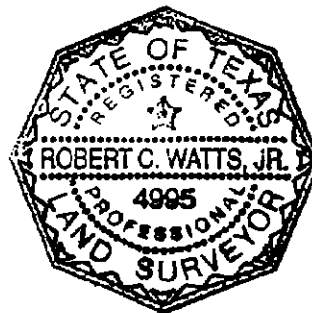
**THENCE** over and across the 740.5 acre tract, the following four (4) courses:

1. North  $30^{\circ}22'37''$  West, a distance of 1224.48 feet to a calculated point for a point of curvature;
2. South  $61^{\circ}05'33''$  West, a distance of 984.62 feet to a calculated point;
3. Along a curve to the left having a radius of 1958.08 feet, an arc length of 809.91 feet and chord which bears South  $49^{\circ}18'43''$  West, a distance of 804.15 feet to a calculated point;
4. South  $35^{\circ}50'26''$  West, a distance of 113.50 to the **POINT OF BEGINNING**, containing 134.977 acres of land, more or less.

Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-EXH-1A.

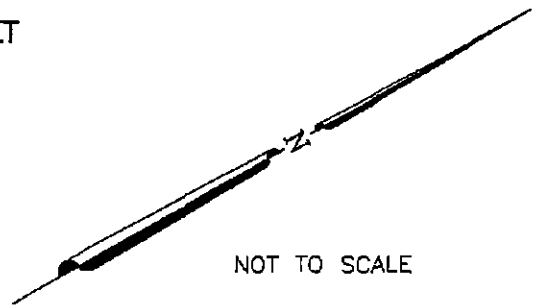


Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

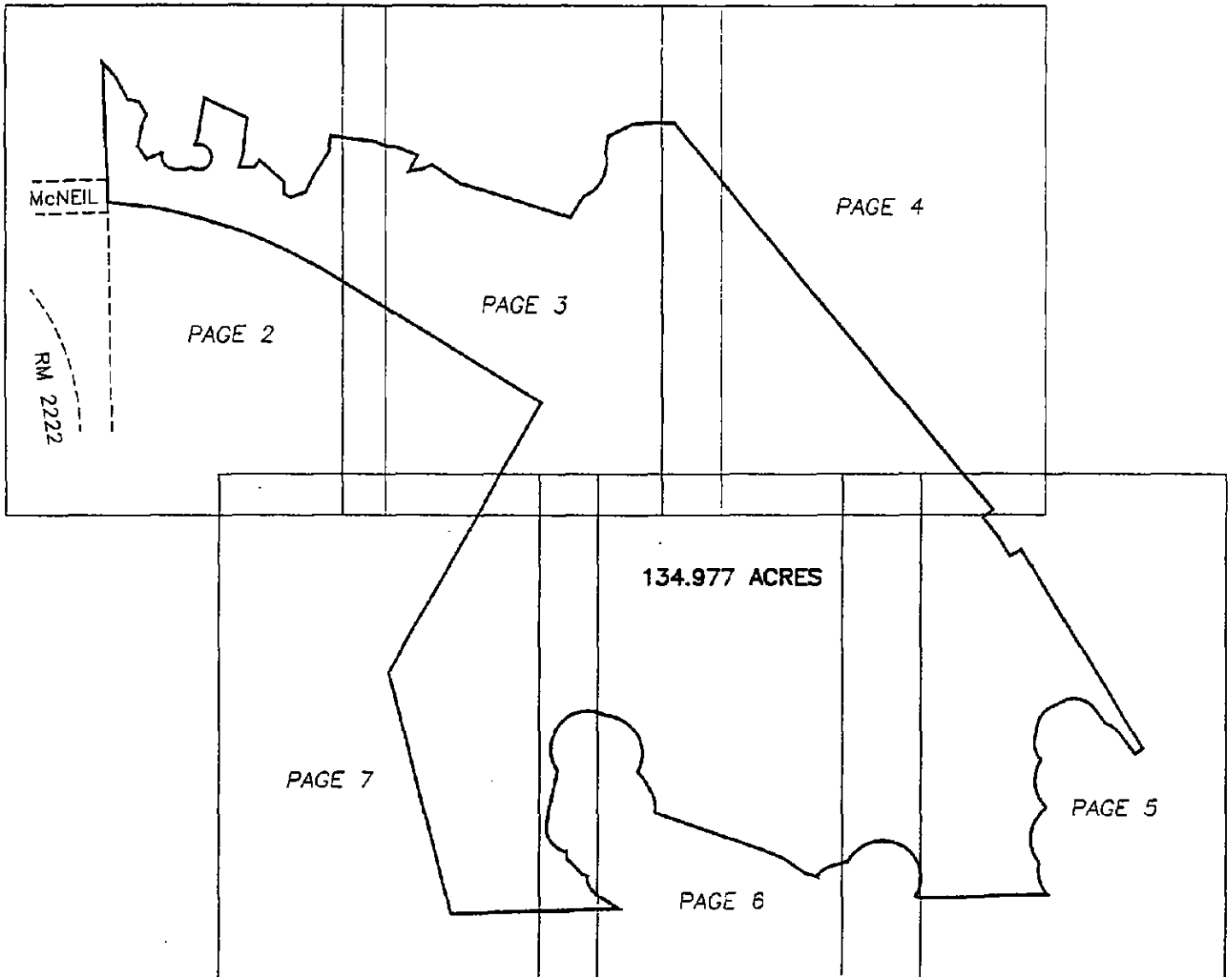


6-14.04

# INDEX SHEET



NOT TO SCALE



PROJECT NO: 328-001  
DRAWING NO: 328-001 -  
EXH-1A  
PLOT DATE: 06/11/04  
DRAWN BY: COD  
PAGE 1 OF 9

Chaparral

N17°08'47"E 599.82'  
(N17°10'33"E 600.58')

N62°06'52"W 59.25'

AREA OF UNCERTAIN  
TITLE, SHOWN AS  
PARCEL NO.  
0151270119 PER  
T.C.A.D.

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

LOT 4  
AUSTIN CENTER/3M  
87/7B-7C

N62°06'52"W 548.77'

McNEIL DRIVE  
(120' RIGHT OF WAY)

P.O.B.

134.977 ACRES

N62°07'15"W 350.03'  
(N60°11'19"W 349.72')

LOT 1  
KALLESTAD  
LABORATORIES  
SUBDIVISION  
87/6D-7A

N62°07'56"W 636.64'  
(N60°11'49"W 636.70')

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

SCALE: 1"=200'

N28°30'48"E 8.88'  
(N30°07'02"E 8.10')

RIBELIN RANCH PARTNERSHIP  
1.73 ACRES (PARCEL TWO)  
9444/251

RM 2222

Chaparral

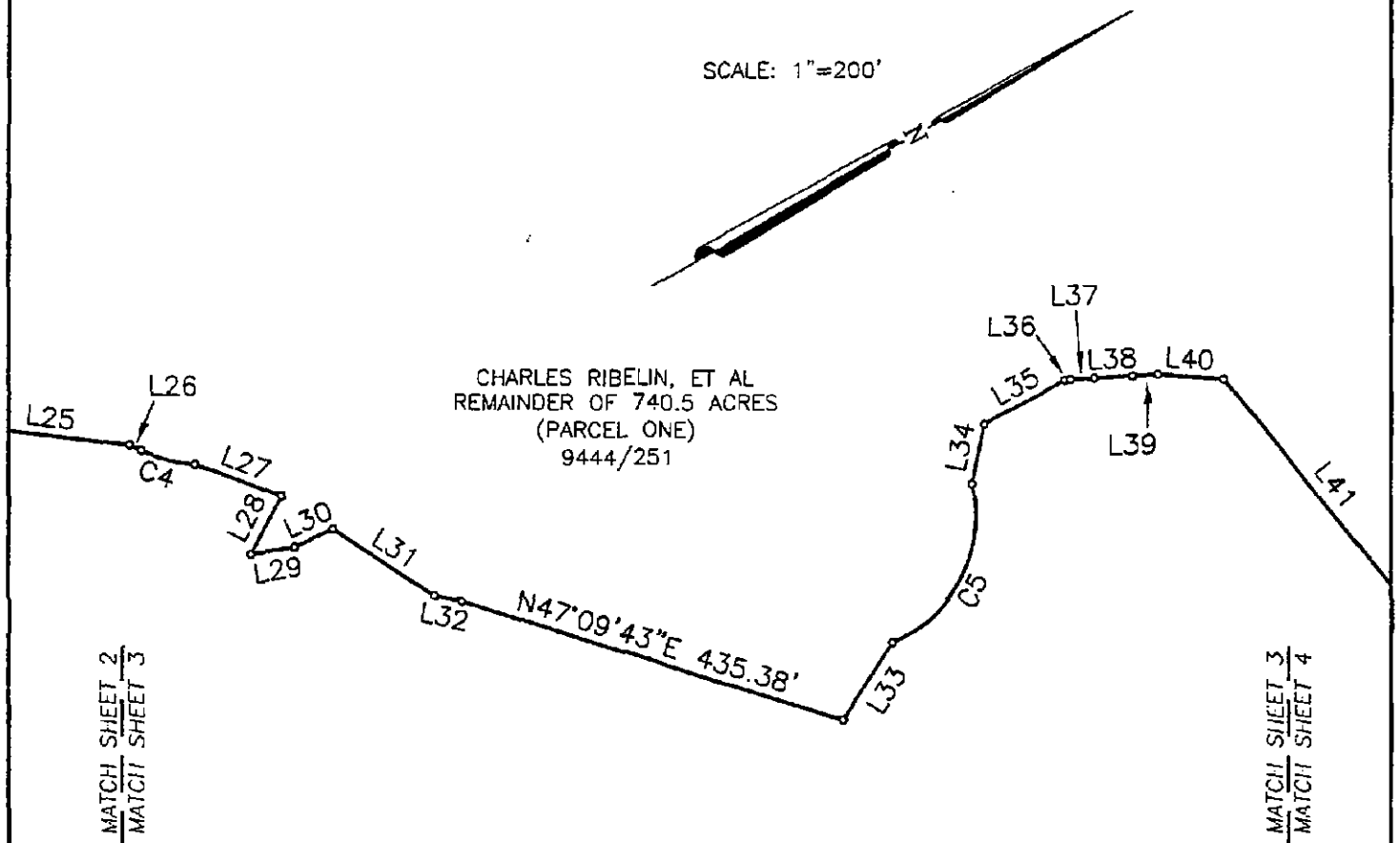
MATCH SHEET 2  
MATCH SHEET 7

PROJECT NO: 328-001  
DRAWING NO: 328-001-EXH-1A  
PLOT DATE: 06/11/04  
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PAGE 2 OF 9

MATCH SHEET 2  
MATCH SHEET 3



SCALE: 1"=200'



134.977 ACRES

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

S61°05'33"W 984.62'

PROJECT NO: 328-001  
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PLOT DATE: 06/11/04  
DRAWN BY: COD  
PAGE 3 OF 9

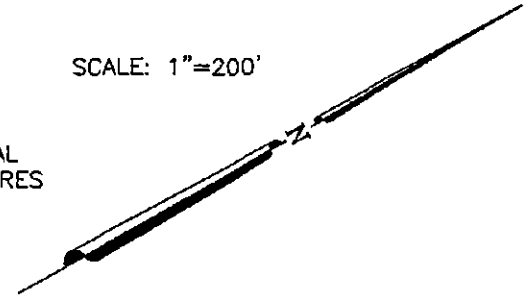
1224.48'

Chaparral

MATCH SHEET 3  
MATCH SHEET 6

SCALE: 1"=200'

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251



40

MATCH SHEET 3  
MATCH SHEET 4

S09°18'45"E 427.75'

S80°41'15"W 677.00'

N80°40'30"E 1633.58'

134.977 ACRES

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

PROJECT NO: 328-001  
DRAWING NO: 328-001-EXH-1A  
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Chaparral

MATCH SHEET 4  
MATCH SHEET 5

42

MATCH SHEET 4  
MATCH SHEET 5

SCALE: 1"=200'

MATCH SHEET 6  
MATCH SHEET 5

134.977 ACRES

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

N88°40'30"E 919.34'

N88°40'30"E 1575.02'

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

942.272 AC.  
CITY OF AUSTIN  
13030/1960

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Chaparral

MATCH SHEET 3  
MATCH SHEET 6

S.P.R.R. CO: SURVEY NO. 1, ABS 750

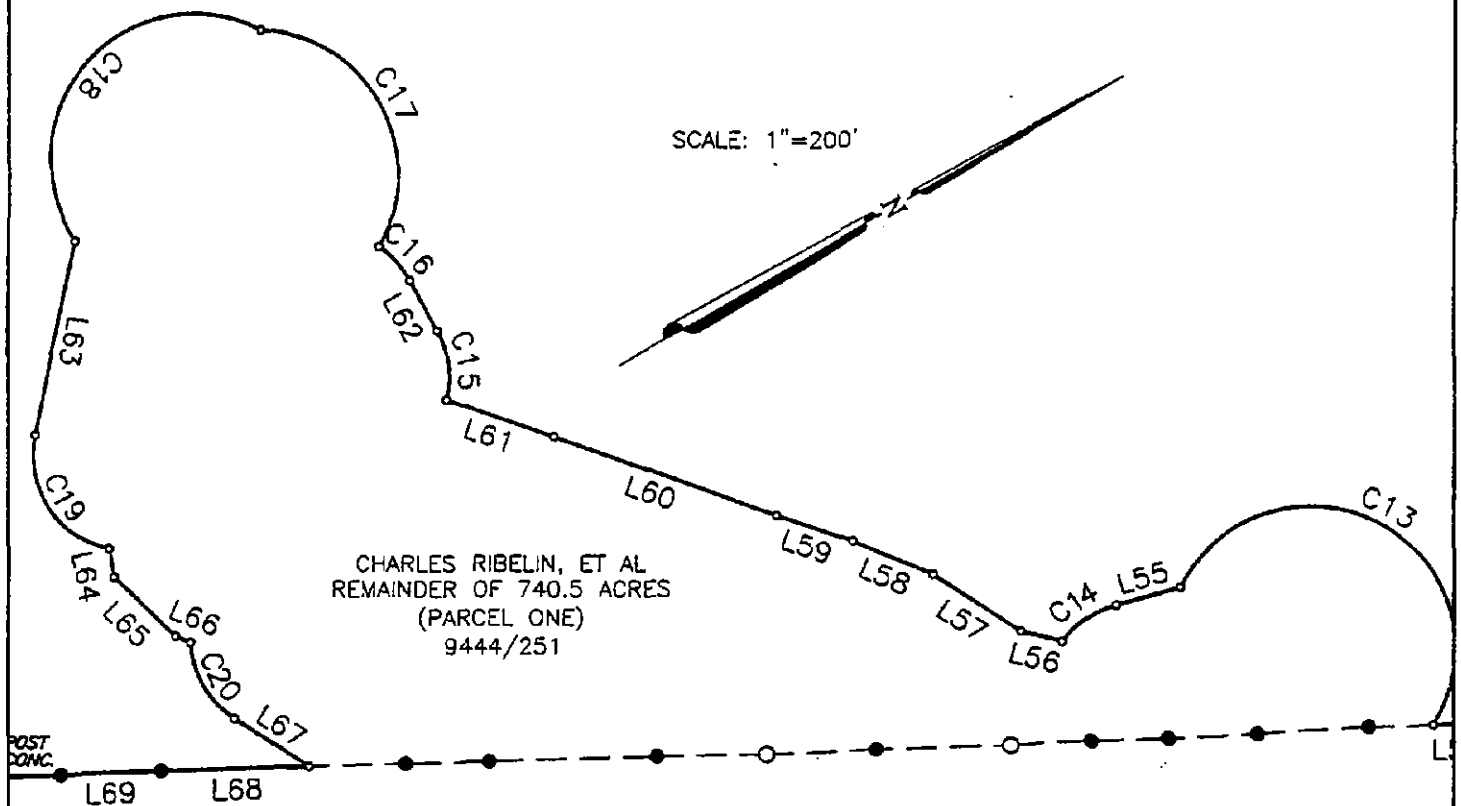
134.977 ACRES

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

MATCH SHEET 7  
MATCH SHEET 6

MATCH SHEET 6  
MATCH SHEET 5

SCALE: 1"=200'



942.272 AC.  
CITY OF AUSTIN  
13030/1960

PROJECT NO: 328-001  
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Chaparral

MATCH SHEET 2  
MATCH SHEET 7

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

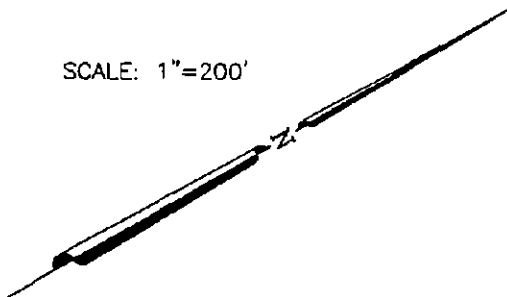
S26°16'44"W 628.20'  
(S28°29'56"W 628.66')

134.977 ACRES

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

32.76 AC. (TRACT 1)  
2222 RESEARCH  
PARK, LTD.  
12297/274

SCALE: 1"=200'



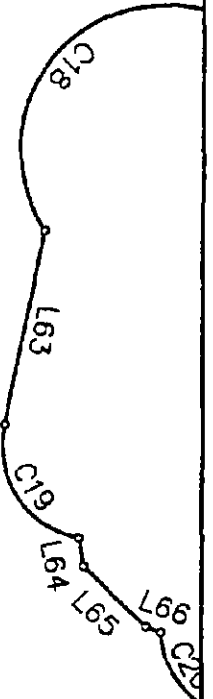
N74°27'35"W 365.12'

N74°27'35"W 1351.34'  
(N72°10'35"W 1352.01')

N74°27'35"W 986.22'

N30°22'37"W 1224.48'

MATCH SHEET 7  
MATCH SHEET 6



T-POST  
IN CONC.

L71 L70 L69 L

PROJECT NO: 328-001  
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DRAWN BY: COD  
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942.272 AC.  
CITY OF AUSTIN  
13030/1980

Chaparral

LINE TABLE		
No.	BEARING	LENGTH
L1	N79°04'26"E	79.01'
L2	S89°02'11"E	98.58'
L3	N38°42'34"E	42.27'
L4	S89°48'23"E	60.86'
L5	S36°18'33"E	38.37'
L6	S49°54'36"E	91.33'
L7	N88°07'48"E	59.97'
L8	N05°14'32"E	69.33'
L9	N43°50'32"E	25.09'
L10	N28°08'43"E	22.10'
L11	N36°47'23"W	25.19'
L12	N51°07'54"W	163.67'
L13	N55°51'57"E	186.97'
L14	S53°03'13"E	126.73'
L15	S46°45'42"E	69.26'
L16	N29°12'52"E	59.39'
L17	N25°41'01"W	34.32'
L18	N71°33'48"E	130.15'
L19	S61°00'51"E	43.31'
L20	N63°00'07"E	29.29'
L21	N10°02'30"E	63.90'
L22	N32°23'35"W	71.95'
L23	N28°26'58"W	112.63'
L24	N51°41'50"W	57.48'
L25	N36°38'51"E	177.21'
L26	N54°38'40"E	14.05'
L27	N50°32'16"E	99.03'
L28	S33°02'29"E	70.63'
L29	N20°49'11"E	47.62'
L30	N05°28'05"E	45.52'
L31	N63°06'46"E	132.57'
L32	N41°40'04"E	28.30'
L33	N27°45'05"W	98.85'
L34	N48°33'21"W	65.61'
L35	N02°13'20"E	100.12'
L36	N21°58'52"E	6.11'

LINE TABLE			(RECORD INFO.)
No.	BEARING	LENGTH	
L37	N26°27'38"E	26.06'	
L38	N26°35'53"E	41.52'	
L39	N26°47'29"E	26.74'	
L40	N32°59'37"E	72.05'	
L41	N80°43'47"E	328.90'	
L42	S09°19'30"E	50.00'	
L43	N80°40'30"E	93.01'	
L44	N88°40'30"E	93.01'	
L45	N01°19'30"W	50.00'	
L46	S10°41'26"E	35.36'	
L47	S43°30'19"W	2.46'	
L48	S82°29'08"W	105.13'	
L49	S82°19'38"W	74.01'	
L50	S04°01'05"W	50.00'	
L51	S46°22'08"E	52.28'	
L52	S28°06'17"W	203.77'	
L53	S28°27'33"W	254.98'	(N28°27'50"E 255.03')
L54	S29°16'34"W	56.06'	
L55	S14°23'06"W	68.26'	
L56	S44°58'17"W	44.37'	
L57	S63°30'27"W	107.55'	
L58	S53°06'08"W	88.93'	
L59	S48°47'52"W	84.47'	
L60	S49°18'58"W	246.78'	
L61	S48°56'44"W	117.76'	
L62	N88°28'41"W	60.31'	
L63	S48°14'14"E	206.47'	
L64	S69°59'00"E	30.21'	
L65	N73°44'15"E	89.23'	
L66	N52°22'16"E	16.53'	
L67	N62°42'06"E	91.51'	
L68	S28°15'31"W	153.90'	
L69	S28°00'56"W	105.25'	(N28°01'59"E 105.13')
L70	S28°22'36"W	212.93'	(N28°21'37"E 213.08')
L71	S28°31'44"W	195.65'	(N28°31'06"E 195.63')
L72	S35°50'26"W	113.50'	

PROJECT NO: 328-001  
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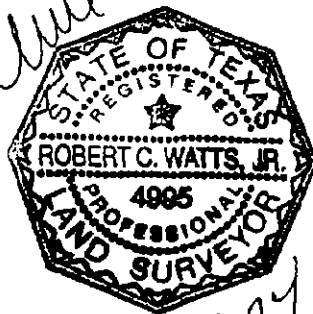
*Chaparral*

A SKETCH TO ACCOMPANY A DESCRIPTION OF 134.977 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE JOHN E. LINN SURVEY NO. 454 AND THE A.E. PATTON SURVEY NO. 539, ABSTRACT 601, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE IN A STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	96°02'09"	50.00'	55.57'	83.81'	74.34'	S88°08'24"E
C2	41°22'26"	50.00'	18.88'	36.11'	35.33'	N07°27'30"E
C3	236°40'48"	50.00'	92.70'	206.54'	88.01'	N46°59'02"W
C4	22°52'57"	150.00'	30.36'	59.91'	59.51'	N43°12'11"E
C5	79°38'17"	150.00'	125.06'	208.49'	192.11'	N33°31'41"W
C6	36°35'09"	100.00'	33.06'	63.85'	62.78'	S64°11'33"W
C7	78°18'32"	100.00'	81.43'	136.68'	126.28'	S43°10'22"W
C8	50°23'13"	100.00'	47.04'	87.94'	85.14'	S21°10'31"E
C9	56°15'24"	100.00'	53.46'	98.19'	94.29'	S74°29'50"E
C10	78°24'37"	150.00'	122.36'	205.28'	189.63'	S67°08'44"E
C11	94°34'03"	150.00'	162.46'	247.58'	220.42'	S52°11'08"E
C12	51°26'43"	150.00'	72.26'	134.68'	130.20'	S74°20'22"E
C13	185°25'10"	150.00'	3169.27'	485.43'	299.66'	S58°54'19"W
C14	39°41'08"	100.00'	36.09'	69.26'	67.89'	S05°27'28"E
C15	42°41'54"	100.00'	39.09'	74.52'	72.81'	N67°07'44"W
C16	27°33'17"	100.00'	24.52'	48.09'	47.63'	S77°44'41"W
C17	117°12'51"	150.00'	245.81'	306.87'	256.08'	N89°05'00"W
C18	151°54'41"	150.00'	599.64'	397.70'	291.03'	S18°29'18"E
C19	90°05'18"	100.00'	100.15'	157.23'	141.53'	N86°43'07"E
C20	54°03'07"	100.00'	51.01'	94.34'	90.88'	N89°43'39"E
C21	23°41'56"	1958.08'	410.83'	809.91'	804.15'	S49°18'43"W

#### LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND
- CALCULATED POINT



PROJECT NO: 328-001  
DRAWING NO: 328-001-EXH-1A  
PLOT DATE: 06/11/04  
DRAWN BY: COD  
PAGE 9 OF 9

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

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 328-001-EXH-1A.

*Chaparral*



EXHIBIT A  
Professional Land Surveying, Inc.  
Surveying and Mapping

TRACT 1B

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**45.845 ACRES  
RIBELIN RANCH**

A DESCRIPTION OF 45.845 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE J.W. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 45.845 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" rebar with cap set in the north right-of-way line of R.M. 2222 (right-of-way width varies) for the southwest corner of said 1.73 acre tract, from which a ½" rebar found for Point of Curvature Station 86+33.5 of said R.M. 2222 bears along a curve to the left having a radius of 1482.40 feet, an arc length of 264.95 feet and chord of North 86°57'51" West, a distance of 264.60 feet;

**THENCE** North 28°07'40" East, with the west line of the 1.73 acre tract, passing at a distance of 10.36 feet a ½" rebar found for the southeast corner of Lot 1, Kallestad Laboratories Subdivision, a subdivision of record in Volume 87, Page 6D-7A of the Plat Records of Travis County, Texas, and continuing for a total distance of 183.57 feet to a ½" rebar found for the northeast corner of said Lot 1, being in the south line of the 740.5 acre tract;

**THENCE** with the north line of Kallestad Laboratories Subdivision and the south line of said 740.5 acre tract, the following two (2) courses:

1. North 62°07'56" West, a distance of 636.64 feet to a ½" rebar found;
2. North 62°07'15" West, a distance of 350.03 feet to a 5/8" rebar found for the northwest corner of Kallestad Laboratories Subdivision, being in the north termination of McNeil Road (120' right-of-way width) and the northeast corner of Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas, from which a 60D nail found angle point in the north line of Lot 4, Austin Center/3M, bears North 62°06'52" West, a distance of 608.03 feet;

**THENCE** over and across the 740.5 acre tract, the following four (4) courses:

1. North 35°50'26" East, a distance of 113.50 feet to a calculated point for a point of



curvature;

2. Along a curve to the right having a radius of 1958.08 feet, an arc length of 809.91 feet and chord which bears North 49°18'43" East, a distance of 804.15 feet to a calculated point;
3. North 61°05'33" East, a distance of 984.62 feet to a calculated point;
4. South 30°22'37" East, a distance of 1224.48 feet to a calculated point in a southeast line of the 740.5 acre tract and the north line of a 32.76 acre tract described as Tract 1 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, from which a ½" rebar found for the southeast corner of the 740.5 acre tract, the northeast corner of said 32.76 acre tract and in the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas, bears South 74°27'35" East, a distance of 986.22 feet;

**THENCE** North 74°27'35" West, with a south line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 365.12 feet to a ½" rebar found for the northwest corner of the 32.76 acre tract;

**THENCE** with an east line of the 740.5 acre tract and the west line of the 32.76 acre tract, the following two (2) courses:

1. South 26°16'44" West, a distance of 628.20 feet to a 60D nail found;
2. South 26°23'26" West, a distance of 323.37 feet to a ½" rebar with cap set for a southeast corner of the 740.5 acre tract, the southwest corner of the 32.76 acre tract, the northeast corner of the 1.73 acre tract and the northwest corner of a 0.31 acre tract of land described as Tract 2 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

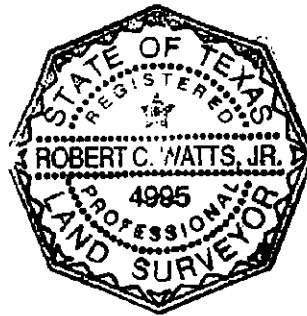
**THENCE** South 26°43'14" West, with the east line of the 1.73 acre tract and the west line of said 0.31 acre tract, a distance of 109.68 feet to a ½" rebar with cap set in the north right-of-way line of R.M. 2222 for the southwest corner of the 0.31 acre tract and the southeast corner of the 1.73 acre tract, from which a ½" rebar found for Point of Tangency Station 94+67.4 of R.M. 2222 bears along a curve to the right having a radius of 1482.40, an arc length of 12.06 feet and chord of South 58°58'02" East, a distance of 12.06 feet;

**THENCE** with the north right-of-way line of R.M. 2222 and the south line of the 1.73 acre tract, along a curve to the left having a radius of 1482.40 feet, an arc length of 585.85 feet and chord which bears North 70°31'19" West, a distance of 582.05 feet to the **POINT OF BEGINNING**, containing 45.845 acres of land, more or less.

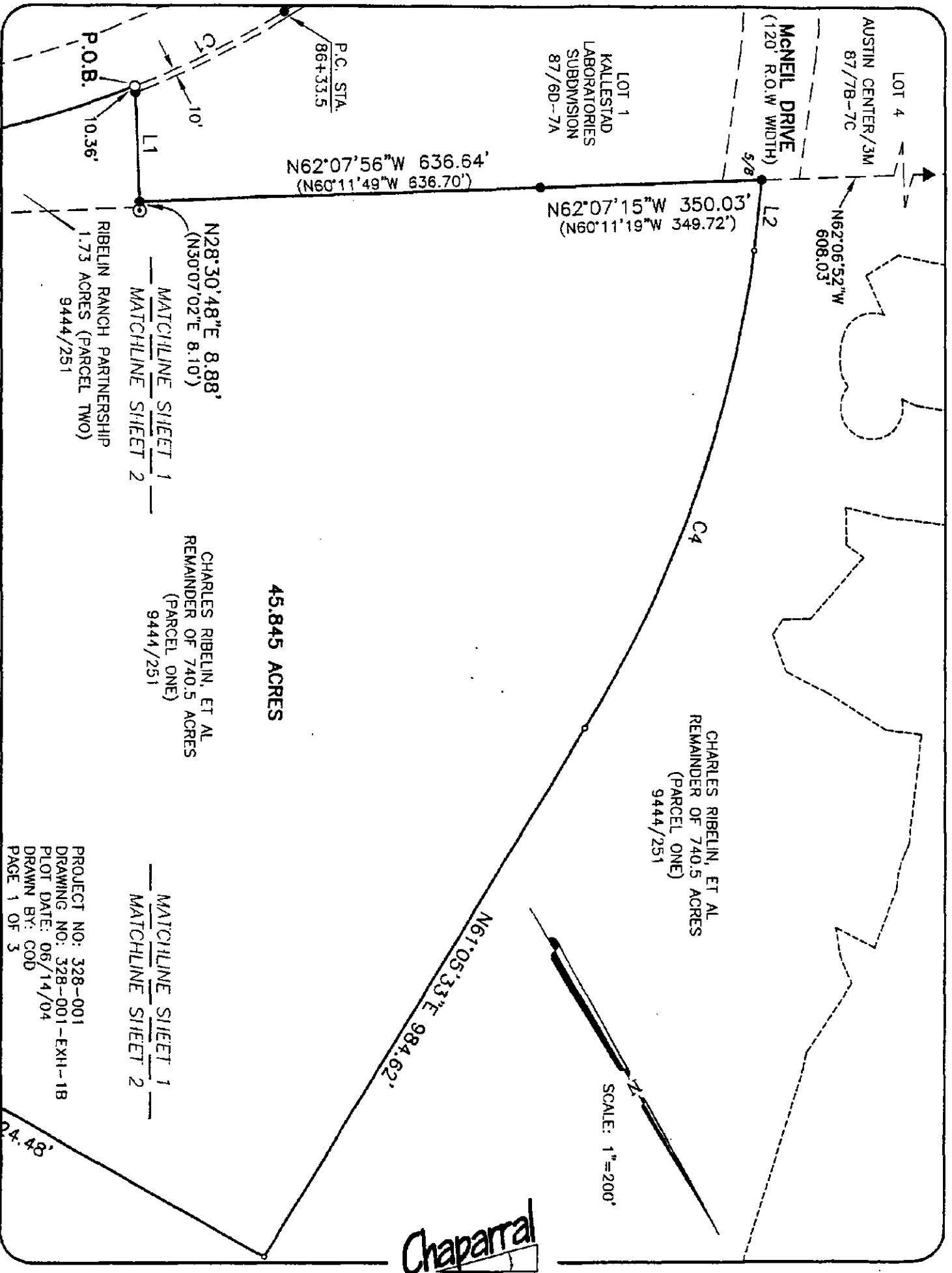
Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-EXH-1B.



Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



6-14-04



Chaparral

P.C. STA.  
86+33.5

N62°07'  
(N60°11')

45.845 ACRES

N28°30'48"E 8.88'  
(N30°07'02"E 8.10')

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

MATCHLINE SHEET 1  
MATCHLINE SHEET 2

MATCHLINE SHEET 1  
MATCHLINE SHEET 2

RIBELIN RANCH PARTNERSHIP  
1.73 ACRES (PARCEL TWO)  
9444/251

P.O.B.

10.36'

S.P.R.R. CO. SURVEY NO. 1, ABS 750

P.T. STA.  
94+67.4

R.M. 2222  
(RIGHT OF WAY WIDTH VARIES)

0.31 AC. (TRACT 2)  
2222 RESEARCH PARK, LTD.  
12297/274

32.76 AC. (TRACT 1)  
2222 RESEARCH PARK, LTD.  
12297/274

S26°16'44"W 628.20'  
(S28°29'56"W 628.66')

N74°27'35"W 365.12'

S74°27'35"E 986.22'

CHARLES RIBELIN, ET AL  
REMAINDER OF 740.5 ACRES  
(PARCEL ONE)  
9444/251

S30°22'37"E 1224.48'

SCALE: 1"=200'

PROJECT NO: 328-001  
DRAWING NO: 328-001-EXH-1B  
PLOT DATE: 06/14/04  
DRAWN BY: COD  
PAGE 2 OF 3

Chaparral

A SKETCH TO ACCOMPANY A DESCRIPTION OF 45.845 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE J.W. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

#### LEGEND

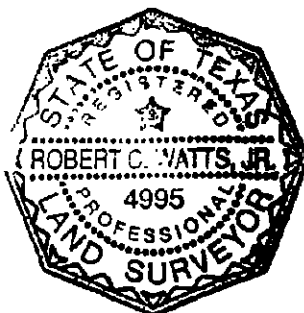
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND
- CALCULATED POINT

#### LINE TABLE

No.	BEARING	LENGTH	(RECORD)
L1	N28°07'40"E	183.57'	(N30°07'02"E 183.68')
L2	N35°50'26"E	113.50'	
L3	S26°23'26"W	323.37'	
L4	S26°43'14"W	109.68'	

#### CURVE TABLE

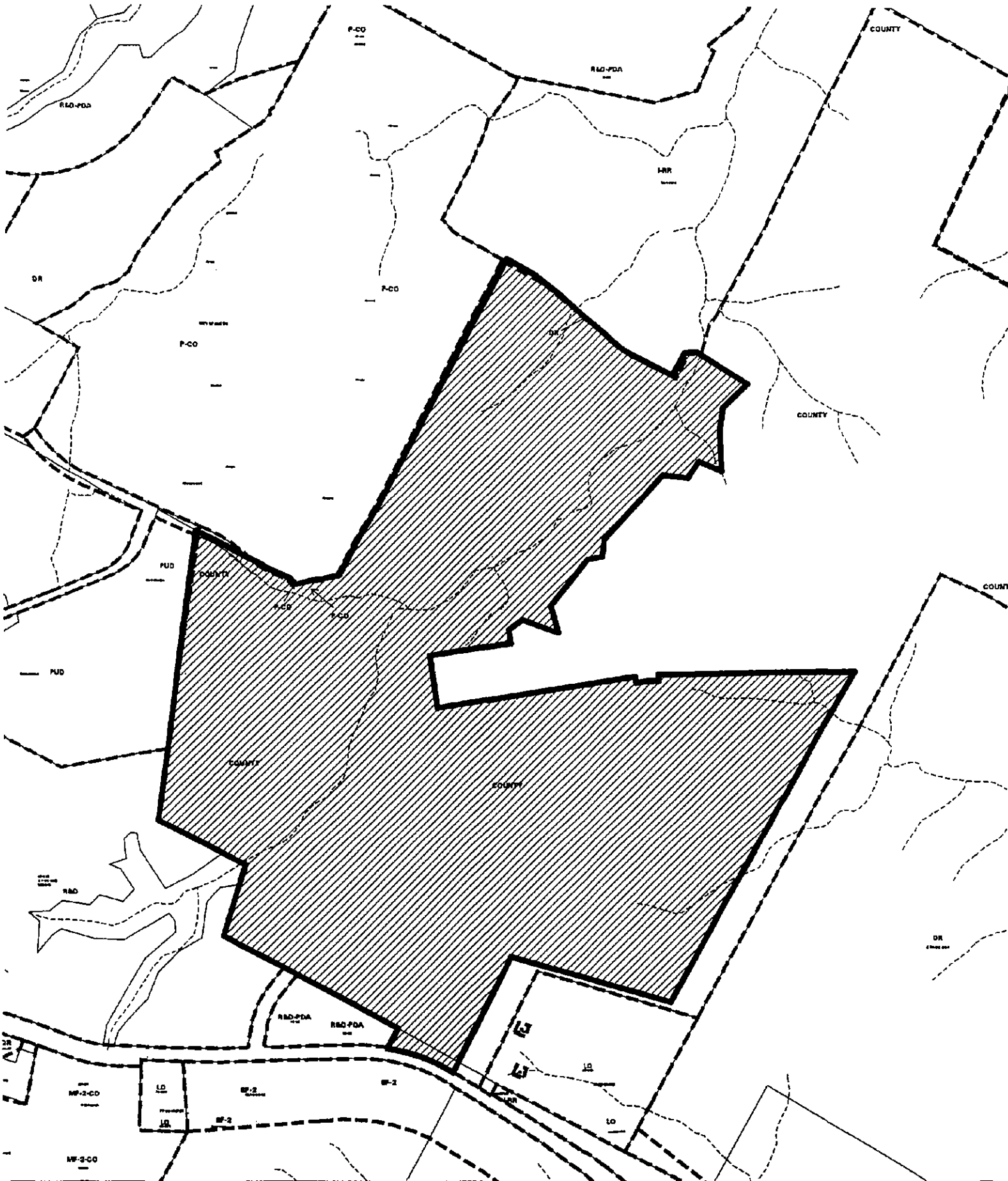
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD)
C1	10°14'26"	1482.40'	132.83'	264.95'	264.60'	N86°57'51"W	(N85°02'02"W 264.55')
C2	0°27'58"	1482.40'	6.03'	12.06'	12.06'	N58°58'02"W	(S56°49'E 12.04')
C3	22°38'37"	1482.40'	296.80'	585.85'	582.05'	N70°31'19"W	(N68°25'W 582.60')
C4	23°41'56"	1958.08'	410.83'	809.91'	804.15'	N49°18'43"E	







*Watts Jr*  
*6-14-04*

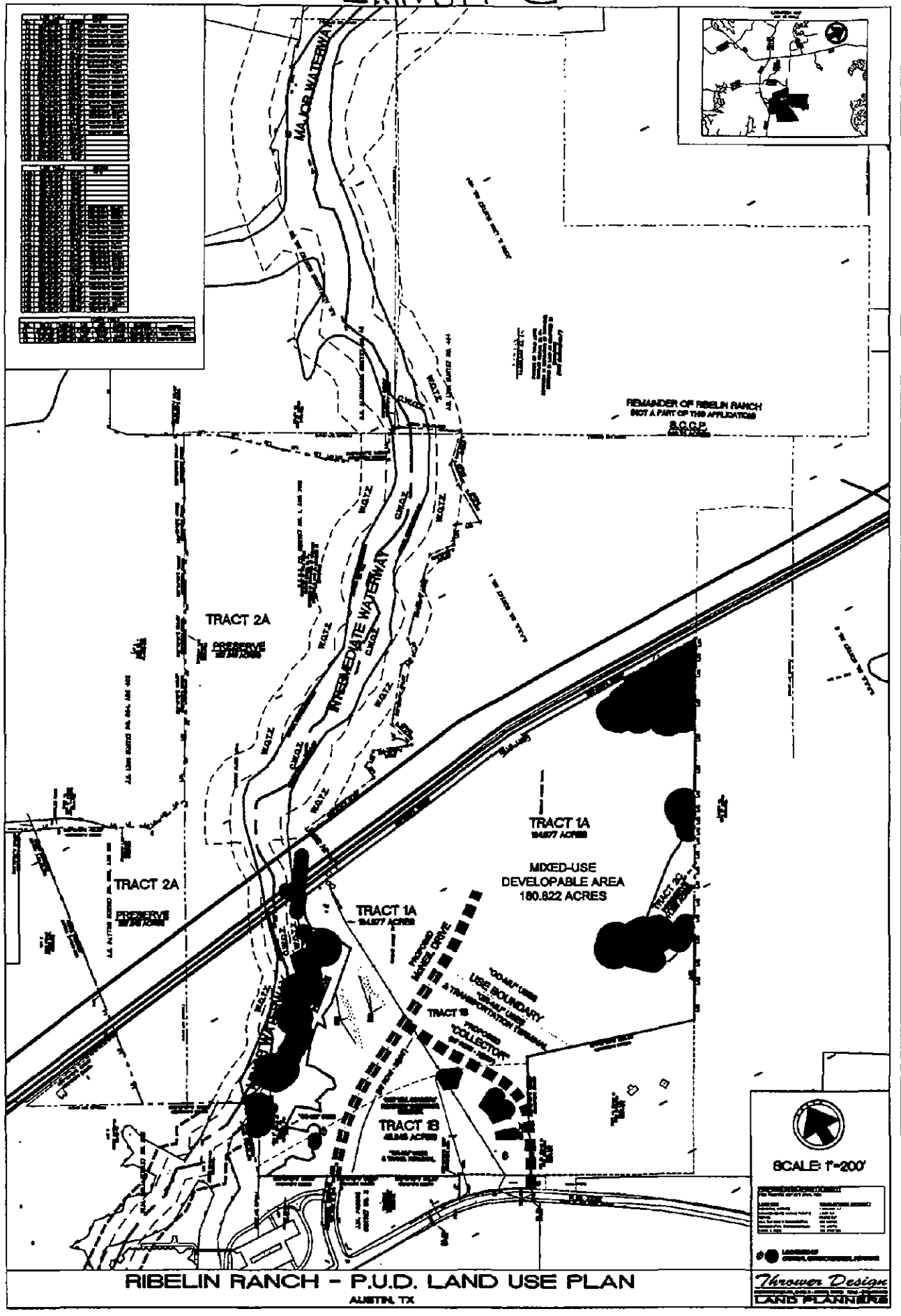
**Chaparral**

PROJECT NO: 328-001  
DRAWING NO: 328-001-EXH-1B  
PLOT DATE: 06/14/04  
DRAWN BY: COD  
PAGE 3 OF 3



 1" = 1000'	<b>SUBJECT TRACT</b> 	<b>PLANNED UNIT DEVELOPMENT EXHIBIT B</b>		<b>CITY GRID REFERENCE NUMBER</b> 'D33,34 E33,3' 4
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>ADDRESS:</b> FM 2222 RIBELIN RANCH	<b>DATE:</b> 04-04	
	<b>CASE MGR:</b> S.GAGER	<b>SUBJECT AREA (acres):</b> 428.089	<b>INTLS:</b> TRC	

# EXHIBIT C



# EXHIBIT D

TABLE 1. Critical Environmental Feature Buffers  
Ribelin Ranch PUD

Feature ID No.	Name	Natural Catchment dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
5		25 x 35 x 80 x 120	100 to 125' upslope; 75' west sideslope for 5a and 50' downslope and sideslope for 5a and 5b	100 to 125' upslope; 50' to 75' side and downslope
7		50 x 50 x 150 x 50	150' upslope; 50' side and downslope	150' upslope; 50' side and downslope
8	Jungle Root Cave	25 x 150 x 50 x 25	150' upslope; 75' side and downslope; combined with F9 buffer	150' upslope; 75' side and downslope; combined with F9 buffer
9	Oval Entrance Cave	10 x 25 x 130 x 75	150' upslope; 75' side and downslope; combined with F8 buffer	150' upslope; 75' side and downslope; combined with F8 buffer
Features-new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
15	rimrock	10' ht x 453' L	60-feet upslope	60'
17	rimrock	15' ht x 288' L	65 to 125-feet upslope	65' to 125'
18	spring		150-feet radius	125 to 200'
19	rimrock	11' ht x 102' L	150-feet upslope	300'
20	rimrock	10' ht x 140' L	150-feet upslope	350'
21	rimrock	7' ht x 143' L	150-feet upslope	280'
22	rimrock	13' ht x 56' L	150-feet upslope	220'
23	seep		150-feet radius	180'
25	rimrock	7' ht x 115' L	150-feet upslope	150'
26	rimrock	6' ht x 95' L	150-feet upslope	200'
27	spring		150-feet radius	280 to 430'
28	rimrock	20' ht x 56' L	150-feet upslope	300 to 390'
30	rimrock	7' ht x 98' L	150-feet upslope	260'
31	spring		150-feet radius	75' offsite to 240' onsite
32	rimrock	20' ht x 120' L	100-feet upslope	100'
33	seep	mesic veg, abundant Spanish moss	150-feet radius	150'
34	seep		150-feet radius	150'
35	rimrock	14' ht x 748' L	100-feet upslope	100'
36	spring		150-feet radius	150'



Features- new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
37	seep		150-foot radius	in utility easement under powerlines
38	seeps (along F-35)		150-foot radius	in utility easement under powerlines
39	seep		150-foot radius	120' to powerline easement
40	spring		150-foot radius	150'
41	rimrock	16' ht x 550' L	100-feet upslope	100'
42	spring		150-foot radius	150'
43	spring (aka COA-3)		150-foot radius	150'
44	rimrock	6' ht x 102' L	100-feet upslope	100'
45	rimrock	8' ht x 101' L	100-feet upslope	100'
46	rimrock	4.5' ht x 121' L	100-feet upslope	100'
47	spring		150-foot radius	150'
48	rimrock	10' ht x 198' L	100-feet upslope	100'
49	spring		150-foot radius	150'
50	seep		150-foot radius	150'
51	spring		150-foot radius	150'
52	seep	under shelter cave	150-foot radius	150'
53	rimrock	6' ht x 211' L	100-feet upslope	100'

## EXHIBIT E



### ENVIRONMENTAL BOARD MOTION 051904-C1

Date: May 19, 2004

Subject: Ribelin Ranch PUD

Motioned By: Phil Moncada

Seconded By: Bill Curra

#### Recommendation

The Environmental Board recommends **conditional approval** of the Ribelin Ranch PUD Agreement with attached staff recommended conditions and those currently being negotiated by staff.

#### Staff conditions:

- A fence will be constructed at the outer boundary of each CEF buffer or the preserve boundary upslope of CEF buffers. An access gate will be provided. The fence shall be a minimum height of 8 feet and shall be constructed according to the specifications of the Balcones Canyonlands Preserve program of Travis County or the City of Austin.
- Landowners will maintain the native vegetation and periodically remove the trash from the upland CEF buffers.
- Upland recharge features that are not considered CEFs will be backfilled with 2 to 3-inch diameter cobble prior to the initiation of construction.
- Each CEF and buffer will be shown on the PUD plan, the preliminary plan, plats, site plans and construction plans.
- No single-family residential, multi-family residential, commercial, office or retail lots shall encroach into the preserve areas or the CEF buffers established for the canyonheads.
- Water quality BMPs shall not drain directly to canyonheads but should drain to areas where overland sheet flow may be maintained. Level spreaders or similar structures will be provided at outfall locations.
- Water quality BMPs shall meet or exceed current Land Development Code criteria.
- Utility infrastructure construction will be restricted to existing easements or to one crossing of Bull Creek. No infrastructure construction will occur within a CEF buffer.
- Wastewater and stormwater utility lines will be constructed with flow retards or flowable fill backfill around manholes as a means of preventing interception of subsurface flow to canyon springs.

Continued on back

- No automotive retail uses (gas station, repair or sales) except for the distribution and sale of alternative fuels (such as hydrogen, ethanol, etc.) will be allowed within the PUD.
- Concrete will be used for all paved surfaces except for public roadways.
- An Integrated Pest Management plan will be required for all PUD development.
- All disturbed areas shall be revegetated using native vegetation per Standard Specification 609S.
- Landscape design shall follow Hill Country standards for commercial, multi-family and office tracts and shall utilize native plants.
- Critical Environmental Feature (CEF) buffers will be provided for all springs, canyon rimrocks and several upland recharge features. Table 1 provides a list of all CEFs and buffers.
- An education program shall be provided for all single family residential landowners. This shall include the IPM plan and a Grow Green information packet.
- Homebuilders are required to install landscaping of native plants and drought-tolerant grasses for lawns (such as buffalo grass or zoysia).
- Voids encountered during construction will be mitigated per the standard City of Austin process. Void mitigation plans will be prepared and sealed by a Texas professional engineer.

#### **Environmental Board Conditions:**

The Board would encourage the use of pervious pavement where applicable and appropriate and based on geological or soils condition with regard to recharge features.

#### **Rationale**

The agreement will provide significant enhancements to increasing BCP lands and creating contiguous corridor for wildlife.

Vote        7-0-0-1

For:        Ascot, Anderson, Curra, Holder, Maxwell, Moncada, Riley

Against:   None

Abstain:   None

Absent:    Leffingwell,

Approved By:

Lee Leffingwell, Chair

TABLE 1. Critical Environmental Feature Buffers  
Ribelin Ranch PUD

Feature ID No.	Name	Natural Catchment dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
5		25 x 35 x 80 x 120	100 to 125' upslope; 75' west sideslope for 5a and 50' downslope and sideslope for 5a and 5b	100 to 125' upslope; 50 to 75' side and downslope
7		50 x 50 x 150 x 50	150' upslope; 50' side and downslope	150' upslope; 50' side and downslope
8	Jungle Root Cave	25 x 150 x 50 x 25	150' upslope; 75' side and downslope; combined with F9 buffer	150' upslope; 75' side and downslope; combined with F9 buffer
9	Oval Entrance Cave	10 x 25 x 130 x 75	150' upslope; 75' side and downslope; combined with F8 buffer	150' upslope; 75' side and downslope; combined with F8 buffer
Features-new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
15	rimrock	10' ht x 453' L	60-feet upslope	60'
17	rimrock	15' ht x 288' L	65 to 125-feet upslope	65' to 125'
18	spring		150-feet radius	125 to 200'
19	rimrock	11' ht x 102' L	150-feet upslope	300'
20	rimrock	10' ht x 140' L	150-feet upslope	350'
21	rimrock	7' ht x 143' L	150-feet upslope	280'
22	rimrock	13' ht x 56' L	150-feet upslope	220'
23	seep		150-feet radius	180'
25	rimrock	7' ht x 115' L	150-feet upslope	150'
26	rimrock	6' ht x 95' L	150-feet upslope	200'
27	spring		150-feet radius	280 to 430'
28	rimrock	20' ht x 56' L	150-feet upslope	300 to 390'
30	rimrock	7' ht x 98' L	150-feet upslope	260'
31	spring		150-feet radius	75' offsite to 240' onsite
32	rimrock	20' ht x 120' L	100-feet upslope	100'
33	seep	mesic veg, abundant Spanish moss	150-feet radius	150'
34	seep		150-feet radius	150'
35	rimrock	14' ht x 748' L	100-feet upslope	100'
36	spring		150-feet radius	150'

Features- new EA	Type	Feature dimensions	Final CEF Buffer dimensions	Upslope Distance to LOC from CEF (feet)
37	seep		150-feet radius	in utility easement under powerlines
38	seeps (along F-35)		150-feet radius	in utility easement under powerlines
39	seep		150-feet radius	120' to powerline easement
40	spring		150-feet radius	150'
41	rimrock	16' ht x 550' L	100-feet upslope	100'
42	spring		150-feet radius	150'
43	spring (aka COA-3)		150-feet radius	150'
44	rimrock	6' ht x 102' L	100-feet upslope	100'
45	rimrock	8' ht x 101' L	100-feet upslope	100'
46	rimrock	4.5' ht x 121' L	100-feet upslope	100'
47	spring		150-feet radius	150'
48	rimrock	10' ht x 198' L	100-feet upslope	100'
49	spring		150-feet radius	150'
50	seep		150-feet radius	150'
51	spring		150-feet radius	150'
52	seep	under shelter cave	150-feet radius	150'
53	rimrock	6' ht x 211' L	100-feet upslope	100'