Late	Rackum

Item # 

ORDINANCE NO.
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY BOUNDED BY LOYOLA LANE ON THE NORTH BETWEEN JOHNNY MORRIS ROAD AND DECKER LANE AND CHANGING THE ZONING MAP FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT, AND MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 Scction 25-2-191 of the City Code is amended to change the base districts from single family residence standard lot (SF-2) district, family residence (SF-3) district and multifamily residence low density (MF-2) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2014-0110.SH, on file at the Planning and Development Review Department, consisting of approximately 203.629 acres in Travis County, Texas, shown in Exhibit "A" (the "Property"). The Property is locally known as the area-bounded by Loyola Lane on the north between Johnny Morris Road and Decker Lane and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through I are the land use plan (the "Land Use Plan") for the Colony Park Sustainable Community Initiative planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance, and the Land Use Plan, attached as Exhibit "C". If this ordinance and any of the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance, development within the PUD is subject to the City's ordinances, regulations, and rules.

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 exhibits are as follows:

Exhibit A: Legal description of the Property

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D. Site Development Standards by Building Type

Exhibit E. Zoning Use Summary Table

Exhibit F. Site Development Regulations by Neighborhood

Date: Thursday, December 11, 2014

Exhibit G. Street Sections

Exhibit H. Off Street Parking Requirements

Exhibit I. Allowed Impervious Cover

## PART 4. Definitions.

## A. In this ordinance

- 1. ACCESSORY DWELLING UNIT is a secondary residential structure that may be attached or detached from the primary structure on the property.
- 2. AFFORDABLE means a household spends no more than 30 percent of their income towards rent or mortgage (PITI) and utilities.
- 3. ATTACHED RESIDENTIAL is a land use zone. The primary building types permitted in Attached Residential are Single Family Attached (duplex) and Multifamily Attached (townhouse).
- 4. BUNDLED / UNBUNDLED PARKING are methods of allocating parking spaces. A bundled parking method directly assigns parking to dwelling units or building square footage. Unbundled parking allows for parking to be allocated separate from each dwelling unit or unit of building square footage.
- 5. CAR SHARE is a transportation option that may allow flexibility in parking requirements for the PUD. Examples of car share programs include but are not limited to Car2Go and ZipCar. If car share stations are provided in the vicinity of a proposed development, parking reductions may be administratively determined by City staff.
- 6. COURTYARD is a building type that features a courtyard at ground level.
- 7. ECO-COTTAGE zone is a land use zone. An eco-cottage is the only building type permitted in this zone. Structures shall be developed as attached or detached condominiums, as defined in the Texas Property Code. The eco-cottage building type and land use zone provide for small structures that allow low intensity land uses.

- 8. GROUND FLOOR RETAIL is a land use zone. Retail and Vertical Mixed Use building types are permitted in this zone which is intended primarily for commercial land uses and residential land uses.
- 9. INSET LOTS are corner lots that do not have a driveway connection to the alley.
- 10. INSTITUTIONAL / CIVIC is a land use zone for community based land uses.
- 11. LIVE/WORK is a land use that allows for both residential and commercial uses.
- 12. LIVE/WORK ENABLED is a building required to be equipped with a structure that has a front facade and that allows future redevelopment to include a storefront.
- 13. LIVE/WORK PERMITTED signifies that a Live/Work land use is permitted in an Attached Residential land use zone when abutting a Neighborhood Center land use zone A Live/Work Permitted structure is not required to provide a structure within the front facade that allows for future redevelopment to include a storefront.
- 14. MIXED USE / MIXED USE 2 are land use zones intended to allow a mix of building types and land uses to be developed in close proximity to each other. Mixed Use 2 allows a less intense mix of building types and land uses than Mixed Use.
- 15. MULTI-FAMILY ATTACHED (TOWNHOMES) is a building type intended for townhouse/condominium scale development.
- 16. NEIGHBORHOOD CENTER is a land use zone that is the focal point of a neighborhood and includes a mix of building types and land uses.
- 17. NEIGHBORHOOD RESIDENTIAL is a land use zone primarily intended to allow residential land uses. This zone provides access to lots through an alley.

- 18. NEIGHBORHOOD RESIDENTIAL-FRONT SERVED is a land use zone primarily intended to allow residential land uses. Alley access is not available in this zone.
- 19. OPEN SPACE is a land use zone with limited land uses and development options.
- 20. PARK is a subset of the Open Space land use zone. Park is intended to allow moderate and active recreation activities.
- 21. RETAIL is a building type intended primarily for commercial land uses.
- 22. SHARED PARKING permits multiple land uses to use a single parking area, based on peak areas of demand or allocating parking spaces to each land use.
- 23. SINGLE FAMILY ATTACHED (DUPLEX) is a building type containing two dwelling units.
- 24. SINGLE FAMILY DETACHED is a building type that allows residential land uses as the primary land use, and does not allow multiple dwellings in one structure.
- 25. STACKED MULTIFAMILY is a building type primarily intended to allow residential land uses in a multi-story structure.
- 26. TOWN CENTER is an area that is a main focal point of the PUD and the surrounding vicinity. A Town Center includes a mix of building types and land uses that are typically more intensive in nature than Neighborhood Centers.
- 27. VERTICAL MIXED USE is a building type primarily intended to allow a mix of land uses to occupy one or more multi-story buildings on a single site.

## PART 5. Site development regulations

- 1. Development in the PUD is regulated by land use zones and building type. Site development standards are determined by building type as shown on Exhibit "D".
- 2. Development of the PUD is subject to the Colony Park Sustainable Communities Initiative Master Plan, Design Guidelines and Implementation Plan.
- 3. Porches are required in the front of all single-family residences. The minimum porch depth shall be 8 feet, the minimum porch width shall be 10 feet and must be a minimum of 12 inches above grade of an adjacent public sidewalk. A porch must include railing, balusters or screening to define the area.
- 4. Porches may extend into required yards unless under a second floor portion of the house as per City Code 25-2-513 (Openness of Required Yards). The second story of a residence may not overhang beyond a porch. The allowance of porches into required yards in this ordinance does not waive any requirement of the City Code.
- 5. Buildings must be a minimum 10 feet apart or they must have a fire suppression system.
- 6. Exterior walls less than 5 feet from the property line must have a 1-HR fire rating and are limited to 25 percent of the area for wall openings. Walls less than 3 feet from the property line must have a 1-HR fire rating and may not have any wall openings.
- 7. Roof overhangs less than 5 feet from the property line must have a 1-HR fire rating and cannot project closer than 2 feet from the property line, with the following exception: a garage roof overhang located within 2 feet of a property line may have a 4 inch projection.
- 8. Gated roadways are prohibited within the PUD.
- 9. All retail, commercial or mixed use development must contain pedestrian oriented uses as defined in City Code 25-2-691(C) (Waterfront Overlay (WO) District Uses).

## PART 6. Open Space and Parkland.

- 1. All open space and parks will be open to the public.
- 2. Development and maintenance of open space areas, dedication and development of parkland shall be accomplished as part of an Implementation Plan and Master Developer Agreement for the PUD.
- 3. Improved-surface trails shall connect the open space areas to Colony Park District Park. The trails shown are graphic representations and are not exact. The developer will finalize the exact locations and specifications for trails in consultation with Parks and Recreation, Watershed Protection, Public Works and Planning and Development Review departments as development occurs.
- 4. Notes on the sheet titled "CEF Setbacks" contain specific restrictions, requirements and allowances within designated CEF setbacks in the open space.
- 5. Unless otherwise indicated on the Land Use Plan attached to this ordinance, the following are prohibited in open space areas: off-street parking, streetlights and streets.
- 6. Open Space not within a critical water quality zone (CWQZ) or CEF setback may contain uses including paths/trails, non-conditioned community facilities (boardwalks, decks, pavilions, gazebos, etc.), stormwater quality and detention facilities consistent with the Colony Park Sustainable Community Initiative Master Plan Design Guidelines, community gardening, park facilities, community solar, community supportive facilities (benches, drinking fountains, fire hydrants, etc.), access and utility easements, navigational signage, and wildlife crossings.

## PART 7. Environmental.

- 1. Development of the Property shall comply with the requirements of the Austin Energy Green Building Program (AEGBP) multifamily, single family, or commercial rating system for a minimum two-star rating. Certification from the AEGBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.
- 2. Upon approval from the City Watershed Protection Department, structural modifications to the existing man-made stock pond berm shall be allowed as

required for health and safety reasons. A wetland biologist from the Watershed Protection Department shall review and approve to determine compliance with wetland requirements and that disturbance is minimal and mitigated.

- 3. No construction is permitted within the critical water quality zone except as provided in City Code 25-8-261 (Critical Water Quality Zone Development) and 25-8-262 (Critical Water Quality Zone Street Crossings).
- 4. Maintenance and inspection of water quality and control facilities as designated in City Code 25-8-231 (Critical Water Quality Zone Street Crossings) shall be accomplished as part of an Implementation Plan and Master Development Agreement.
- 5. Trees shall be planted at an average spacing of 30 feet apart on streets fronted by alley-served single family lots and multifamily attached lots. Trees shall be planted at an average spacing of 40 feet apart on streets fronted by front-served single family lots and single family attached lots, as per 25-2 Subchapter E (Design Standards and Mixed Use) for stacked multifamily, mixed use, retail, and institutional/civic lots.

## PART 8. Affordable Housing Program.

- 1. The PUD shall provide 20 percent of the total residential units to households whose income is 80 percent or below the median family income of the Austin metropolitan statistical area for ownership units and 60 percent or below the Austin metropolitan statistical area for rental units.
- 2. Income limits are established annually as determined by the director of the Neighborhood Housing and Community Development Office (NHCD) and the United State Department of Housing and Urban Development (HUD).
- 3. The affordability period for affordable housing units provided in this ordinance shall be 40 years for rental housing and 99 years for on-site for sale housing. The affordability period begins on the date a certificate of occupancy is issued for rental and upon sale of each individual unit for ownership.
- 4. Rents will be established annually based on the 60 percent median annual family income multiplied by 28 percent divided by 12.
- 5. On-site affordable housing units offered for sale shall be sold at a price affordable to persons whose household income is 80 percent or below the

- median family income in the Austin metropolitan statistical area. The affordable sales price shall be established and approved by NHCD.
- 6. On-site affordable housing units offered for sale shall be reserved, sold and transferred to an income eligible buyer subject to a resale restricted, shared equity agreement approved by the Neighborhood Housing and Community Development and in compliance with Austin Housing Finance Corporation (AHFC) land trust policies. To ensure long term affordability, AHFC shall hold the shared equity agreement and/or ground lease for the affordable units. AHFC shall also have a Right of First Refusal and may also elect to purchase the homes at the affordable price and resell, the units to an income eligible buyer.
- 7. Compliance and monitoring of these affordability housing provisions shall be performed by the Neighborhood Housing and Community Development Office. The director of NHCD will establish rules and criteria for implementation for the affordability section.
- 8. Per City Code Section 25-1-704(B)(2)(b), the development may be eligible for a waiver of 100 percent of the fees as provided by the S.M.A.R.T. Housing program provided that the applicant complies with the S.M.A.R.T. Housing Code provisions. Participation is subject to application approval and certification by NHCD.
- 9. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer will be responsible for ensuring that ultimately the entire PUD contain the requisite number of affordable units. The Developer shall report to the Director of the Neighborhood Housing and Community Development on the status of the number and location of affordable units within the PUD on a semi-annual basis beginning on the date the first plat is recorded.

**PART 9.** Code Modifications. In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*), the following site development regulations supersede City regulations indicated in this part:

## A. Zoning

- 1. Section 25-2-491 (Permitted, Conditional and Prohibited Uses) does not apply to the PUD; such regulations are controlled by Exhibit "E" of this ordinance.
- 2. Section 25-2-492 (Site Development Regulations) of the City Code does not apply to the PUD; such regulations are controlled by Exhibits "F" and Exhibit "D" of this ordinance.
- 3. Development within the PUD will comply with Subchapter E (Design Standards and Mixed-Use) of the City Code which may include alternative equivalent compliance.
- 4. Section 25-2-1051 (Compatibility Standards) does not apply to development within the PUD. Compatibility standards shall be required adjacent to properties used or zoned urban family residence (SF-5) district or more restrictive zoning district.
- 5. Section 25-2-1007 (*Parking Lots*) is modified so that a parking area with 12 motor vehicle parking spaces or less is not required to have landscaped islands, peninsulas or medians.
- 6. Section 25-6-17 I(A)(B) (Standards for Design and Construction) is modified to allow roadways to be designed and constructed in accordance with the Street Sections chart attached as Exhibit "G". This modification does not extend to 25-6-171(C).
- 7. 25-6, Appendix A (Tables of Off Street Parking and Loading Requirements) does not apply to the PUD. Such regulations are controlled by Exhibit "H" of this ordinance.
- 8. 25-6-292 (*Design and Construction Standards*) is modified to permit direct vehicular access from a lot to an alley.

1 2 3 4 5		include multifamily a	d to allow single-family attached (townhomes) and nultifamily attached (duplex)	to allow duplex
6 7 8		10. Section 25-2-243 ( <i>Propo</i> the Code does not apply	osed District Boundaries Music to the PUD.	t Be Contiguous) of
9 10 11 12 13		is modified to provide	in Section 25-1-21 (Definition that the land in the PUD of that the site includes areas way.	is a single site for
14 15	В.	Environmental		
16 17 18 19		1. 25-8-64 ( <i>Impervious Cozone</i> ) does not apply wi controlled by Exhibit "I"	over Assumptions) and 25-8-thin the PUD. Impervious co	392(c)(5) ( <i>Uplands</i> over regulations are
20	PART 10.	This ordinance takes effect on		, 2014.
21 22	PASSED A	AND APPROVED		
23 24 25 26		2014	§ §	
27 28 29 30			Lee Leffing Mayor	gwell
31	APPROVI	W. Falling and Section 1997	ATTEST:	
33		Karen M. Kennard City Attorney	Jannette City C	S. Goodall Clerk

# Exhibit "A"

UDG #13-739 F.N. #1271 208.157 ACRES COLONY PARK PUD CITY OF AUSTIN TRAVIS COUNTY, TEXAS

## DESCRIPTION

DESCRIBING TWO TRACTS OF LAND OUT OF THE JAMES BURLESON SURVEY #19 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID TWO TRACTS BEING A TOTAL OF 208.157 ACRES; THE FIRST TRACT CONTAINING 203.629 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119347 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND THE SECOND TRACT CONTAINING 4.528 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119349 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

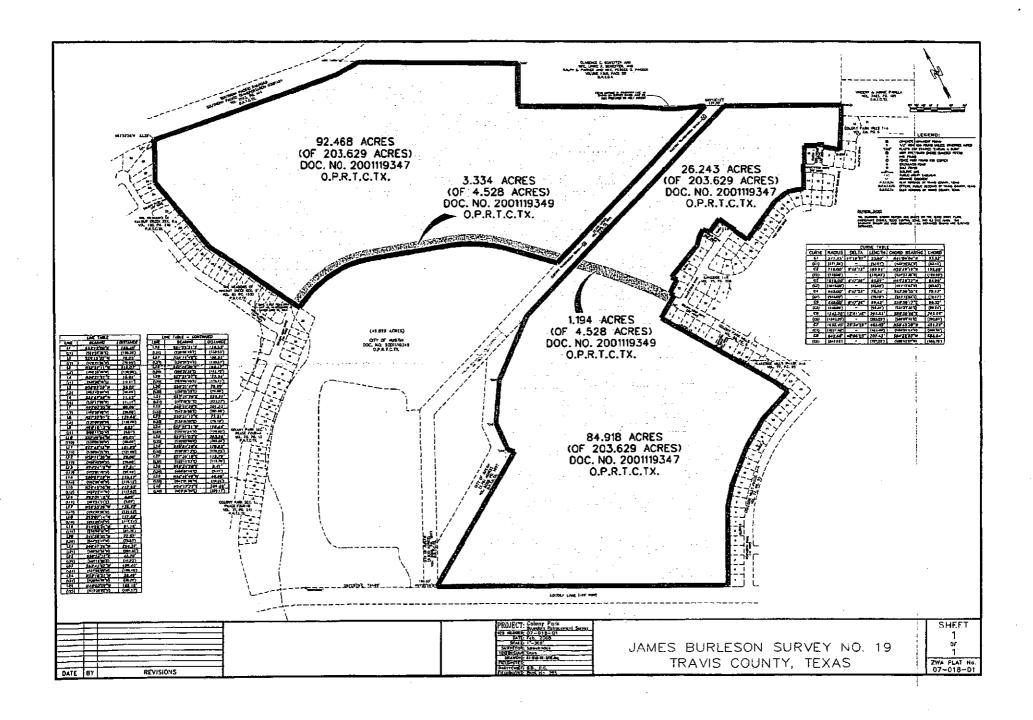
Description Prepared by: URBAN DESIGN GROUP 3660 Stoneridge Road, # E101 Austin, Texas 78746 (512) 347-0040 John Noell, R.P.L.S. #

John Noell, R.P.L.S. #

Date

References: TCAD: 02 1831 0513

Austin Grid: P-25



### CARSON AND BUSH

PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE (512) 442-8990

FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 92 468 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169 714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO IOHN SCARDINO AND HAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MFTFS AND BOUNDS AS FOLLOWS

BEGINNING at a ½" from pipe found in the South line of that certain (2.51 acre) tract of land as conveyed to Southern Pacific Transportation Company by deed recorded in Volume 7743 Page 474 of the Deed Records of Travis County, Texas, for the Northeasterly corner of Lot 58, Block L. The Meadows of Walnut Creek Section Six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100 Page 210 of the Plat Records of Travis County, Texas, and for the Northwesterly corner of that certain (169.714 acre) tract of land as conveyed to John Scardino and Haythern Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northwesterly corner and PLACE OF BEGINNING of the herein described tract.

THENCE with the common line of said Scardino (169 714 acre) tract and said Southern Pacific Transportation Company (2 51 acre) tract, the following two (2) courses.

- 1) S 79 deg 11' 45" E 1299 54 ft to a 1/2" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature.
- 2) along a curve to the left with a radius of 1242 20 ft for an arc length of 293 29 ft and which chord bears S 86 deg 07 52" E 292 61 ft to a ½" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (36 5 acre) tract of land as conveyed to Clarence E Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, for the most Easterly corner of said Southern Pacific Transportation Company (2 51 acre) tract and for an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract.

THENCE with a Northerly line of said Scardino (169 714 acre) tract, \$ 59 deg 00 52" E 1146 31 ft to a ½" iron rod set with a plastic cap impointed with "Carson and Bush Professional Surveyors" for the Southeast corner of said Schieffer (36 5 acre) tract and being in the Westerly line of that certain (32 acre) tract of land as conveyed to Clarence E. Schieffer, et al., by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and being an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract,

THENCE, S 30 deg 10'08" W 310 46 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southwesterly corner of said Schieffer (32 acre) tract and for an angle corner of said Scardino (169 714 acre) tract, and being an angle corner of this tract,

\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND REGREATION end of Page 1 DEPARTMENT FOR FARKLAND PURPOSES

THENCE with a Northerly line of said Scardino (169 714 acre) tract, the following seven (7) courses,

- 1) S 60 deg 03' 52" E 436 40 ft to a 60D nail found.
- 2) S 59 deg 08' 46" E 139 53 ft to a 60D nail found,
- 3) S 56 deg 51'24" E 130 57 ft to a 60D nail found,
- 4) \$ 60 deg 25' 39" E 162 42 ft to a 60D nail found,
- 5) \$ 55 deg 05' 35" E 175 71 ft to a 60D nail found,
- 6) S 58 deg 05' 25" E 79 09 ft to a 60D nail found,
- 7) S 65 deg 09' 51" E 223 27 ft to a ½" tron rod found for the Northeasterly corner of said Scardino (169 714 acre) tract and for the Northwesterly corner of that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northeasterly corner of this tract,

THENCE with the common line of said Scardino (169 714 acre) tract and said City of Austin (9 930 acre) tract, S 73 deg 26'01" W 1485 94 ft to a 1/4" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeasterly corner of this tract.

THENCE crossing the interior of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 43 deg 39' 05" W 404 97 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature.
- 2) along a curve to the left with a radius of 1037 40 ft. for an arc length of 463 40 ft. and which chord bears N 56 deg. 26' 53" W 459 56 it to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 69 deg 14' 42" W at 190 59 R passing a ½" iron rod found, and continuing along the same course for a total distance of 561 26 ft to a ½" iron rod found for a point of curvature.
- 4) along a curve to the left with a radius of 842 66 ft for an arc length of 707 28 ft and which chord bears S 86 deg 42'07" W 686 70 ft to a ½" non rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeasterly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Southwesterly corner of this tract.

### Page 3 of 3

THENCE with the Westerly line of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 26 deg 03' 01" W 472 23 ft to a 1/4" iron rod found in the Easterly line of Lot 10, Block P, of said The Meadows of Walnut Creek Section Five,
- 2) N 26 deg 26' 52" W 247 37 ft to a 1/2" iron rod found in the Easterly line of Lot 15, Block P, of said The Meadows of Walnut Creek Section Five,
- 3) N 08 deg 52' 26" W 609 39 ft to a 1/3" from rod found in the Easterly line of Lot 55. Block L, of said The Meadows of Walnut Creek Section Six,
- 4) N 29 deg 23' 53" E 308 01 ft to the PLACE OF BEGINNING, containing 92 468 acres of land

SURVEYED June, 2001

Registered Professional Land Surveyor No 5166

reference map B 652052

Engineering Support Section

Department of Public Works

and Transportation

## EXHIBIT "A-3"

## **CARSON AND BUSH**

PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE (512) 442-0990
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 26 243 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112 8 16 ACRE) I RACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/4" iron rod found for an angle corner in the Easterly line of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, for the most Northerly or Northwest corner of Lot 10, Block 3, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and for the Southwesterly corner of that certain (3 288 acre) tract of land as conveyed to Vicente Padilla, et ux, by deed recorded in Volume 7483 Page 489 of the Deed Records of Travis County, Texas, and being an angle corner and PLACE OF BEGINNING of the licroin described tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said Colony Park Hills 1-A, the following ten (10) courses,

- 1) S 32 deg 46' 18" W 242 45 ft to a 1/2" from rod found in the North line of Lot 6, Block 3 of said Colony Park Hills 1-A.
- N 50 deg 35' 16" W 118 08 ft to a ½" iron rod found in the Easterly right-of-way line of Smallwood Drive,
- 3) N 36 deg 30' 18" E 15 01 ft to a 1/2" iron rod found at the point of termination of the Easterly right-of-way line of Smallwood Drive,
- (4) N 53 deg 42' W 49 96 R to a ½" iron rod found at the point of termination of the Westerly right-of-way line of Smallwood Drive,
- 5) \$ 36 deg 17 00" W 11 17 ft to a 1/2" from rod found in the Westerly right-of-way line of Smallwood Drive for the Northeast corner of Lot 17, Block 5, of said Colony Park Hills 1-A.
- 6) N 59 deg 50' 09" W 90 08 ft to a ½" iron rod found for the Northwesterly corner of said Lot 17, Block 5, Colony Park Hills 1-A.
- 7) S 30 deg 09' 50" W 130 05 ft to a 1/4" front rod set with a plastic cap imprinted with "Carcon and Bush Professional Surveyors" in the North right-of-way line of Valleyfield Drive for the Southwesterly corner of said Lot 17, Block 5.
- 8) N 60 deg 11'23" W 8 81 ft to a 1/2" from rod found at the point of termination of the North right-of-way line of Valleyfield Drive,
- 9) S 30 deg 09' W 60 00 ft to a ½" non rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the South right-of-way line of Valleyfield Drive for the Northwesterly corner of Lot 14, Block 6, of said Colony Park Hills 1-A,
- 10) S 30 deg 04' 21" W 121 90 ft to a 1/2" iron rod found in the North line of Lot 19, Block 6, Lakeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, for the Southwest corner of Lot 14, Block 6, Colony Park Hills 1-A, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract.

\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-L IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES.

#### Page 2 of 3

THENCE with the common line of said Scardino (112 816 acre) tract and said Lakeside "I-B", the following fourteen (14) courses,

- 1) N 56 deg 49' W 20 00 ft to a 1/2" fron rod found.
- 2) N 72 deg 01' 49" W 97 65 ft to a 1/2" mon rod found.
- 3) \$ 82 deg 28' 48" W | 10 12 ft to a 1/2" fron rod found.
- 4) S 65 deg 17' 00" W 349 75 ft to a point for the Easterly corner of Lot 4, Block 6, of said Lakeside "I-B",
- 5) N 24 deg 22' 41" W 117 93 ft to a "" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly right-of-way line of Valleyfield Drive,
- 6) N 65 deg 24' 21" E 6 89 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southerly right-of-way line of Valleyfield Drive.
- 7) N 24 deg 32' 20" W 135 42 ft to a 1/2" iron rod found for the Northerly corner of Lot 17, Block 9, of said Lakeside "I-B".
- 8) S 65 deg 30° 23" W 117 74 ft to a ½" from rod found in the curving Northeasterly right-of-way line of Cambray Drive for the Southwesterly corner of said Lot 17, Block 9,
- 9) along a curve to the left with a radius of 271 35 ft for an arc length of 53 51 ft and which chord bears N 38 deg 40' 53" W 53 42 ft to a '/s" tron rod found at the point of termination of the Northeasterly right-of-way line of Cambray Drive.
- 10) S 56 deg 50' 16" W 51 19 ft to a 1/2" fron rod found at the point of termination of the Southwesterly right-of-way line of Cambray Drive,
- II) S 44 deg 22' 47" W 72 57 ft to a ½° iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors".
- 12) S 68 deg 53' 55" W 294 55 ft to a ½" from rod found for the Southwesterly corner of Lot 11, Block 8, of said Lakeside "I-B".
- 13) S 34 deg 19' E 41 93 ft to a point for the most Northerly corner of Lot 12, Block 8, of said Lakeside "1-B".
- 14) S 57 deg 58° 00" W 108 40 ft to a ½" iron rod found for the Southwesterly corner of said Lot 12, Block 8, for an angle corner of said Scardino (112 816 acre) tract, and being an angle corner of this tract.

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses.

- N 30 deg 04" W 38 39 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 718 00 ft for an arc length of 110 07 ft and which chord bears N 34 deg 27 30° W 109 96 ft to a ½° fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 38 deg 51'00" W 298 94 ft to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a radius of 1015 00 ft for an arc length of 85 05 ft and which chord bears N 41 deg 15' 03" W 85 03 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39' 05" W 165 27 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the common line of said Scardino (112 816 acre) tract and that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 1529 21 ft to a 1/2" fron rod found for a Northwesterly corner of said Scardino (112 816 acre) tract and for the Northeasterly corner of said City of Austin (9 930 acre) tract and being the Northwesterly corner of this tract,

THENCE with the Northerly line of said Scardino (112 816 acre) tract, the following two (2) courses,

1) \$ 59 deg \$2' 39" E 166 36 ft to a 1/3" fron rod found,

2) \$ 59 deg \$7' 47" E 671 97 ft to a 1/2" fron rod found for the Southeast corner of that certain (32 scre) tract of land as conveyed to Clarence E Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and for the Northeasterly corner of said Scardino (112 816 acre) tract, and being the Northeasterly corner of this tract,

THENCE with the Easterly line of said Scardino (112 816 acre) tract, S 28 deg. 41'09" W 78 05 ft to the PLACE OF BEGINNING containing 26 243 acres of land

SURVEYED June, 2001

Holi Carson Registered Professional Land Surveyor No 5166

reference map B 652052

Engineering Support Section Department of Public Works

and Transportation

## **CARSON AND BUSH**

PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD AUSTIN, TX 78704 TELEPHONE (512) 442-0990 FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 84 918 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, FEXAS, BEING A PORTION OF THAT CERTAIN (112 816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" tron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the present North right-of-way line of Loyola Lane and in the Easterly line of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haytheni S Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and in the Westerly line of Lot 1, Block B, Lakeside Hills Phase 3-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 95 of the Plat Records of Travis County, Texas, and being the Northeasterly corner of that certain tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 12691 Page 1185 of the Real Property Records of Travis County, Texas, same being the Southeasterly corner and PLACE OF BEGINNING of the herein described tract,

THENCE crossing the interior of said Scardino (112.816 acre) tract of land with the present North right-of-way line of Loyola Lane and with the North line of said City of Austin Street Deed tract, N 59 deg 37 58" W 2093.87 ft to a bolt found in the common line of said Scardino (112.816 acre) tract and that certain (5.761 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northwesterly corner of said City of Austin Street Deed tract, same being the Southwesterly corner of this tract, and from which a bolt found for the most Southerly corner of said City of Austin (5.761 acre) tract bears S 60 deg 54' 46" W 11.35 ft.

THENCE leaving the present North right-of-way line of Loyola Lane with the common line of said Scardino (112 816 acre) tract and said City of Austra (5 761 acre) tract, the following six (6) courses,

- 1) N 60 deg 54' 46" E 8 41 ft to a 1/2" fron rod found,
- 2) N 60 deg 01\*02" E 1121 91 ft 10 a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- N 42 deg 21' 58" W 48 56 ft to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors".
- 4) N 06 deg 36' 20" E 209 47 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 5) N 34 deg 33' 30" E 314 58 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors".
- 6) N 53 deg 12' 13" E 509 68 ft to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, for the most Northeasterly corner of said City of Austin (5 761 acre) tract, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract.
- \*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES

Page 2 of 2

THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 479 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Northerly comer of this tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses,

- 1) S 43 deg 39 05" E 201 08 ft to a ½" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature.
- 2) along a curve to the right with a radius of 945 00 ft. for an arc length of 79 19 ft. and which chord bears S 41 deg. 15' 03" E 79 17 ft. to a ½" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency.
- 3) S 38 deg 51'00" E 297 08 ft to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 648 00 ft for an arc length of 99 34 ft and which chord bears \$ 34 deg 27 30" E 99 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) \$ 10 deg 04° E 75 19 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, Lakeside "1-B" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

THENCE, S 59 deg 57' 56" W 120 00 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, Lakeside "1-B",

THENCE, S 30 deg 03' 38" E 492 62 ft to a ½" fron rod found at the point of termination of the Southeasterly right-of-way line of Wilmungton Drive for the most Westerly corner of Lot 31, Block B, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and being an angle corner of this tract,

THENCE with the common line of said Scardino (112816 acre) tract and said Block B, of Colony Park Hills 1-A, the following eight (8) courses,

- I) S 30 deg 00' 00" E 265 36 ft to a 1/4" iron rod found,
- 2) S 28 deg 32' 12" E 179 75 ft to a 1/2" iron rod found,
- 3) S 25 deg 16' 53" E 115 79 ft to a 1/2" iron rod found,
- 4) S 71 deg 59' 51" W 271 86 ft to a 1/2" iron rod found,
- 5) S 60 deg 09' 36" W 235 77 ft to a 1/2" iron rod found,
- 6) \$ 51 deg 14' 32" W 298 16 ft to a 1/2" iron rod found,
- 7) S 41 deg 13'06" W 156 79 ft to a 1/2" uon rad lound,
- 8) S 30 deg 21' 53" W 579 63 ft to the PLACE OF BEGINNING, containing 84 918 acres of land

SURVEYED June, 2001

PIELD NOTES PREVIEWED

BY UNIVERSAL DATE 07/03/0

Engineering Support Section Department of Public Works and Transportation

reference map B 652052

Holt Carson

Registered Professional Land Surveyor No 5166

#### EXTIBIT "A-5-1"

### CARSON AND BUSH

#### PROFESSIONAL SURVEYORS, INC

1984 FORTYIEW ROAD AUSTIN, TX 78764 TELEPHONE (512) 442-8990 PACSIMILE (512) 442-1084

JUNE 20, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 3 334 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169 714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT I" AND AS CONVEYED TO JOHN SCARDING AND HAY THEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS! AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" from rod found at the point of termination of the curving Southerly right-of-way line of Colony Loop Drive for the Northerly corner of Lot 35, Block U, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being in a Westerly line of that certain (169 714 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, same being the Southwesterly currier and PLACE OF BEGINNING of the herein described tract, and from which a ½" from rod found for the most Easterly currier of said Lot 35, Block U, bears S. 26 deg. 03 '01" ft. 129 37 ft.

THENCE crossing the interior of said Scardino (169 714 acre) tract, the following four (4) courses,

- along a curve to the right with a radius of 772,06 ft for an arc length of 650 to ft and which chord bears N 86 deg. 38" 35" E 631 09 ft to a 1/2" from rod found for a point of tangency.
- 2) \$ 69 deg 14' 42" E at 375 72 ft passing a ½" from rod found, and continuing along the same course for a total distance of 561 26 ft to a ½" from rod set with a plantic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 3) along a curve to the right with a radius of 967 40 ft for an arc length of 412 13 ft and which chord bears S 56 deg 26' 53" E 428 55 ft to a ½" fron rod set with a plastic cap emponted with "Carson and Bush Professional Surveyors" for a point of tangeticy.
- 4) S 43 deg 39'05" E 369 18 ft to a ½" from rod set in the common line of said Scardino (169 714 acre) tract and that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southeasterly corner of this tract,

THENCE with the common has of said Scardino (169 714 acre) tract and said City of Austra (9 930 acre) tract, N 73 deg. 26' 01" E 78 62 ft. to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northeasterly corner of this tract,

\*\*AND AT CRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS. A-5-1 6  $\Lambda$ -5-2

end of Page 1

Page 2 of 2
"Colony Loop Drive Tract"
3 334 Acres

THENCE re-crossing the interior of said Scardino (169 714 acre) tract, the following four (4) courses.

- 1) N 43 deg 39' 05" W 404 97 ft to a 1/3" from rod set will a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1007 40 ft for an arc length of 463 40 ft and which chord bears N 56 deg 20' 53" W 459 56 ft to a ½" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency.
- 3) N 69 deg 14' 42" W at 190 59 ft massing a 1/4" fron rod found, and continuing along the same course for a total distance of 561 26 ft to a 1/4" fron rod found for a point of curvature.
- 4) along a curve to the left with a redus of 842 66 ft for an arc length of 707 28 ft and which chord bears S 86 deg. 42' 07" W 686 70 ft to a ½" from rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeasterly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Northwesterly corner of this tract.

THENCE with the common line of said Scardino (169.714 acre) tract and said The Meadows of Walnut Creek Section Five, S 26 deg. 03' 01" E 70.02 ft to the PLACE OF BEGINNING, containing 3 334 acres of land

SURVEYED June, 2001

Holi Carson
Registered Professional Land Surveyor No. \$166

reference map B 652052

10

Engineering Support Soction Department of Public Works and Transportation

#### EXHIBIT "A-5-2"

#### **CARSON AND BUSH**

#### PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD AUSTIN, TX 78704 TELEPHONE (512) 442-0990 FACSIMILE (512) 442-1064

JULY 10, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 1-194 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (1) 2-816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDING AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" from rod found at the point of termination of the Northeasterly right-of-way time of Colony Loup Drive and in the Southwesterly line of Lot 12, Block 8, Linkeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haythem 5. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northeasterly corner and PLACE OF BEGINNING of the herein described tract.

THENCE with the common line of soid Scardino (112 816 acre) tract and soid Lakeside "1-B", S 59 deg 57' 56" W 70 00 ft to a W" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, of said Lakeside "1-B" for the Southeasterly corner of this tract, and from which a M" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, bears \$ 59 deg 57' 56" W 120 00 ft.

THENCE crossing the interior of said Scardino (112 815 acre) tract, the following five (5) courses,

- 1) N 30 deg 66° W 75 19 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 648 00 ft. for an arc length of 99 34 ft. and which chord bears N 34 deg. 27 30" W 99 24 ft. to a ½" from red set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency.
- 3) N 38 deg 51'00" W 297 08 ft to a ½" fron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a rodius of 945 00 ft for an arc length of 79 19 it and which chord bears N 41 deg 15' 03" W 79 17 ft to a ½" from rod set with a plastic cap imported with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39°05" W 201 08 ft. in a ½" fron rod set with a plastic cap imprinted with "Curson and Bush Professional Surveyors in the common line of said Scarding (112 816 acre) tract and that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

cnd of Page 1 \*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS, A-5-1 & A-5-2.

Page 2 of 2
"Colony Loop Drive Tract"
1 194 Acres

THENCE with the common line of said Scardino (132 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg. 26' 33" E 78 64 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwesterly corner of this tract.

THENCE re-crossing the interior of said Scardino (112.816 acre) tract, the following five (5) courses,

- S 43 deg 39'05" E 165 27 ft to a ½" non red set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the right with a radius of 1015 00 if for an are length of 85 05 R and which chord beers \$ 41 deg. 15'03" H 85 03 ft to a '6" iron rod set with a plastic cap unprinted with "Carson and Bush Professional Surveyors" for a point of tangency.
- S 38 deg 51 00" E 298 94 ft to 1 1/4" upn rod set with a plesue cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 718 00 ft. for an arc length of 110 07 ft. and which chord bears \$ 34 deg. 27' 30" E 109 96 ft. to a ½" from rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency.
- 5) S 30 deg 04 E 38 39 ft to a 1/2" from rod lound for the most Westerly corner of the aforementioned Lot 12, Block 8, Lakeside "1-B",

THENCE with the common line of said Scardino (112.86 acre) tract and said Lot 12, Block 8, S 29 deg 36' 11" E 35.01 R the PLACE OF BEGINNING containing 1 194 acres of land

SURVEYED June, 2001

Holt Carson
Registered Professional Land Surveyor No. 5166

reference map B 652052

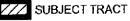
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Engineering Bupport Section Department of Public Works and Transportation

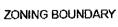
## Exhibit "B"



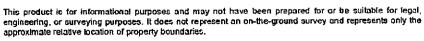




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PENDING CASE

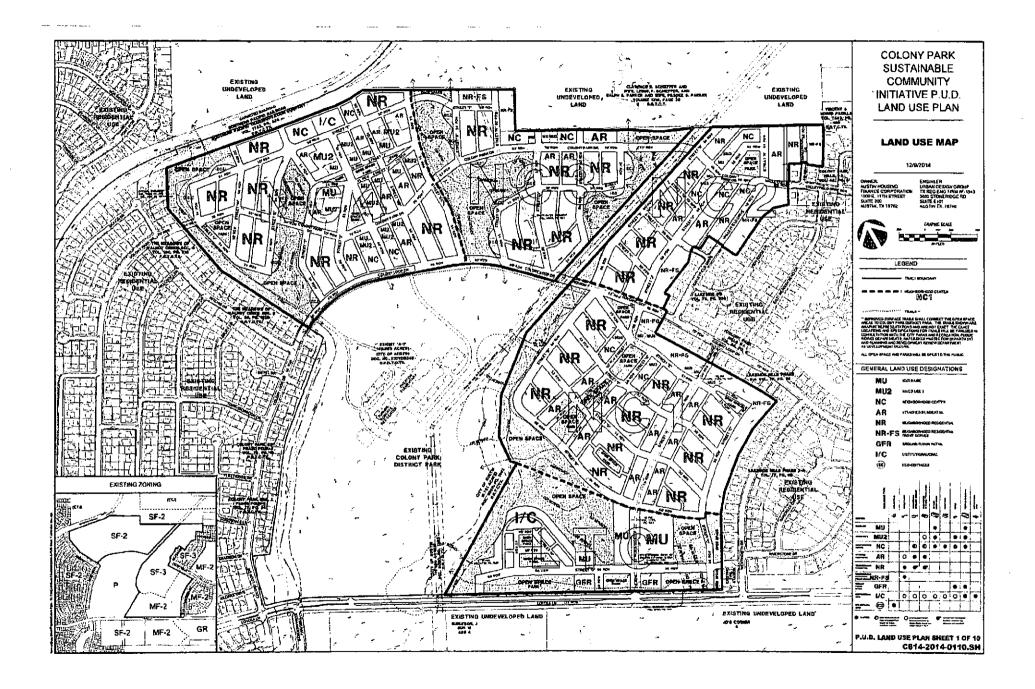




This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## Exhibit "C"



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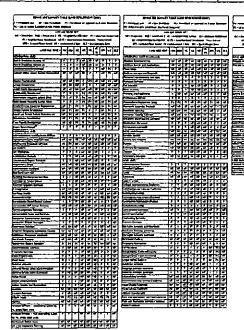
**COLONY PARK** SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

#### NOTES

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#### NOTES

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- I ALL OPEN STACE AND ANNUA YOU, AS DOUGHTO DISK PURILS
- 4 OPUS BENCH NOT HOTHER A CHITICAL WEIGH GROWNTY COME ESTINCT ON COT SETENCE WAS COMMING AND AN ACCOUNT OF THE COMMING AND COM
- I PARTENCIA MOTES DE MARTI TERACE CON MÉTALCAN POR ENÇOPO DE ETROCIONO PROUMÉMBITS UNS MALIMANICAS MELINA DE MONATAS CAN EN SANCIA PARTEN PIAS DIVIN APACA.

- ii waatinaang and aqpecinon of yaatin daaliy and contao, tacuties as bludhaydd w liic 1947ti shall on Accomichais an part of the mplikatiator fran Min Maltin Dyyllopin adheshent IT WEEKS SHOWN ON THE AND LAND USE MAN, THE FOLLOWING WAS INCOMMITTED MOVEMENTED ANGLE OF LITHER PARKED PARKED ON THE PROPERTY AND STREET, AND STREET,

- IS MALDRICK BAT FOR CLOSED THAN AS FOR A THE WAST OF THE PROTECTED THE LASES IN THAT I FOR THE PROTECTED THE LASES IN THAT I FOR A THE WAST OF THE PROTECTED THE LASES IN THAT I FOR A THE PROTECTED AND A THE
- HE MAL CONTRIBUTION CONTINUED A BETTAL CONTINUED AS, OR MINED THE DESCRIPTION OF MALE CONTINUE PROFESSION.
  CONTINUED WATER AS OF FAILE ON LOCAL CONTINUES AND ASSESSION OF MALE FRANCE.



#### SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - FRIMARY BUILDING SETBACKS HEIGHTS BUILDING TYPE SINGLE PARKLY DECACHED WENT-HAVELY ATTACHED (TOWN-HOMES 117 STACISTO MULTIFARMU COMMITTAN HOUSE 3 Stanys j ene RETUR 477 412. BISTRIUTSONAL COVIC gra' Ø/5" SCO-COTTIAGE HEU2. 15cmy | I Sury F/I-F

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	* These statistics refer to this primary building on a lost For
	tellurgation in regards in acceptancy deselving units serving
	pertricted, order to the individual budsing type tables
	"To conditioned south
	***Multiplinum 3 story construction required an quierway loca
	Minntified on Regulating Plan (page 154). Maximum 2 story
	combuston on lots within \$2 of project partnerss.

	L		TRACES		PARE	PHG :	MEXCHTS						
Building Type	Frank Yard Min/Min	Carego Lot Side Yard Min/Mas	Minimum Side Yard	Minkown Rear Yard	Accessory OwnSky Link Men/Mass	Location	Minimum Overati Height	Maximum Overall Height	Each Stor Min/Max				
STACLE FAMILY DETACHED: ALLEY SERVED	N/A	\$/IS:	5' 3" V zero side V2rd constition	H/A	er)	New Tars	NJA	3 stories - jer se tap of ridge	77A				
SHIGHE FAMOLT DETACHED: FEDAT/EDE SURVED	H/A	9./10	3' O' P term skie yard consissors	N/A	Q/1	lear Yard	NIA	2 (Lovies - 10" to top of ridge	9/14				
SINGLE PARKLY ATTACHED (DUPLEX)	N/A	2/12	3' If rero date	N/A	0/1	Rear Yerd	NA	2 irarjes- 20' ta tap of ridne	9/14				
MULTIFAMET APTACHED (TOWNSHORES)	NJA	2777.	5' if some side s'and condition	N/=	D/i	RazeTarij	N/A	2 repries - 30 to top of ridge	9714				

Building Type	Maham	Masterane	Plote:
Single Family, Duples, Townhome	1.0/Dicetting	20/Dwelling	Minimums donot apply in Inset loss
Accessory Dwelling	C/Dwelling	1.0Dwdfing	Apply to teast lots *
Multifamily Altached Stacked and Side)	0.5/Dweiling	1.0/Dwelling	May be further reduced with nearby share car
Mixed Use	Relatio Replaced at 0.5	Residential: 1.0	
Town Cester/ Innovation Direkt/ TOD Mixed size	Retail:0 Resistantial:05 Office:1/1000 of	Result: 1/1000 st Residential: 1.0 Office: 1/1000 st	May be further reduced with shared parking

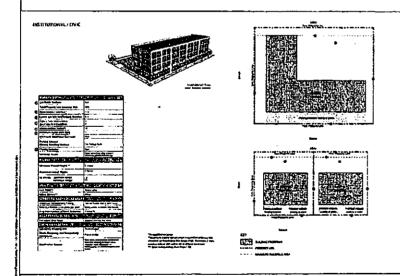
COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

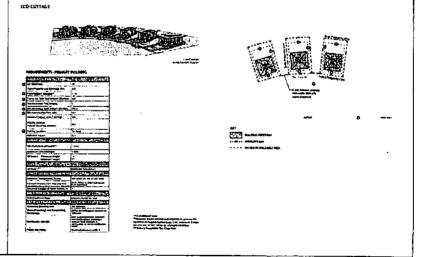
BUILDING TYPE LOT TABLES

12/9/2014

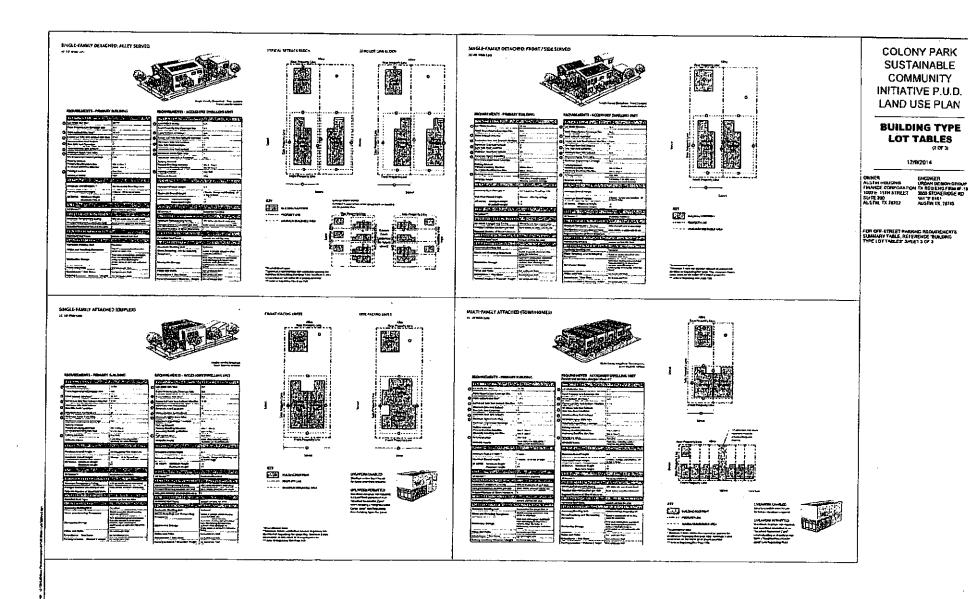
OVERER.
ALISTIN HOUSING
FRIANCE CORPORAT
1000 E 1014 STRUET
SUITE 200
AUSTIN, TX 25702

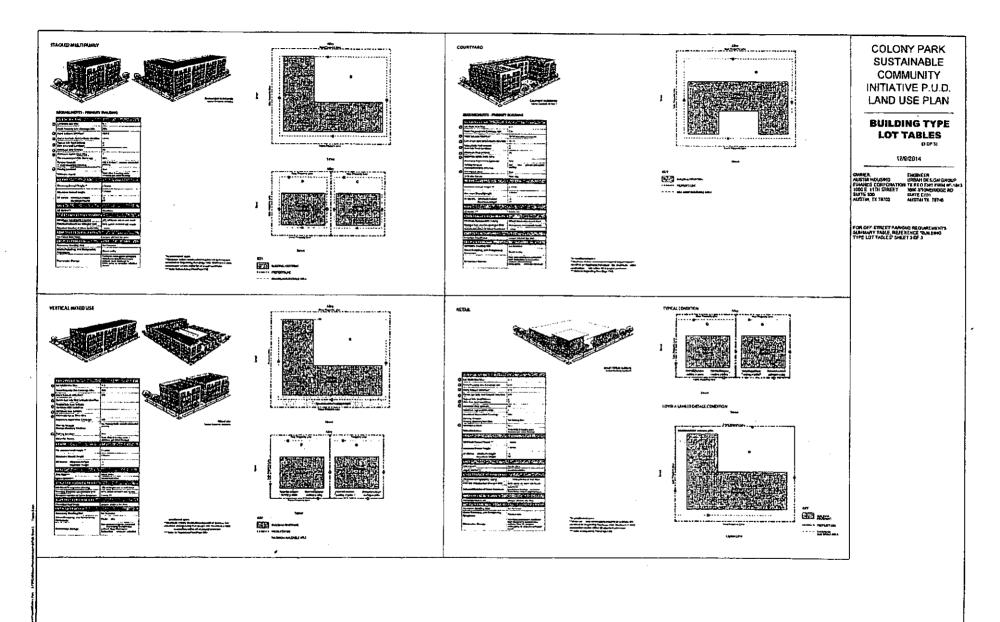
ENGREER.
URBAN BÉCISH CROUP
RATION TO RÉO ENGRENDERS
ENT SOU OFFINA ET-1
AUSTIN TX, 787-0



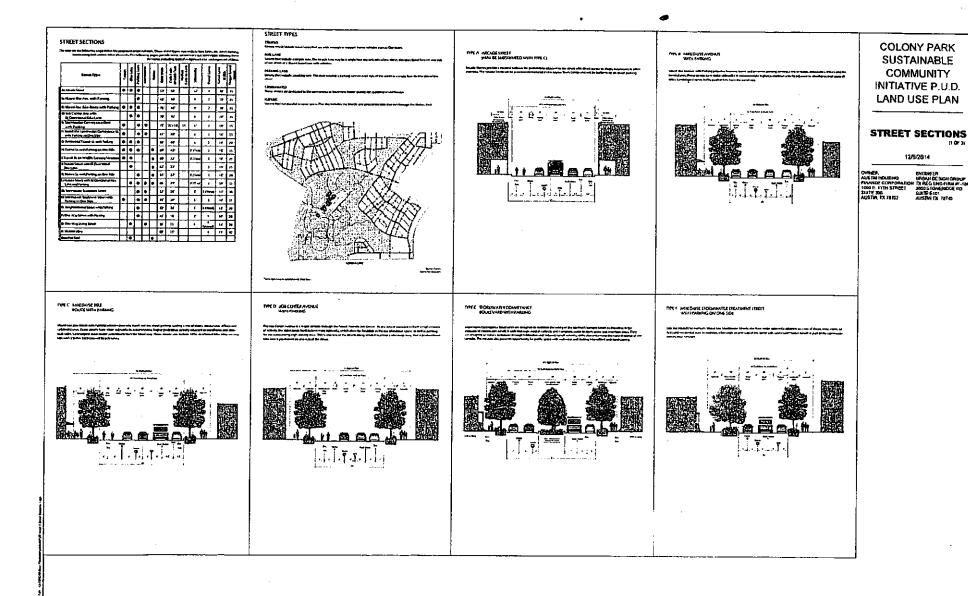


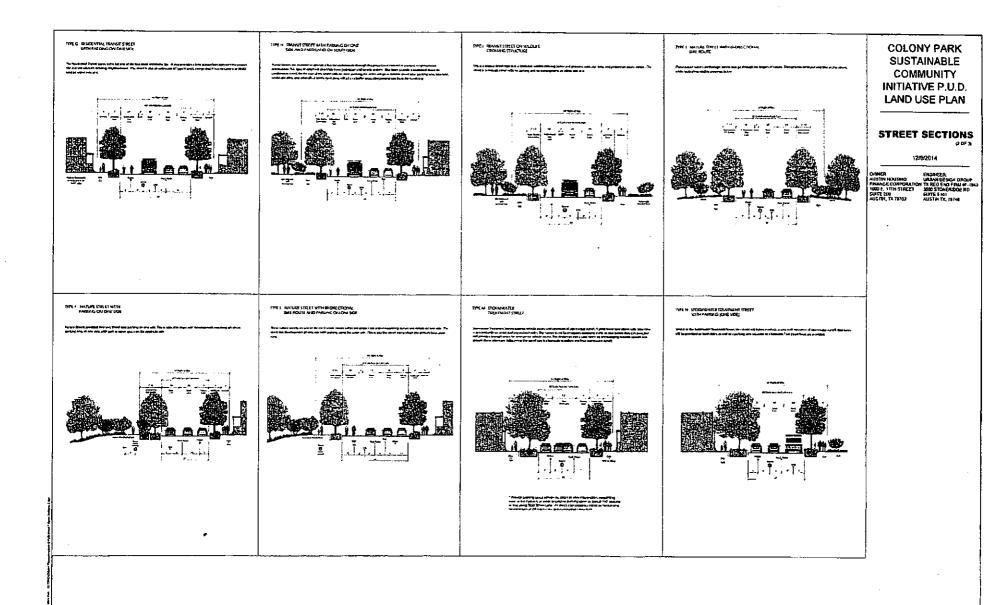
P.U.D. LAND UBE PLAN SHEET 3 OF 10 C814-2014-0110.SH

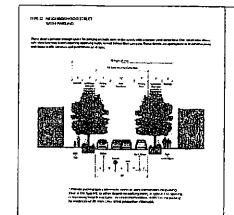


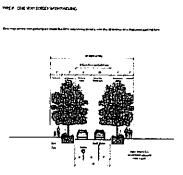


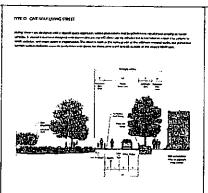
P.U.D. LAND USE PLAN SHEEY S OF 10 C814-2014-0110.8M

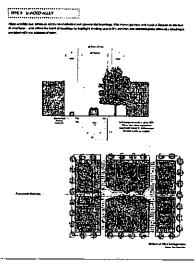












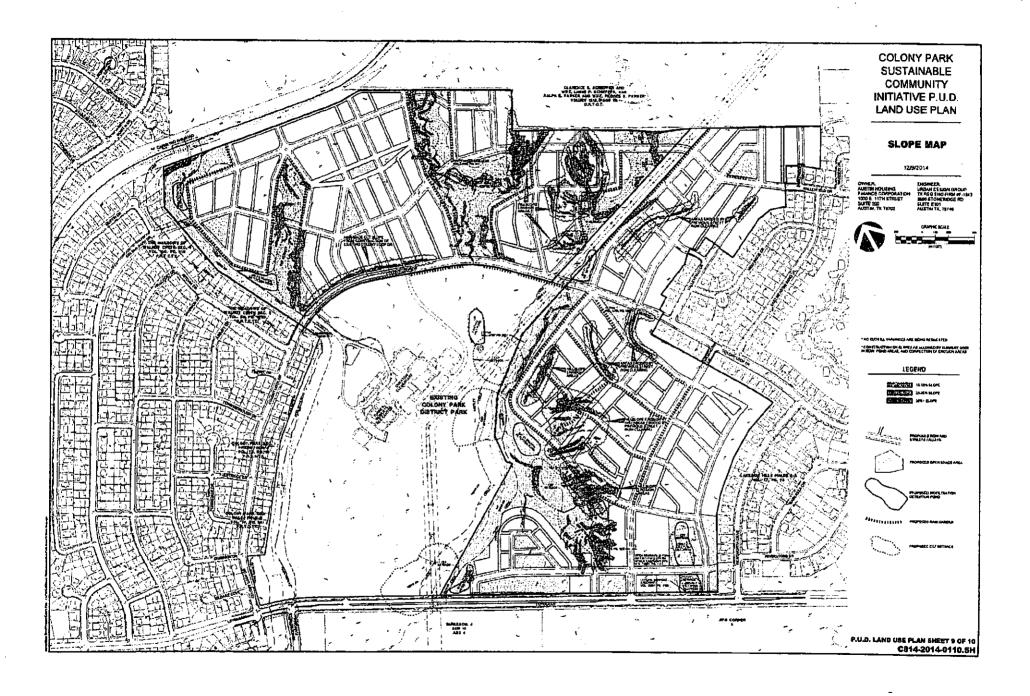
COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN

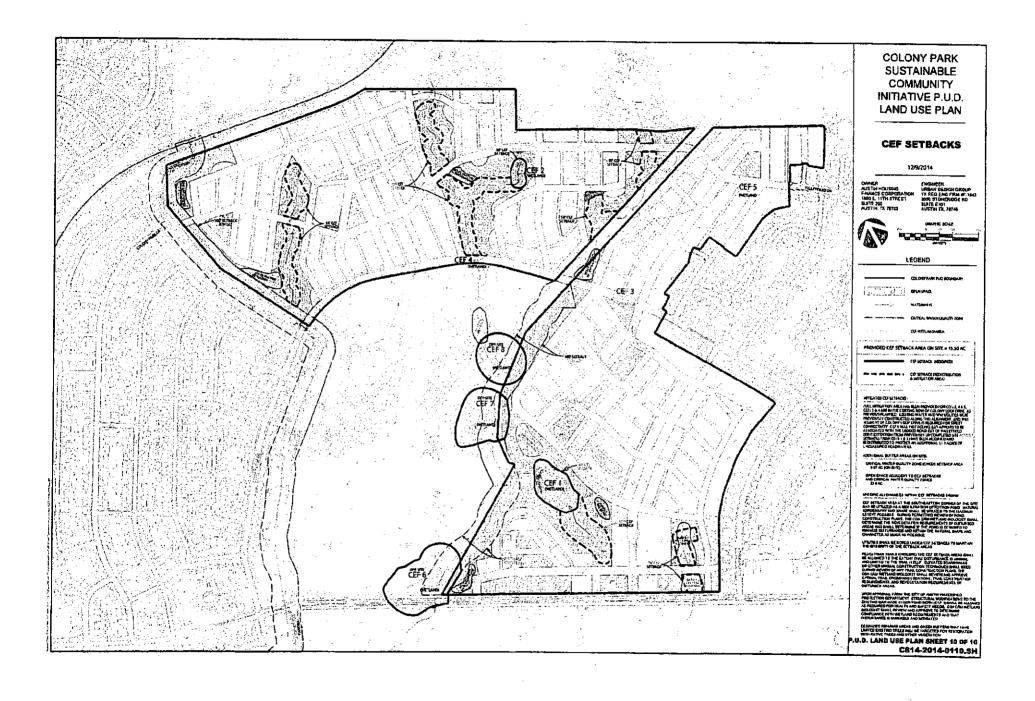
## STREET SECTIONS

12/9/2014

OWNER
ANSTRUMOUSING
FINANCE CORPORATE
1000 E. 117H STREET
SUITE 200

ENGMEER
URDAN DESCH GROUP
TY RED END FIRM OF 1841
3640 STONEROBE RD
ENDE E NO
AUSTRI TZ 78744





## Exhibit "D"

#### SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - PRIMARY BUILDING

		SETB/	ACKS		PARKI	NG		HEIGHTS	
BUILDING TYPE*	Front Yard Min/Max**	Corner Lot Side Yard Min/Max	Minimum Side Yard Min/Max	Minimum Rear Yard Setback	Primary Dwelling Min/Max	Location	Minimum Overall Height***	Maximum Overall Height	All Stories Min/Max
SINGLE FAMILY DETACHED	10715	5710′	3,	45'	1/2	Rear Yard	See Regulating Plans (Page 154)	3 Stories - 45'to Top of Ridge	9'/14'
SINGLE FAMILY ATTACHED (DUPLEX)	10715'	57/10′	3'	45'	1/2	Rear Yard	See Regulating Plans (Page 154)	3 Stories - 45'to Top of Ridge	97147
MULTI-FAMILY ATTACHED (TOWNHOMES)	5715'	5715	5"	45'	1/2	Rear Yard	2 Stories	3 Stories - 45' to Top of Ridge	9714′
STACKED MULTIFAMILY	10715	10715'	5'	10"	Min 0.5 / Max 1;; provide unbundled parking	Rear	2 Stories	5 Stories	97/147
COURTYARD	10'/15' (excluding courtyard)	10'/15'	5*	10'	Min 0.5 / Max t;; provide unbundled parking	Rear	2 Stories	5 Stories	9714'
MIXED USE	075′	0'/5'	5'	10'	See Parking Reg's; provide unbundled parking	Rear	2 Stories	5 Stories	97/147
RETAIL	0'/5'	0'/5'	5′	10'	See Parking Reg's	Rear	2 Stories	5 Stories	97/14
INSTITUTIONAL/CIVIC	075	0'/5'	5'	10"	See Parking Req's	Rear	2 Stories	5 Stories	97/141
ECO-COTTAGE	5710	N/A	3'	10/15	N/A	On-Street	1 Story	1 Story	9/14'

<sup>\*</sup>These standards refer to the primary building on a lot. For information in regards to accessory dwelling units where permitted, refer to the individual building type tables

<sup>\*\*</sup>To conditioned space

<sup>\*\*\*</sup>Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on lots within 50° of project perimeter.

### SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - ACCESSORY DWELLING UNIT

		S	ETBACKS		PARK	ING	""	HEIGHTS			
BUILDING TYPE	Fron Yard Min/M	Lot Side Yard	Minimum Side Yard	Minimum Rear Yard	Accessory Dwelling Unit Min/Max	Location	Minimum Overall Height	Maximum Overall Height	Each Story Min/Max		
SINGLE FAMILY DETACHED: ALLEY SERVED	N/A	5′/15′	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9′/14′		
SINGLE FAMILY DETACHED: FRONT/SIDE SERVED	N/A	5′/10′	3' 0' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9′/14′		
SINGLE FAMILY ATTACHED (DUPLEX)	N/A	5′/15′	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 staries - 30' to top of ridge	9′/14′		
MULTIFAMILY ATTACHED (TOWNHOMES)	N/A	5′/15′	5' 3' if zero side yard condition	N/A	0/1	Rear Yard	N/A	2 stories - 30' to top of ridge	9′/14′		

#### ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use NP = Not Permitted P1 = Permitted w/ approval by Master Developer P2 = City of Austin Conditional Use Permit Required P\* = Permitted as Home-based Business

#### LAND USE ZONES KEY:

MU = Mixed-Use MU2 = Mixed-Use 2 NC = Neighborhood Center AR = Attached Residential NR = Neighborhood Residential NR-FS = Neighborhood Residential - Front Served GFR = Ground Flood Retail I/C = Institutional / Civic ECZ = Eco-Cottages Zone

LAND USE ZONE >	MU	MU2	NC	AR	NR	NR-FS	GFR	I/C	ECZ
RESIDENTIAL USES	•			<u> </u>	<del>1</del>		<u> </u>		<u> </u>
Bed & Breakfast (Group 1)	P	Р	Р	NP	NP	NP	Р	P	Р
Bed & Breakfast (Group 2)	Р	Р	Р	NP	NP	NP	Р	Р	Р
Condominium Residential	P	Р	P	Р	Р	Р	NP	P1	Р
Conservation Single Family Residential	NP	NP	NP	P1	Р	Р	NP	P1	NP
Duplex Residential	NP	NP	P1	P	P1	NP	NP	P1	NP
Group Residential	NP	NP	NP	Р	Р	Р	NP	NP	NP
Mobil Home Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
Multifamily Residential	Р	Р	Р	P1	P1	NP	NP	P1	NP
Retirement Housing (Small Site)	Р	Р	Р	P1	P1	NP	NP	P1	NP
Retirement Housing (Large Site)	Р	Р	Р	P1	P1	NP	NP	P1	NP
Single-Family Attached Residential	NP	P1	P1	Р	P1	ΝP	NP	P1	NP
Single-Family Residential	NP	P1	NP	P1	Р	Р	NP	P1	Р
Small Lot Single-Family Residential	NP	P1	NP	P1	Р	Р	NP	P1	Р
Townhouse Residential	NP	P1	P1	Р	P1	NP	NP	P1	NP
Two-Family Residential	NP	NP	P1	Р	P1	NP	NP	P1	NP
Short-Term Rental <sup>13</sup>	Ρ	Р	Р	Р	Р	Р	Р	Р	Р
COMMERCIAL USES						·			
Administrative and Business Offices	Р	Р	Ρ	Р	Р	P	Р	Р	P
Agricultural Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Alternative Financial Services	P1	P1	NP	NP	NΡ	NP	NP	NP	NP
Art Gallery	Р	Р	Р	NP	NP	NP	Р	Р	Р
Art Workshop	Р	Р	Р	NP	NP	NP	Р	Ρ	Р
Automotive Rentals	Р	Р	NP	NP	NΡ	NP	Ρ	Р	NP
Automotive Repair Services	Р	Р	NP	NP	NP	NP	P	Р	NP
Automotive Sales	NP	NP	NP	NP	NP	NP	NΡ	NP	NP
Automovtive Washing	NP	NP	NP	NP	NP	NP	NΡ	NP	NP
Bail Bond Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Building Maintenance Services	Р	Р	NP	ΝP	NP	NP	Р	Р	ΝP
Business or Trade School	Р	Р	NP	ΝP	NP	NP	P	Р	NP
Business Support Services	Р	Р	Р	P*	P*	P*	Р	P .	NP

Campground	NP	NP	NP	NP	NP	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP	NP	NP	NP	NP	
Cocktail Lounge	P2	P2	P2	NP	NP	NP	P2		NP
Commercial Blood Plasma Center	P	PZ P	PZ P	NP	NP	NP	P	P2 P	NP
	<u> </u>	<u> </u>	<u> </u>						NP
Commercial Off Street Parking	NP	NP	NP	NP	NP	NP	NP	NP	NP
Communications Services	Р	P	P	NP	NP	NP	P	Р	NP
Construction Sales and Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Consumer Convenience Services	Р	Р	Р	NP	NP	NP	Р	Р	NP
Consumer Repair Services	Р	Р	P	P*	P*	P*	Ρ	P	NP
Convience Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drop-off Recycling Collection Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP
Electronic Prototype Assembly	NP	NP	NP	NP	NP	NP	NP	Р	NP
Electronic Testing	NP	NP	NP	NP	NP	NP	NP	Р	NP
Equipment Repair Sercives	P1	P1	P1	ΝP	NP	NP	NP	NP	NP
Exterminating Services	Р	NP	NP	ΝP	NP	NΡ	Р	Р	NP
Financial Services	Р	Р	Р	NP	NP	NP	Р	Р	NP
Food Preparation	Р	Р	Р	NP	NP	NP	Р	Р	NP
Food Sales	Р	Р	Р	NP	NΡ	NP	Р	Р	NP
Funeral Services	P	P	Р	NP	NP	NP	Р	P	NP
General Retail Sales (Convenience)	Р	P	Р	NP	NP	NP	Р	Р	NP
General Retail Sales (General)	Р	NP	NP	NP	NΡ	NP	Р	P	NP
Hotel-Motel	Р	P	P	NP	NP	NP	Р	P	NP
Indoor Entertainment	Р	Р	Р	NP	NP	NP	Р	Р	NP
Indoor Sports and Recreation	P	Р	Р	NP	NP	NP	Р	Р	NP
Kennels	NP	NP	NΡ	NP	NΡ	NP	NP	NΡ	NP
Laundry Services	Р	NP	NΡ	NP	NP	NΡ	Ρ	P	NP ·
Liquor Sales	P2	P2	P2	NΡ	NP	NΡ	P2	P2	NP
Marina	NP	NP	NΡ	NΡ	NP	NΡ	NP	NP	ΝP
Medical Offices — exceeding 5,000 sq.	Р	Р	Р	NΡ	NΡ	NP	Р	Р	NP
ft. gross floor area									
Medical Offices — not exceeding 5,000	Р	Ρ	P	NΡ	NP	NP	Р	P	NP
sq. ft. gross floor area	]								
Monument Retail Sales	NP	NP	NΡ	ΝP	NΡ	NP	NP	NP	NP
Off-Site Accessory Parking	NP	NP	NΡ	NΡ	NΡ	NP	NP	NP	ΝP
Outdoor Entertainment	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor Sports and Recreation	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pawn Shop	NP	NP	NP	NΡ	NP	NP	NP	NP	NP
Pedicab storage and Dispatch	NP	NP	NP	NP	NP	NP	NP	NP	NP
Personal Improvement Services	Р	Р	Ρ	P*	P*	P*	P	P	Р
Personal Services	Р	Р	Ρ	P*	P*	P*	Р	P	P
5.46									
Pet Services	Р	Р	Ρ	ΝP	NP	NP	P	Ρ	NP

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Details and D. LUCK	To.		L	I	1	1	7	I_	T
Printing and Publishing	P	NP	NP	NP	NP	NP	Р	Р	NP
Professional Office	Р	P	Р	P*	P*	P*	Р	Р	Р
Recreational Equipment Sales	P1	P1	P1	NP	NP	NP	P1	NP	NP
Research Assembly Services	NP	NP	NP	NP	NP	NP	NP	Р	NP
Research Services	NP	NP	NP	NP	NP	NP	NP	Р	NP
Research Testing Services	NP	NP	NP	NP	NP	NP	NP	P	NP
Research Warehousing services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Restaurant (General)	P	Р	Р	NP	NP	NP	Р	P	NP
Restaurant (Limited)	Р	Р	Р	NP	NP	NP	Р	Р	NP
Scrap andSalvage	NP	NP	NP	NP	NP	NP	NP	NP	NP_
Service Station	NP	NP	NP	NP	NP	NP	NP	NΡ	NP
Special Use Historic	NA	NA	NA	NA	NA	NA	NA	NA	NA
Stables	NP	NP	NP	NP	NP	NP	NP	NP	NP
Software Development	NP	NP	NP	NP	NP	NP	NP	Р	NP
Theater	Р	Р	Р	NP	NP	NP	P	Р	NP
Veterinary Services	NP	NP	NP	NP	NP	NP	NP	Р	NP
CIVIC USES	•	•	•						
Administrative Services	Р	Р	Р	P*	P*	P*	Р	Р	Р
Aviation Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Camp	NP	NΡ	NP	NP	NP	NP	NP	NP	NP
Cemetary	NP	NP	NP	NP	NP	NP	NP	NP	NP
Club or Lodge	Р	Р	Р	NΡ	NP	NP	Р	Р	P
College and University Facilities	Р	Р	NP	ΝP	NP	NP	NP	P	NP
Communication Service Facilities	Р	NP	NP	NP	ΝP	NΡ	P	P	NP
Community Events	Р	Р	Р	NP	ΝP	ΝP	P	Р	P
Community Recreation (Private)	Р	Р	Р	NP	NΡ	NP	Р	Р	Р
Community Recreation (Public)	Р	P	Р	ΝP	NΡ	NP	Р	P	P
Congregate Living	Р	Р	Р	Р	Р	Р	NP	Р	NP
Convalescent Services	NP	Ρ	Ρ	NP	NP	NP	NP	Р	NP
Convention Center	Р	Р	ΝP	NP	NΡ	NP	Р	P	NP
Counseling Services	P	Ρ	Р	NP	NP	NP	Р	P	Ρ
Cultural Services	Р	P	Р	NP	ΝP	NP	Р	P	Р
Day Care Services (Commercial)	Р	P	P	P*	P*	P*	Р	P	NP.
Day Care Services (General)	Р	Р	Р	Р*	Ρ*	P*	P	P	NP
Day Care Services (Limited)	P	Р	P	P*	P*	P*	Р	P	NP
Detention Facility	NP	NP	NP .	NP	NP	NP	NP	NP	NP
Employee Recreation	Р	Р	Р	NP	NP	NP	Р	Р	NP
Family Home	P	P	P	Ρ	P	P	NP	P1	NP
Group Home, Class I(General)	P	Р	P	P	P	P	NP	P1	NP
Group Home, Class I(Limited)	Ρ	P	P		P	Р	NP	P1	NP
Group Home, Class II	P	P	P		P	P	NP		NP
Guidance Services	P	Р	Р		NP	NP			P
Hospital Services (General)			P			NP			NP
riospitat services (serierat)	•	•	•	111	IT	M	£ .	Γ	17

Hamital Caminas (Limitas A)	Īη	In .	In .	NIP	NIC	ND	ln.	In.	ND
Hospital Services (Limited)	P	P	P	NP	NP	NP	P	P	NP
Local Utility Services	NP	NP	NP	NP	NP	NP	NP	NP	NP
Maintenance and Service Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Major Public Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Major Utility Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP
Military Installations	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recreation Services(General)	NP	NP	NP	NP	NP	NP	NP	NP	NP
Park and Recration Services (Special)	NP	NP	NP	NP	NP	NP	NP	NP	NP
Postal Facilities	Р	Р	Р	NP	NP	NP	Р	Р	NP
Private Primary Educational Facilities	Р	Р	Р	NΡ	NP	NP ,	Р	Р	NP
Private Secondary Educational	Р	P	Р	NP	NP	NP	Р	Р	NP
Facilities									
Public Primary Educational Facilities	Р	Р	Р	NP	NP	NP	Р	Р	NP
Public Secondary Educational Facilities	Р	Р	Р	NP	ΝP	NP	Р	Р	NP
Railroad Facilities	NP	NP	NΡ	NP	NP .	NP	NP	NP	NP
Religious Assembly	Р	Р	Р	Р	Р	Ρ	Ρ	Р	Р
Residential Treatment	Р	Р	P	NP	NP	NP	P	P	NP
Safety Services	Р	Р	Р	NP	NP	NP	Р	Р	NP
Telecommunications Tower	P	Р	Р	Р	Р	Р	Р	Р	Ρ
Transitional Housing	Р	Р	Р	NP	NP	NP	Р	Р	NP
Transportation Terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP
AGRICULTURAL USES		<u> </u>			L	<u> </u>	L		
Animal Production	NP	NP	NP	NP	NP	NP	NP	NP	NP
Community Garden	NP	NP	P1	P1	P1	P1	NP	P1	P1
Crop Production	NP	NP	NΡ	NP	NP	NP	NP	NP	NP
Horticulture	NP	NP	NP	NP	NP	NP	NP	NP	NP
Urban Farm	NP	NP	NP	P1	P1	P1	ΝP	NP	P1
Support Housing	NP	NP	NP	NP	NP	ΝP	NP	NP	NP
Market Garden	NP	NP	P1	P1	P1	P1	NP	P1	P1
INDUSTRIAL USES					<u> </u>	<u> </u>	,	<b>1</b>	
Basic industry	NP	NP	NP	NP	NP	NP	NP	NP	NP
Custom Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP
General Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP
Light Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP
Limited Warehousing and Distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP	NP	ΝP	ΝP	NP	NP
	I		<u> </u>	<u> </u>		L	L		

# Exhibit "F"

INSTITUTIONAL/ NEIGHBORHOOD RESIDENTIAL ZONES NEIGHBORHOOD
RESIDENTIAL - NI A - - - S MIXED-USE 2 NU2 Z <u>5</u> **Z** Z **BUILDING TYPE** ECO-COTTAGE 0 0 SINGLE FAMILY SINGLE-FAMILY ATTACHED (DUPLEX) 0 0 MULTI-FAMILY ATTACHED (TOWNHOMES) 0 0 STACKED MULTI-FAMILY 0 0 COURTYARD 0 RETAIL VERTICAL MIXED-USE INSTITUTIONAL /

ALLOWE

Structure within front facade for future storefront required

SPECIAL USE PERMIT Requires permission by Design Review Board (see Implementation Plan)

Required on corner lots: otherwise not permitted

## Exhibit "G"

### **Street Sections**

Street Type	Description	Transit	Bike Lane	Parking Lane	Storm Water	Nature	R.O.W. Width	Roadway Width (F.O.C. to F.O.C.)	Median Width (B.O.C. to B.O.C.)	Sidewalk Width	Travel Lanes, Quantity	Travel Lane, Width
Α	Arcade Street	Yes	Yes	Yes			52'	48'		10'	2	10'
В	Mixed-Use Ave. with Parking			Yes			66'	36'	,	8,	2	10'
C	Mixed-Use Bike Route with Parking	Yes	Yes	Yes			78'	48*		8,	2	10'
D	Job Center Ave with Bi- Directional Bike Lane		Yes	Yes			70'	40°		8,	2	10'
Е	Stormwater Conveyance Blvd with Parking	Yes		Yes	Yes		75'	18' / 18'	15'	5,	2	10'
F	Mixed-Use Stormwater Conveyance St. with Parking on One Side	Yes	٠	Yes	Yes		61'	28'		8,	2	10'
G	Residential Transit St. with Parking	Yes	Yes	Yes			66,	40'		6,	2	10'
Н	Transit St. with Parking on One Side	Yes	Yes	Yes		Yes	69'	40*		7' / Trail	2	10'
I	Transit St. on Wildlife Crossing Structure	Yes	Yes			Yes	60'	32'		6' / Trail	2	10'
j	Nature Street with Bi- Directional Bike Lane		Yes			Yes	62'	32'			2	10'
K	Nature St. with Parking on One Side		i	Yes		Yes	54'	27'		5' / Trail	2	10'
L	Nature Street with Bi- Directional Bike Lane and Parking		Yes	Yes	Yes	Yes	66'	39'		5' / Trail	2	10'
М	Stormwater Treatment Street			Yes	Yes		53'	26'		5'	1 (Yield)	12'
N	Stormwater Treatment Street with Parking on One Side	Yes		Yes	Yes		55'	28'		5'	2	10'
0	Neighborhood Street with Parking			Yes			50'	26'		5,	l (Yield)	12'
P	One-Way Street with Parking			Yes			42'	18'	-	5'	1	10.
Q	One-Way Living Street		Yes		Yes		35'	35'		5'	l (Shared)	18'
R	Shaded Alley						20'	15'			1	15'
Trail	Bike/Ped Trail	l	Yes		,	Yes						· · ·

## Exhibit "H"

### OFF-STREET PARKING REQUIREMENTS SUMMARY

Building Type	Minimum	Maximum	Notes
Single Family, Duplex, Townhome	1.0/Dwelling	2.0/Dwelling	Minimums do not apply to inset lots. *
Accessory Dwelling	0/Dwelling	1.0/Dwelling	Minimums do not apply to inset lots. *
Multifamily Attached (Stacked and Side)	0.5/Dwelling	1.0/Dwelling	May be further reduced with nearby share car
Mixed Use	Retail: 0 Residential: 0.5	Retail: 1/1000 sf Residential: 1.0	
Town Center/ Innovation District/ TOD Mixed use	Retail: 0 Residential: 0.5 Office: 1/1000 sf	Retail: 1/1000 sf Residential: 1.0 Office: 3/1000 sf	May be further reduced with shared parking

<sup>\*</sup> Inset lots are defined as corner lots that do not have a driveway connection to the alley.

### Exhibit "I"

ALL	OWED IMPERVIO	US COVER PER PUD
_		Allowed I.C.
		(incl ROW and open space)
Use	Total Area	(AC)
SF	158.247 ac	74.175 ac
MF	11.628 ac	6.734 ac
MU	29.857 ac	24.235 ac
C/I	8.355 ac	5.016 ac
TOTAL	208.1 ac	110.16 ac
		= 52.9%
	1	Allowed IC
		(as % of gross
		site area)

SF- Single Family, MF- Multifamily, MU- Mixed Use, C/I-Commercial/Industrial