## ORDINANCE NO.


#### Abstract

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) DISTRICf TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.


## BE IT ORDAINED BY THE CITY COUNCR 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 stañdard 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 describedun Zoning Case No. C814-20140110.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 Decke 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 ass Exhibit "C". If this ordinance and any of the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinancc, development within the PUB 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:

$$
\begin{array}{ll}
\text { Exhibit A: } & \text { Legal description of the Property } \\
\text { Exhibit B: } & \text { Zoning Map } \\
\text { Exhibit C: } & \text { Land Use Plan } \\
\text { Exhibit D. } & \text { Site Development Standards by Building Type } \\
\text { Exhibit E. } & \text { Zoning Use Summary Table } \\
\text { Exhibit F. } & \text { Site Development Regulations by Neighborhood }
\end{array}
$$

Exhibit G. Street Sections<br>Exhibit H. Off Street Parking Requirements<br>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 pafking 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 PERMMITED 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 landuses than Mixed Use.
15. MULTUFAMILYATTACHED (TOWNHOMES) is a building type intended for townhouse/condominium scale development.
16. WEIGHB@RHOOD CENTER is a land use zone that is the focal point of a neightorhood 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 $1-H R$ fire rating and may not have any wall openings.
7. Roof overhangs less thän 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 44 inch projection.
8. Gated roádways 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 avcrage spacing of 30 feet apart on streets fronted by alley-served single family lots ănd multifamily attached lots. Trees shall be planted at an average spacing of 40 feet apaiten 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. 2 Income limits are established annually as determined by the director of the Neighborhood Housing and Community Development Office (NHCD) and the United State Departmentof 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 pcrsons 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 $25-1-704(\mathrm{~B})$ (2) (b), the development may be eligible for a waiver of 100 percent of the fecs 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 thereshall be no requirement that each project or plat within the PUD contain a specific number of afforiable 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) distriêt or nore restrictive zonning 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 25-6-171(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.
9. $25-5-2(B)(1)$ is modified to allow single-family attached residential to include multifamily attached (townhomes) and to allow duplex residential to include multifamily attached (duplex) as defined in this
10. Section 25-2-243 (Proposed District Boundaries Must Be Contiguous) of
11. The definition of "site" in Section 25-1-21 (Definitions) of the City Code is modified to provide that the land in the PUD is a single site for development purposes so that the site includes areas separated by public
12. 25-8-64 (Impervious Cover Assumptions) and 25-8-392(c)(5) (Uplands Zone) does not apply within the PUD. Impervious cover regulations are
 , 2014.

PUD. the Code does not apply to the PUD. streets or other right-of-way.
B. Environmental controlled by Exhibit ${ }^{12}$

PART 10. This ordinance takes effect on
$\qquad$ ATTEST:

Karen M. Kennard

City Attomey

Jannette S. Goodall City Clerk

## Exhibit "A"

## 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 CONTANING 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


References: TCAD: 02.18310513
Austin Grid: P-25


# CARSON AND BUSH <br> PROFESSIONAL SURYEYORS, INC. <br> 1904 FORTVIEW ROAD AUSTIN, TX 78704 <br> TELEIPIONE (512) 42-0990 <br> FACSIMILE (512) 452-1084 

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 92468 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTANN ( 169714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT I" AND AS CONVEYED TO IOHN SCARDINO AND IIAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS*, $A N D$ BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a $1 / 2^{n}$ iron pipe found in the South line of that certan ( 251 acre) tract of land as conveyed to Scuthern Pacific Transportation Company by deed recorded in Volume 7743 Page 474 of the Deed Records of Travis County, Texas, for the Northeaslerly corner of Lot 58, Block L. The Meadows of Walnut Creek Secion Six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100 Page 210 ot the Plat Records of Travis County, Texas, and for the Northwesterly corner of that certann (169 714 acre) tract of land as conveyed to Jahn Scardino and Haythem Dawlell by Special Warranty Deed recorded an Volumic 12136 Page 2467 of Ule Real Property Records of Trayis County, Texas, and berng the Northwesteriy comer and PLACE OF BRGINNING of the herein described tract,

THENCE with the common line of said Scardino (169 714 acre) tract and sard Southern Paefic Transportation Company ( 251 acre) tract, the following two (2) courses.

1) $\mathrm{S} 79 \mathrm{deg} 11^{\prime} 45^{n}$ E 129954 it to a $1 / 2^{7}$ iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a pont of curvature,
2) along a curve to the left with a radus of 124220 ft for an arc length of 29329 ft and which chard bears S 86 deq 07 52" E 29261 it to a $12^{\prime \prime}$ tron rod set with a plastic cap impnited with "Carson and Bush Prolessional Surveyors" in the Southerly line of Chat certain ( 365 acre) tract of land as conveyed to Clarence E Schueffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, for ihe most Easterly cornet of sadd Southern Pacific Transportntion Company ( 251 acre) tract and for an anyle comer of said Scardino ( 169714 acre) tract, and being an angle corner of thes tract.

THENCE with a Northerly line of sad Scirdino ( 169714 acre) tract, $\$ 59 \mathrm{deg} 00^{\circ} 52^{\mathrm{n}} \mathrm{E}$ 114631 it to a $1 / 2$ " rron rod sel with a plastic cap tmpinted wits "Carson and Bush Professional Surveyors" for the Southeast comer of saud Scheffer ( 365 acre) tract and being in the Westerly line of that cerian ( 32 acre) tract olland as conveyed to Clarence $\mathbf{E}$ Schiveller, at al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and being an angle corner of sad Scardmo ( 169714 acre) tract, and being an angle corner of this tract,

THENCE, S $30 \mathrm{deg} 10^{\prime} 08^{\prime \prime} \mathrm{W} 31046 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap mprinted with "Carson and Bush Professtonal Surveyors" for the Southwesterly corner of said Schieffer (32 acre) tract and for an angle corner of sard Scardino ( 169714 acre) tract, and being an angle corner of thes tract,

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**and at Grantee's request subdivided the land into 4 SEparate tracts, of
    YHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND REGREATION
end of Page 1
    DEPARTMENT FOR PaRKLAND PURPOSES
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THENCE with a Northerly line of satd Scardmo (169 714 acre) tract, the followng seven (7) courses,

1) $S 60 \mathrm{deg} 03^{\prime} 52^{\prime \prime} \mathrm{E} 43640 \mathrm{ft}$ to a 60 D nall found,
2) $S 59 \mathrm{deg} 08^{\prime} 46^{\prime \prime} \mathrm{E}$ : $3953 \mathrm{nt} \mathrm{to} \mathrm{a} \mathrm{60D} \mathrm{nall} \mathrm{found}$,
3) $\mathrm{S} 56 \mathrm{deg} 51^{\prime} 24^{\prime \prime}$ E 13057 ft to a 60 D naul found,
4) $S 60$ deg $25^{\prime} 39^{\prime \prime} \mathrm{E} 16242 \mathrm{ft}$ to a 60 D nall found,
5) $\mathrm{S} 55 \mathrm{dcg} 05^{\prime} 35^{\prime \prime} \mathrm{E} 17571 \mathrm{ft}$ to a 60 D nal found,
6) $\mathrm{S} 58 \mathrm{deg} 05^{\prime} 25^{\circ} \mathrm{E} 7909 \mathrm{n}$ to a 60 D nall found.
7) $\mathrm{S} 65 \mathrm{deg} 09^{\prime} 51^{\text {n }} \mathrm{E} 22327 \mathrm{ft}$ to a $12^{\prime \prime}$ tron rod found for the Northeasterly corner of sand Scardino ( 169714 acre) tract and for the Northwesterly corner of that certan ( 9930 acre) tract of land as conveyed to the Cily of Ausin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and beng tite Northeasterly corner of thus tract.

THENCE with the common line of said Scardino ( 169714 acre) tract and said City of Ausun ( 9930 acre) tract, S 73 deg $26^{\prime} 01^{\mathrm{n}} \mathrm{W} 148594 \mathrm{ft}$ to a $\mathrm{t}^{1 / 2}$ iron rod set with a plastic cap imprnted with "Carson and Bush Professional Surveyors" for the Southeasterly corner of this tract,

THENCE crossing the intenor of said Sc ardino ( 169714 acre) tract, the following four (4) courses,

1) N 43 deg $39^{\circ} 05^{\circ} \mathrm{W} 40497 \mathrm{n}$ to a $1 / 2^{\prime \prime}$ ron rod set with a plastic cap mprinted with "Carson and Bush Professional Surveyors" for a point of curvature.
2) along a curve to the lef with a radus of 103740 it for an arc length or 46340 ft and which chord bears $\mathrm{N} 56 \mathrm{deg} 26^{\prime} 53^{\prime \prime} \mathrm{W} 45956$ 1t to n $1 / 2^{\prime \prime}$ ron rod set with a plasuc cap imipnated with "Carson and Bush Professional Surveyors" for a point of tangency,
3) N 69 deg $14^{\prime} 42^{\prime \prime} \mathrm{W}$ at $19059 \AA$ passing a $1 / 3^{\prime \prime}$ ron rod found, and contunumg along the same course for a total distance of 56126 it to a $1 / 2^{\prime \prime}$ tron rod found for a point of curvature,
4) along a curve to the lef with a radus of 84266 ft for an are length of 70728 ft and which chord bears S 86 deg $42^{\prime} 07^{\prime \prime}$ W 68670 tt to a $1 / 2^{\prime \prime}$ non rod set at the point of termanation of the curving Nortierly 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 an 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 sadd Scardino (169 714 acre) tract, the following four (4) courses,

1) N 26 deg $03^{\prime} 01^{\prime \prime} \mathrm{W} 47223 \mathrm{ft}$ to a $12^{\prime \prime}$ ron rod found in the Easterly line of Lot 10 , Block P. of sand The Meadows of Walnut Creek Section Five,
2) N 26 deg $26^{\prime} 52^{\prime \prime} \mathrm{W} 24737$ ft to a $1 / 2^{4}$ iron rod found in the Easteriy line of Lat 15 , Block P. of sard The Meadows of Walnut Creek Section Five,
3) N 08 deg $52^{\prime} 26^{\prime \prime} \mathrm{W} 60939 \mathrm{ft}$ to a $1^{n}$ a ron rod found in the Easterly line of Lot 55 , Block L, of sard The Meadows of Walnut Creek Section Six,
4) $\mathrm{N} 29 \mathrm{deg} 23^{\prime} 53^{\mathrm{n}} \mathrm{E} 308$ of fi to the PLACE OF DEGINNING, contanng 92468 acres of land

SURVEYED June, 2001


Registered Professional Land Surveyor No 5166
reference map B 652052


Engineering Support Section Departanent of Publec Works and Trensportation

# EXIIBIT " $\mathrm{A}-3$ " <br> CARSON AND BUSH <br> PROFESSIONAL SURVEYORS, INE. <br> 1904 FORTVIEW ROAD <br> AUSTIN, TX 78704 <br> TELEPHONE (512) 442-0990 <br> PACSIMILE (512) 482-1081 

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 26243 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY. TEXAS, BEING A PORTION OF THAT CERTAIN ( 112816 ACIE) IRACT OF LAND DESCRIBED AS "TRACT 2 " AND AS CONVEYED TO JOIN SCARDINO AND HAYTHEM S DAWLETT BY SPECIAL WARRANTY DEED RECOKDED 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 $1 / 2^{\prime \prime}$ iron rod found for an angle corner in the Easterly line of that certan ( 112816 acre) tract of land as conveyed to John Scardino and Haythem S Dawlett by Spectal Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, for the most Northeriy or Norhwest comer of Lot 10, Block 3, Colony Park Hills 1-A, a subdivision in Travs County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Triws County, Texas, and for the Southwesterly comer of that certain ( 3288 acre) tract of land as conveyed to Vicente Padilla, el ux, by deed recorded in Volume 7483 Page 489 of the Deed Records ofTravis County, Texas, and being an angle corner and PLACE OF BEGINNING of the lierem described tract.

TIENCE with the common line of said Scardino (112816 acre) tract and said Colony Park Hills 1-A, the following ten (10) courses,

1) S 32 deg $46^{\prime} 18^{\prime \prime} \mathrm{W} 24245$ \{ to a $1 / 2^{\prime \prime}$ mon rod found in the North ine of Lot 6 , Block 3 of said Colony Park Hills 1-A.
2) $N 50$ deg $35^{\prime} 16^{n}$ W 11808 ก to a $1 / 2^{\prime \prime}$ iron rod found in the Easterly nght-of-way line of Smallwood Dive.
3) N 36 deg $30^{x} 18^{n} \mathrm{E} 1501 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod found at the point of termination of the Easterly nght-of-way lune of Smallwood Drive,
4) N $53 \mathrm{deg} 42^{\prime} \mathrm{W} 4996 \cap$ to a $1 / 2^{\prime \prime}$ tron rod found at the point of termanation of the Westerly right-of-way line of Smallwood Drue.
5) $\mathrm{S} 36 \mathrm{deg} 17^{\prime} 00^{\prime \prime} \mathrm{W} 1117 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ iron rod found in the Westerly right-of-way line of Smaillwood Druve for the Northeast comer of Lot 17, Block 5, of sad Colony Park Hills 1-A,
6) N 59 deg $50^{\prime} 09^{\prime \prime} \mathrm{W} 9008$ \& to a $1 / 2^{\prime \prime}$, ron rod found for the Northwesterly corner of satd Lot 17. Block 5, Colony lark Hills I-A.
7) $\mathrm{S} 30 \mathrm{deg} 09^{\prime} 50^{\circ \prime} \mathrm{W} 13005 \mathrm{n}$ to a $1 / h^{\prime \prime}$, ron rod set with a plastuc cap imprinted with "Carcon and Bush Professional Surveyors" in the North nght-of-way line of Valleytield Drive for the Southwesteriy corner of said Lot 17, Block 5 ,
8) $N 60$ deg $11^{\prime} 23^{n} W 881$ ft to a $1 / 2^{\prime}$ iron rod found at the point of termination of the North right-of-way lune of Valleyfield Dnve,
9) $\mathrm{S} 30 \mathrm{deg} 09^{\prime} \mathrm{W} 60$ of ft to a $1 / \mathrm{s}^{\prime \prime}$ uon rod set with a plastic cap imprunted with "Carson and Bush Professional Surveyors" at the potnt of termination of the South nght-of-way line of Valleyfield Dnve for the Northwesterly comer of Lot 14, Block 6, of sad Colony Park Hilts 1-A,
10) S 30 deg $04^{\prime} 21^{\prime \prime} \mathrm{W} 12190$ it to a $12^{\text {t }}$ iron rod found in the North line of Lot 19 , Block 6, Lakeside " 1 -B", a subdivision in Travis County. Texaq, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, for the Southwest comer of Lot 14, Block 6, Colony Park Hills 1-A, and being an angle comer af said Scardno (112 B16 acre) tract, same being an angle coraer of thus tract,
**AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH
A-I IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION OERARTMENE
FOR PARKLAND PURPOSES.

Page 2 of 3

THENCE whth the common line of sad Scardino (112816 acre) tract and said Lakestde "i-B", the following fourteen (14) courses,

1) $\mathrm{N} 56 \mathrm{deg} 49^{\prime} \mathrm{W} 2000$ ft to a $1 / 2^{\prime \prime}$ (ron rod found,
2) $\mathrm{N} 72 \mathrm{deg} 01^{\prime} 49^{\prime \prime} \mathrm{W} 9765 \mathrm{ft}$ to a $1 / 2^{4}$ iron rod found,
3) $\$ 82 \mathrm{deg} 28^{\prime} 48^{\prime \prime} \mathrm{W} 110 \mathrm{izf}$ to $\mathrm{a}^{1 / 2^{\prime \prime}}$ tron rod found,
4) $\mathrm{S} 65 \mathrm{deg} 17^{\circ} 00^{n} \mathrm{~W} 34975 \mathrm{ft}$ to a point for the Easterly corner of Lot 4, Block 6, of said Lakeside " $1-B$ ",
5) N 24 deg $22^{\prime} 41^{\prime \prime} \mathrm{W} 11793$ A to a $1 / \mathbf{\prime N}^{\prime \prime}$, ron rod set with a plastic cap mprinted with "Carson and Bush Professiona! Surveyors" in the Southerly right-of-way tine of Valleyfield Drive,
6) N 65 deg $24^{\prime} 21^{\prime \prime}$ E 689 at to a $12^{\prime \prime}$ iron rod set with a plastse cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southerly nght-of-way line of Valleyfieid Drive.
7) N $24 \mathrm{deg} 322^{\prime \prime} \mathrm{W} 13542$ ft to a $1 / 2^{\prime \prime}$ iron rod found for the Northerly corner of Lot 17. Block 9. of sard Lakeste " $1-B^{\prime}$ ".
8) S 65 deg $30^{\circ} 23^{\prime \prime}$ W 11774 ft to a $1 / 2^{\prime \prime}$ rron 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 lefl with a radius of 27135 ft for an arc length of 5351 a and which chord bears N 38 deg $40^{\prime} 53^{\prime \prime} \mathrm{W} 5342 \mathrm{ft}$ to a $1 / 3^{\prime \prime}$ tron rod found at the point of termunation of the Northeasterly right-of-way line of Cambray Drive,
10) $S 56$ deg $50^{\prime} 16^{\prime \prime} \mathrm{W} 5119 \mathrm{ft}$ to a ${ }^{1 / 2^{n}}$ tron rod found at the point of termination of the Southwesterly aght-of-way line of Cambray Drive,
1I) $S 44 \mathrm{deg} 22^{\prime} 47^{\prime \prime}$ W 7257 ft to a $1^{\circ}$ a uron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
11) $\mathrm{S} 68 \mathrm{deg} 53^{\prime} 55^{\prime \prime} \mathrm{W} 294$ SS it to a $1 / / 2^{\prime \prime}$ uron rad found for the Southwesterly comer of Lot II, Block 8, of satd Lakeside "I-B",
12) $\mathrm{S} 34 \mathrm{deg} 19^{\prime} \mathrm{E} 4193$ ft to a pount for the most Northerly comer of Lot 12, Block 8, of sard Lakeside " 1 -B".
13) $S 57^{\text {deg }} 58^{\prime} 00^{\prime \prime} \mathrm{W} 10840$ it to a $1 / 2^{\prime \prime}$ iron rod found for the Southwesterly comer of said Lot 12, Block 8, for an angle comer of said Scardino ( 112816 acre) tract, and being an angle comer of this tract.

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

1) N 30 deg $04^{\prime \prime} \mathrm{W} 3839$ n to a $1 / 2^{\prime \prime}$ eron rod set with a plasuc cap imprinted with "Carson and Bush Professtonal Surveyors" for a point of curvature.
2) along a curve to the lell with a radus of 71800 f for an arc length of 11007 ft and wheh chord bears N 34 deg $2730^{\circ} \mathrm{W} 10996$ \& to a $1 / 2^{\circ}$ ron rod get with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
3) N 38 deg $51^{\prime} 00^{\prime \prime}$ W 29894 it to a $t^{\prime \prime}$, tron rod set with a plastic cap imprunted with "Carson and Bush Professional Surveyors" for a point of curvature,
4) along a curve to the left with a radius of 101500 it for an arc length of 8505 n and which chord bears N 41 deg $15^{\prime} 03^{\prime \prime} \mathrm{W} 8503$ It to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap imprnted with "Carson and Bush Professional Surveyors" for a point of tangency,
5) N 43 deg $39^{\prime} 05^{\prime \prime} \mathrm{W} 16527$ ft to a $1 / \mathrm{z}^{\prime \prime}$ rron rod set wth a plastic cap ampnited with "Carson and Bush Professional Survoyors" in the common lane of said Scardino ( 112816 acre) tract and that certann ( 9930 acre) tract of land as conveyed to the City of Austun by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly comer of thus tract,

Page 3 of 3

THENCE with the common lue of sand Scardino ( 112816 acre) tract and sad Caty of Austin ( 9930 acre) tract, $\mathbf{N} 73$ deg $26^{\prime} 33^{\prime \prime}$ E 1329 21 n to a $11^{\prime \prime}$ iron rod found for a Northwesterly comer of sard Scardino ( 112816 acre) tract and for the Northeasterly corner of sad Crty of Austin ( $\mathbf{9} 930$ acre) tract and beang the Northwesterly comer of the tract,

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

1) S 59 deg $52^{\prime} 39^{\prime \prime}$ E 16636 \{t 10 a $1 / 2^{n}$ ron rod found.
2) $S 59 \mathrm{deg} 57^{\prime} 47^{\prime \prime} \mathrm{E} 67197 \mathrm{ft}$ to a ${ }^{1 / 2} \mathrm{z}^{\prime \prime}$ tron rod found for the Southeast comer of that certann ( $\mathbf{3 2}$ acre) tract of land as cosiveyed to Clarence $E$ Schneffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and for the Northeasterly corner of sard Scardino (112816 acre) tract, and being the Northeasterly comer of this tract,

THENCE with the Easterly line of sand Scardno ( 112816 acre) tract, S 28 deg $4 I^{\prime} 09^{n}$ W 7805 ft to the PLACE OF BEGINNING containng 26243 acres of land

SURVEYED June, 2001


Holt Carson
Regestered Professional Land Surveyor No SIGG
reference map B 652052


Engineerng Suppart Section Dapartment of Public Works and Transportation

## CARSON AND BUSH

PROFESSIONAL SURVEYORS, INC. 1904 FORTVIEW ROND AUSTIN, TX 78704 TELEPHIONE (512) 442-0390 FACSIMILE (5t2) 442-1084

JUNE 20, 2001

## FIELD NOTE DESCRIPTION OF 84918 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN ( 112816 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 PARTICULARIY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a $1 / 2$ " tron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the present North nght-of-way late of Loyola Lane and in the Easterly line of that certam ( 112816 acre) tract of land as conveyed to John Scardmo and llaythem $S$ Dawlett by Special Warranly Deed recorded un Volume 12136 Page 2467 ol the Real Property Records of Travis County, Texas, and in the Westerly line of Lot i, Block B, Lakeside Hills Phase 3-A, a subdiviston in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 95 of the Plat Records of Fravis County, Texas, and being the Northeasterly comer of that certan Iract of land as convcyed to the City of Austun 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 herem described tract.

THENCE crossing the interior of sadd Seardino ( $112 \mathrm{~B} \mid 6$ acre) tract of land with the present North nght-of-way line of Loyola Lane and with the North Ine of said City of Austin Street Deed tract, N 59 deg $37^{\prime} 58^{\prime \prime} \mathrm{W} 209387 \mathrm{~A}$ to a bolt Cound in the common line of sadd Scardino ( 112816 acre) tract and that certan ( 5761 acre) trect of land as conveyed to the City of Austun by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northwesterly comer of sadd City of Austin Strect Doed tract, same being the Southwesterly corner of this tract, and from whach a bott found for the most Southerly corner of said City of Austin ( 5761 acre) tract bears $S 60$ deg $54^{\prime} 46^{\prime \prime} \mathrm{W} 1135 \mathrm{f}$.

THENCE leaving the present North nght-of-way ine of Loyola Lane with the common line of said Scardino ( 112816 acre) tract and sadd City of Austun ( 5761 acre) tract, the following six ( 6 ) courses,

1) N60 deg $54^{\prime} 46^{\prime \prime}$ E 841 ft to a $1 / 2^{\prime \prime}$ iron rod found,
2) N 60 deg $01^{\prime} 02^{\prime \prime}$ E 112191 at 10 a $12^{n}$ uron rod set with a plastuc cap impnnted with "Carson and Bush Professional Surveyors",
3) N 42 deg $21^{\prime \prime} 58^{\prime \prime} \mathrm{W} 4856 \mathrm{f}$ to a $1 / 2^{\prime \prime}$ iron tod set with a plastuc cap tmpanted with "Carson and Bush Professional Surveyors",
4) N 06 deg $36^{\prime} 20^{\prime \prime}$ E 20947 ff to a $1 / 2^{n}$ iron rod set with a plastic cap smprated with "Carson and Bush Professional Surveyors",
S) N 34 deg $33^{\prime} 30^{n}$ E 31458 fit to a $1 / 2^{\prime \prime}$ tron rod set with a plastic cap umprinted with "Carson and Bush Professional Surveyors".
5) N 53 deg $12^{\prime} 13^{\prime \prime}$ E 50968 n to a $1 / 2^{n}$ tron rod set with a plastic cap impanted with "Carson and Bush Professional Surveyors" in the Southerly hine of that certan ( 9930 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 sard City of Austun ( 5761 acre) tract, and being an angle corner of said Scardino ( 112816 acre) tract, same beng an angle corner of this tract,
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JNHIBIT "A-4"
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Page 2 of 2

THENCE with the common line of sard Scardino ( 112816 acre) tract and said City of Austin ( 9930 acre) tract, N 73 deg $26^{\prime} 33^{\prime \prime}$ E 47924 nt to a $1 / 3^{\prime \prime}$ iron rod set with a piastre cap mpnated with "Carson and Bush Professional Surveyors" for the most Northerly comer of thus tract,

THENCE crossing the interior of said Scardino (112816 acre) tract, the following five ( 5 ) courses,

1) S 43 deg $39^{\prime \prime} 05^{\prime \prime} E 20108$ nt a a $1 / 2^{\prime \prime}$ iron rod set with a plastic cop imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
2) along a curve to the right with a radius of 94500 ft for an arc length of 7919 A and which chord bears S 41 deg $19^{\prime} 03^{\prime \prime}$ E 7917 nt to a $12^{17}$ ron rod set with a plasuc cap impruted with "Carson and Bush Professtonal Surveyors" for a point ol tangency.
3) S 38 deg $51^{\prime} 00^{\prime \prime}$ E 29708 f to a $1 / 2^{\prime \prime}$ ron rod set with a plastic cap imprinted with "Carson and Bush1 Professional Surveyors" for a point of eurvature,
4) along a curve to the nyht with a radius of 64800 nt for an arc length of 9934 ft and which chord bears $\$ 34$ deg $2730^{n}$ Le 9924 it to a $1 / 2^{\prime \prime}$ tron rod set with a plastic cap umpnnted with "Carson and Bush Professional Surveyors" for a point of tangency,
5) $\$ 30$ deg $04^{\prime} E 75$ i9 ft to a $1 / 2^{n}$ iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors"at the pount of termination of the Southwesterly right-of-way line of Colony Loop Duve for the most Northerly corner of Lot 3, Block 13, Lakeside "I-B" a subdivision an 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 cormer of said Scardino ( 112816 acre) tract, same being an angle comer of thas tract,

THENCE, S $59 \mathrm{deg} 57^{\prime} 56^{\prime \prime}$ W $12000 \cap$ to a $1 / 2^{\prime \prime}$ iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner or sard Lot 3, Block 13, Lakeside " $1-8$ ",

TIIENCE, S 30 deg $03^{\prime} 38^{\prime \prime}$ E 49262 ft to a $1 / 2^{\prime \prime}$ rron rod found at the pount of termination of the Southeasterly nght-of-way line of Wilmungton Drive for the most Westerly comer of Lot 31, Block B, Coloay 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 1 ravis County, Texas, and being an angle corner of this tract.

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

1) $S 30 \mathrm{deg} 00^{\prime} 00^{n}$ E 26536 ft to a $1 / 2^{\prime \prime}$ iron rod found,
2) $\mathrm{S} 28 \mathrm{deg} 32^{1} 12^{\mathrm{n}} \mathrm{E} 17975 \mathrm{n}$ to a $11^{\prime \prime}$ icon rod found,
3) 525 deg $16^{\prime} 53^{\prime \prime} E 11579$ it to a $1 / 2^{\prime \prime}$ iron rod found,
4) $571 \mathrm{deg} 59^{\prime} 51^{\prime \prime} \mathrm{W} 27186 \mathrm{ft}$ to a $1 / 2^{\prime \prime}$ ron rod found,
5) S 60 deg $09^{\prime} 36^{\prime \prime} \mathrm{W} 23577 \AA$ to a $1 / 2^{n}$ tron rod found,
6) S $51 \mathrm{deg} 14^{\prime} 32^{\circ} \mathrm{W} 29816 \mathrm{ft}$ to a $11^{18}$ iron rod found.
7) S 41 deg $13^{\prime} 06^{n} \mathrm{~W}$ 156 79 ft to a $1 / 2^{\prime \prime}$ uan rod lound,
8) $\mathrm{S} 30 \mathrm{deg} 21^{\prime} 53^{\prime \prime} \mathrm{W} 57963$ a to the PLACE OF BEGINNING, contanng 84918 acres of fand

SURVEYED June, 2001



Regrstered Professonal Land Surveyor No 5166 Deparimant of Pybitic Merte and Transportation
reference map B 652052


## CARSON AND BUSH

PROFESSAONAK, SURVEYORS, INE<br>IPMA FORTYIEW ROAD<br>AUSTIN, TX 7870<br>TELEPITONE (31才) 442-0990<br>FACSIMILE (512) $442-1484$

JUNF, 20, 2001
"Colnny I anop Dive Tract"
FIELD NOTE DESCRIPTION OF 3334 ACRES OF INND OUT OF THE JAMES gURIESON SURVEY No 19 ABSTRACT No 4 IN TRAVIS COUNTY. TEXAS. BEING A PORTION OF THAT CERTAN ( 169714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHIEMS DAWLETT BY' SPECIAL WARRANTY DEED RFCORDED IN VOI.UME $1213 G$ PAGE 3467 OF THE REAL PROPER'TY RECORDS OF TRAYIS COUNTY, TEXAS"AND BEING MORE PARTICLIARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a $1 / 2$ " ron pod found at the pouat of dermsation of the curying Southerly right-of-way hte of Culuny Lonp Drive for the Northerly corner oftot 35, Block $U$, The Meadows of Wainut Greek Sectun Five, a subdivision in Travs County. 'Fexiss, according io the map or plat thereaf rocorded in Volume 86 Page 1620 of the llat Records uf Travis County, Texas, and benng in a Webtedy line of that certan ( 169714 acre\} tract of land as conveycd to John Scardno and Haythem S Daviell by Special Watranty Deed recurded in Volume 12136 P3ge 2467 of the Real Propenty Recerds of Trovs County, Texas, same beng the Sonthwesterly curner and PLACE OF BEGINNING of the hercin degeribed leact, and from whet a $1 /{ }^{9}$ a ron rod found for the most Easterly curner of sald Lot 35 , Block $U$, bears $S 26$ deg $0 J^{\prime} 01^{\prime \prime} E 129$ I7t .

THENCE crossing the intenor of sald Scardino (169 714 acres) traci, lle following four (4) courses,

1) along a curve to the right writi a radus of 772 of in for an arc lengit of 630 to ft and which chord bears N 86 deg $38^{\prime} 35^{\prime \prime} \mathrm{E} 63109$ in to a ${ }^{2}$ " ron rod foumbl for a point of tangency.
 same course for a total distance of 56126 , , to a $1 / h^{\prime \prime}$ ron rod set woth a plastic cap umpnoted with "Carsan and Bush Protessional Surveyors" for a pont of curvaturc.
2) slong a curve to the rught with a reduus of 96740 it for an arc lengit of 43213 n and which chord basars $S 36$ deg $26^{\prime} 53^{\prime \prime} E 42855 n$ to a $1 / 2^{\prime \prime}$ ison rod set with a plastuc cap miprinted with "Carsorl and Bush Preffessional Surveyors" for a point of tangeicy.
 ( 169714 acse) tract and chat cenain ( 9930 utre) tract of land as conveyed to the Cuty of Austun by deed recorded in Volume 5000 Page 1992 of the Deed Recoeds of Travs County. Itexas and being the Southeasterly corner of thes tract,

THENCE with the common hae of sard Scardimo ( 169714 acre) tract and satd Coly of Austens
 woth "Carson and Bush Professional Surveyors" for the Northeasterly corner of thus eract,
handint cruhter's requegt submividmpthe jand into 2 separate tracts, A-5-1 6 A-5-8
end orPage 1

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EXILHCT "A-5-1"
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Page 2 of 2
"Colony Loop Drive Trace"
3334 Acres

THENCE re-crossing the interior of sad Scardino (169 714 acre) tract, the following four ( 4 ) courses.
 "Carson and Bush Professconal Surveyors" for a pount of curvature,
2) along a curve to lie lefl with a radius of 109740 n for an anc length of 46340 ft and
 plasuc cap anpmited with "Cuson anil Bush Prolessional Surveyocs" for a porit of tangenty.
 the same eourse for a tuln thistance of 36126 n to a $1 / 3^{\prime \prime}$ mon rod found for a point of curvature,
4) along a curve to the left with a redus of 842 G6 It Cor an arc length of 70728 a and which chord bears $S 86 \mathrm{deg} 42^{\prime} 07^{\prime \prime} \mathrm{W} 68670 \mathrm{ft}$ to a $\mathrm{s}^{\prime \prime}$ (ron rod set at the point of termunation of the curving Northerly right-of-way line of Colony Loop Drive For the Southeasterly corner of Lot I, Block: P, The Meadows of Walnut Creek Section Fivo, a subdivisiom ni Travis Cuunty, rexas, accordag to the map or plat thereof recorded in Votume 8 is Pige 162 D of the Plat Records of Travis County. "roxas, and tenng the Northwesterly corner of thas tract.

THENCE with the common lime of said Scardinu ( 165714 acre) irsel and sand The Meadows of
 contarnug 3194 acres ofland

SURVEYED Jure, 2001


Regostered Professoonal Land Survcyor No S166
reference map $\mathbf{B}$ 6S20sz


मgo pogies hivicwao
 Department of Puble Worts and Tramsportation

## CARSON AND BUSH

## PROFESSIONAL SURVEYORS. INC. 1904 FORTVIEW ROAD AlSSTIN, TX 78744 I'ELIEPIIONE (512) daz-(1994) FACSIMILE (5i2) 422 -1084

JULY (0, 2001
"Colmy Loop Drve Tiace'
FIELD NOTE DESCRIPIION OF 1194 ACRES OF IAND OUT OF IHE JAMES BURLESON SURVEY No 19 ABSTKACT No 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF TIIAT CERTANN \{112816 ACRL\} TRACT OF LAND DFSCRIBED AS "TKACT Z" AND AS CONVEYED TO IOISN SCARONNO AND LEAYTIEMS DAKRETT BY SPECIAI. WARRANTY DEED RECORDED IN VOLUME 12136 PAGIE $246 T$ OF THE REAL PROPERTY KECOXDS OF TRAVIS COUNTY, TEXAS, ANO BETNG MORE PARTICULART.Y DESCRIBED BY METES AND BOLNDS AS FOLLOWS

BEGINNINC. at a $1 / 2$ " ron rod found at the pont of termination ol'the Northeasterly cight-of-way fire of Colony Lroup Drive and in the Southwerterly line of Lot 12, Block R, Lakeside "14B", a aubdivison in Travis County. Texas, accoreing to the niap or plat thereof eceorded an Volume 35 Page $\mathbf{2} \times \mathrm{K}$ of the Plat Records or Travis County. Texis, and bethy an angle comer of that certan (112816 acre) tract of land as conveyed to John Scardino and llaythem 5 Duwlell by Special Warranty loced recorded in Volume 12136 , page 2167 of the Real Property Recerds of Travis County, Texas, and being the Northeasterly cornes and PSACE OF BEGINNING of the herein described tract,

THENCE with the comaion line of sold Scardano (1 12816 acre) tract and sand [akeside "I-8",
 Bush Professional Survcyors' at the point of temmanaon of the Southwesterly nght-of-way line of Colony Lap Dive for the most Northerty connct of Let 3. Block 13, of said Lakeside "1-B" for the Southeasterly corncr of thus tract, and from whili a $1_{2 m}{ }^{n}$ num rod set wilh a piastic cap mpnrted with "Carson and Rush Professional Surveyors" for the noos. Westerly corner of sald Lot 3, Block 13, bears S 59 Jeg $5756^{\circ}$ W 12000 ft,

THENCE coossing the miteriof of said Scarduo (112816 acre) tract, fine following five (5) contses,
 "Casson and Bugh Profussional Surveyorg" for a point of curvature,
2) alang a curve to the left with a raduls of 64800 n for an arc length of'99 3410 and
 cap tmprnied with "Carsom and Bush Protessional Survey ars" for a pount of tanycrey.
3) N 38 deg $5 J^{\prime} 00^{\circ} \mathrm{W} 29708$ it to a $y_{2}^{\prime \prime}$ sfon rod set with a piastic cap imprinted with ${ }^{\text {nCarson }}$ and tush Professianal Surveyors" for a point of curvaluse,
4) along a carve to the left with a radus aF945 oD ft for an are length of 7919 it and
 cap impanted wath "Carsan and Bush Professtotsal Suryeyors' for a coint of tangency.
 "Carsan end Bush Protessional Surveyors in the common line of sad Saardina ( 112816 acce) trect and that certam (9 930 acre) tract of land as conveyed to the City of Auston by deed recorded ut Volume 5000 Page 1992 of the Deed Records of Jravis County, Texas, and being the Southwesterly camer of this tract,
end offage ] **and at GPANTEE's REQUEST sUBDIVIDED THR TAffo INTO 2 SEHARATE TRACTS, A-j-1 \& A-5-2.

Page 2 or2
"Colony Loop Dnve 'Jract"
1194 Actes
THENCE with the conusion line of tand Seardino (132 816 acee) aracl and sad City of Austin ( 9.930 nere) tuact, N 73 deg 26' 33 " E 7864 n to a $1 / 2$ " reon rod set with a plastise cxp impranted with "Carson and Buah Profossional Surveyars" for the Nortawesterly curner of this tract.

THENCE re-crassing the interior of sad Scardino ( 112816 acre) tract, the followens five ( 5 ) courses,
 "Cargon and Bush Profesmonal Surveyors" for a gont of curvature,
2) Alonet acurve to the night with o redus of 1015 do if for an are lengit of 8505 R and
 cap umpnomed with "Carson and Bush Professional Surveyory" for a point of langency.
 "Cargon and Bush Profosstonal Suryeyors" for a pornt of curvature,
4) along a cusve to the right with a radius af 71800 a for an arc length of 11007 A and
 cap imprinted with "Carson autl Bush Professional Surveyors" for a point of tangency,
 aforementioned Let 12, Bluck 8, Lakeside ")- $\beta^{3}$ ",

THENCE with the common line of sad Scardino ( 112 8b acre) tract and wad Lot 12, Diock 8,


SURVEYED June, 2001


Regisiered Professoonal fand Survejur No 5166
reference map B652052.


##   <br> Engingering Bupport suctions <br> Doperment of Public Works <br> and Transportation

## Exhibit "B"



## Exhibit "C"









| TMCE Minkinorgwocascert |  |  |  | COLONY PARK SUSTAINABLE COMMUNITY INITIATIVE P.U.D. LAND USE PLAN <br> STREET SECTIONS 06\% 12 O 2014 |
| :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | AND USE PLAN SHEET 8 OF 10 C814-2014-0110.8H |




## Exhibit "D"

SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - PRIMARY BUILDING

| BUILDINGTYPE* | SETBACKS |  |  |  | PARKING |  | HEIGHTS |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 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 | 10/15' | 5/10' | $3 \times$ | $45^{\prime}$ | $1 / 2$ | Rear Yard | See Regulating Plans (Page 154) | 3 Stories $45^{\prime}$ to Top of fidge | 9'f14' |
| SINGLE FAMILY ATTACHED (DUPLEX) | 10\%15' | $5 \% 10{ }^{\circ}$ | $3{ }^{\text {P }}$ | $45^{\circ}$ | $1 / 2$ | Rear Yard | See Regulating Plans (Page 154) | 3 Stories 45'to Top of Ridge | $9 / 14^{\prime}$ |
| MULTI-FAMILY ATTACHED (TOWNHOMES) | stis' | 5/15' | 5 | $45^{\prime}$ | $1 / 2$ | Rear Yard | 2 Stories | 3 Stories 45 to Top of Ridge | 9/14 |
| STACKED MULTIFAMILY | 10'15' | 10'115 | 5 | $10^{\circ}$ | Min 0.5: Max 1:; provide unbundied parking | Rear | 2 Stories | 5 Stories | 9/14 ${ }^{\circ}$ |
| COURTYARD | $\qquad$ | 10'/15' | 5 | $10^{\prime}$ | Min 0.5/ Max 1; provide unbundled parking | Rear | 2 5tories | 5 Stories | 9/14' |
| MIXED USE | 075 | 0\%5' | 5 | $10^{\circ}$ | See Parking Req's; provide unbundled parking | Rear | 2 Stories | 55 tories | 9/14' |
| RETAIL | $015{ }^{\circ}$ | 0\% $5^{\circ}$ | 5 | 10' | See Parking Req's | Rear | 2 Stories | 5 Stories | $9714^{\circ}$ |
| INSTITUTIONAL / CIVIC | 076 | 0\%/5 | 5 | $10^{\circ}$ | See Parking Rea's | Rear | 2 Stories | 5 Stories | 9/14' |
| ECO-COTTAGE | 5\%10 | N/A | $3^{\prime}$ | 10\%15 | N/A | On-Street | 1 Story | 1 Story | 9/44 |

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
**To conditioned space
***Minimum 3-story construction required on gateway lots identified on Regulating Plan (page 154). Maximum 2-story construction on fots within $50^{\circ}$ of project perimeter.

SITE DEVELOPMENT STANDARDS BY BUILDING TYPE - ACCESSORY DWELLING UNIT

| BUILDING TYPE | SETBACKS |  |  |  | PARKING |  | HEIGHTS |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Front Yard Min/Max | Corner <br> Lot Side Yard Min/Max | 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 <br> $3^{\prime}$ if zero side yard condition | N/A | 0/1 | Rear Yard | N/A | 2 stories 30' to top of ridge | $9^{\prime} / 14^{\prime}$ |
| SINGLE FAMILY <br> DETACHED: <br> FRONT/SIDE <br> SERVED | N/A | $5^{\prime} / 10^{\prime}$ | 3' $0^{\prime}$ if zero side yard condition | N/A | 0/1 | Rear Yard | N/A | 2 stories 30' to top of ridge | $9^{\prime} / 14^{\prime}$ |
| SINGLE FAMILY <br> ATTACHED <br> (DUPLEX) | N/A | 5'/15' | 5 ' <br> $3^{\prime}$ if zero side yard condition | N/A | 0/1 | Rear Yard | N/A | 2 stories 30' to top of ridge | $9^{\prime} / 14^{\prime}$ |
| MULTIFAMILY ATTACHED (TOWNHOMES) | N/A | 5'/15' | 5 ' <br> $3^{\prime}$ if zero side yard condition | N/A | 0/1 | Rear Yard | N/A | 2 stories 30' to top of ridge | $9^{\prime} / 14^{\prime}$ |

## ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use $\quad N P=$ Not Permitted $\quad P 1=$ Permitted $w /$ approval by Master Developer
P2 $=$ City of Austin Conditional P2 = City of Austin Conditional Use Permit Required $\mathbf{P}^{*}=$ Permitted as Home-based Business

LAND USE ZONES KEY:
MU = Mixed-Use MU2 = Mixed-Use $2 \quad$ NC = Neighborhood Center $\quad$ AR $=$ Attached Residential NR = Neighborhood Residential NR-FS = Neighborhood Residential - Front Served GFR = Ground Flood Retail $\quad / / C=$ Institutional / Civic ECZ = Eco-Cottages Zone

| LAND USE ZONE > | MU | MU2 | NC | AR | NR | NR-FS | GFR | I/C | ECZ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| RESIDENTIAL USES |  |  |  |  |  |  |  |  |  |
| Bed \& Breakfast (Group 1) | P | P | P | NP | NP | NP | P | P | P |
| Bed \& Breakfast (Group 2) | P | P | P | NP | NP | NP | P | P | P |
| Condominium Residential | P | P | P | P | P | P | NP | P1 | P |
| Conservation Single Family Residential | NP | NP | NP | P1 | P | P | $N \mathrm{P}$ | P1 | NP |
| Duplex Residential | NP | NP | P1 | P | P1 | NP | NP | P1 | NP |
| Group Residential | NP | NP | NP | P | P | P | NP | NP | NP |
| Mobil Home Residential | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Multifamily Residential | P | P | P | P1 | P1 | NP | NP | P1 | NP |
| Retirement Housing (Small Site) | P | P | P | P1 | P1 | NP | NP | P1 | NP |
| Retirement Housing (Large Site) | P | P | P | P1 | P1 | NP | NP | P1 | NP |
| Single-Family Attached Residential | NP | P1 | P1 | P | P1 | $N P$ | NP | P1 | NP |
| Single-Family Residential | NP | P1 | NP | P1 | P | P | NP | P1 | P |
| Small Lot Single-Family Residential | NP | P1 | NP | P1 | P | P | NP | P1 | P |
| Townhouse Residential | NP | P1 | P1 | P | P1 | NP | NP | P1 | NP |
| Two-Family Residential | NP | NP | P1 | P | P1 | NP | NP | P1 | NP |
| Short-Term Rental ${ }^{13}$ | P | P | P | P | P | P | P | P | P |

COMMERCIAL USES

| Administrative and Business Offices | P | P | P | P | P | P | P | P | P |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Agricultural Sales and Services | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Alternative Financial Services | P1 | P1 | NP | NP | NP | NP | NP | NP | NP |
| Art Gallery | P | P | P | NP | NP | NP | P | P | P |
| Art Workshop | P | P | P | NP | NP | NP | P | P | P |
| Automotive Rentals | P | P | NP | NP | NP | NP | P | P | NP |
| Automotive Repair Services | P | P | NP | NP | NP | NP | P | P | NP |
| Automotive Sales | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Automovtive Washing | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Bail Bond Services | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Building Maintenance Services | P | P | NP | NP | NP | NP | P | P | NP |
| Business or Trade School | P | P | NP | NP | NP | NP | P | P | NP |
| Business Support Services | P | P | P | $\mathrm{P}^{*}$ | P* | ${ }^{\text {P* }}$ | P | P | NP |


| Campground | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Carriage Stable | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Cocktail Lounge | P2 | P2 | P2 | NP | NP | NP | P2 | P2 | NP |
| Commercial Blood Plasma Center | P | P | P | NP | NP | NP | P | P | NP |
| Commercial Off Street Parking | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Communications Services | P | P | P | NP | NP | NP | P | P | NP |
| Construction Sales and Services | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Consumer Convenience Services | P | P | P | NP | NP | NP | P | P | NP |
| Consumer Repair Services | P | P | P | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | 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 | $N P$ | NP |
| Electronic Prototype Assembly | NP | NP | NP | NP | NP | NP | NP | P | NP |
| Electronic Testing | NP | NP | NP | NP | NP | $N P$ | NP | P | NP |
| Equipment Repair Sercives | P1 | P1 | P1 | NP | NP | NP | NP | NP | NP |
| Exterminating Services | P | NP | NP | NP | NP | NP | P | P | NP |
| Financial Services | P | P | P | NP | NP | NP | P | P | NP |
| Food Preparation | P | P | P | $N \mathrm{P}$ | NP | NP | P | P | NP |
| Food Sales | P | P | P | NP | NP | NP | P | P | NP |
| Funeral Services | P | P | P | NP | NP | NP | P | P | NP |
| General Retail Sales (Convenience) | P | P | P | NP | NP | NP | P | P | NP |
| General Retail Sales (General) | P | NP | NP | NP | NP | NP | P | P | NP |
| Hotel-Motel | P | P | P | NP | NP | NP | P | P | NP |
| Indoor Entertainment | P | P | P | NP | NP | NP | P | P | NP |
| Indoor Sports and Recreation | P | P | P | NP | NP | NP | P | P | NP |
| Kennels | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Laundry Services | P | NP | NP | NP | NP | NP | P | P | NP |
| Liquor Sales | P2 | P2 | P2 | NP | NP | NP | P2 | P2 | NP |
| Marina | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Medical Offices - exceeding 5,000 sq. ft. gross floor area | P | P | P | NP | NP | NP | P | P | NP |
| Medical Offices - not exceeding 5,000 <br> sq. ft. gross floor area | P | P | P | NP | NP | NP | P | P | NP |
| Monument Retail Sales | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Off-Site Accessory Parking | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| 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 | NP | NP | NP | NP | NP | NP |
| Pedicab storage and Dispatch | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Personal Improvement Services | P | P | P | P* | ${ }^{\text {P* }}$ | P* | P | P | P |
| Personal Services | P | P | P | P* | P* | P* | P | P | P |
| Pet Services | P | P | P | NP | NP | NP | P | P | NP |
| Plant Nursery | P | P | P | NP | NP | NP | P | P | P |


| Printing and Publishing | P | NP | NP | NP | NP | NP | P | P | NP |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Professional Office | P | $P$ | P | $\mathrm{P}^{\prime \prime}$ | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | P | P |
| Recreational Equipment Sales | P1 | P1 | P1 | NP | NP | NP | P1 | NP | NP |
| Research Assembly Services | NP | NP | NP | NP | NP | NP | NP | P | NP |
| Research Services | NP | NP | NP | NP | NP | NP | NP | P | 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 | P | P | NP | NP | NP | P | P | NP |
| Restaurant (Limited) | $P$ | P | P | NP | NP | $N \mathrm{P}$ | P | P | NP |
| Scrap andSalvage | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Service Station | NP | NP | NP | NP | NP | NP | NP | NP | 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 | P | NP |
| Theater | P | P | P | NP | NP | NP | P | P | NP |
| Veterinary Services | NP | NP | NP | NP | NP | NP | NP | P | NP |
| CIVIC USES |  |  |  |  |  |  |  |  |  |
| Administrative Services | P | P | P | P* | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | P | P |
| Aviation Facilities | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Camp | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Cemetary | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Club or Lodge | P | P | P | NP | NP | NP | P | P | P |
| College and University Facilities | P | $P$ | NP | NP | NP | NP | NP | P | NP |
| Communication Service Facilities | P | NP | NP | NP | NP | NP | P | $\mathbf{P}$ | NP |
| Community Events | P | $P$ | $P$ | NP | NP | NP | P | P | P |
| Community Recreation (Private) | P | P | P | NP | NP | NP | P | P | P |
| Community Recreation (Public) | P | P | P | NP | NP | NP | P | P | P |
| Congregate Living | P | P | P | P | P | P | NP | P | NP |
| Convalescent Services | NP | P | $P$ | NP | NP | NP | NP | P | NP |
| Convention Center | $P$ | $P$ | NP | NP | NP | $N P$ | P | P | NP |
| Counseling Services | P | P | $P$ | NP | NP | NP | P | P | P |
| Cultural Services | P | P | P | NP | NP | NP | P | P | P |
| Day Care Services (Commercial) | P | P | P | $P^{*}$ | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | P | NP. |
| Day Care Services (General) | P | P | P | P* | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | P | NP |
| Day Care Services (Limited) | P | P | P | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | $\mathrm{P}^{*}$ | P | P | NP |
| Detention Facility | NP | NP | NP | $N P$ | NP | NP | NP | NP | NP |
| Employee Recreation | P | P | P | NP | NP | NP | $P$ | P | NP |
| Family Home | P | P | P | $P$ | P | P | NP | P1 | NP |
| Group Home, Class I(General) | P | P | P | P | P | P | NP | P1 | NP |
| Group Home, Class I(Limited) | $P$ | P | P | P | P | P | NP | P1 | NP |
| Group Home, Class II | P | P | P | P | P | P | NP | P1 | NP |
| Guidance Services | P | P | P | NP | NP | NP | P | P | P |
| Hospital Services (General) | P | P | P | NP | NP | NP | P | P | NP |


| 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 | $N P$ | 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 | P | P | P | NP | NP | NP | P | P | NP |
| Private Primary Educational Facilities | P | P | P | NP | NP | NP | P | P | NP |
| Private Secondary Educational Facilities | P | P | P | NP | NP | NP | P | P | NP |
| Public Primary Educational Facilities | P | P | P | NP | NP | NP | P | P | NP |
| Public Secondary Educational Facilities | P | P | P | NP | NP | NP | P | P | NP |
| Railroad Facilities | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Religious Assembly | P | P | P | P | $p$ | P | P | P | P |
| Residential Treatment | P | P | P | NP | NP | NP | P | P | NP |
| Safety Services | P | P | P | NP | NP | NP | P | P | NP |
| Telecommunications Tower | P | P | P | P | P | $P$ | P | P | P |
| Transitional Housing | P | P | P | NP | NP | NP | P | P | NP |
| Transportation Terminal | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| AGRICULTURAL USES |  |  |  |  |  |  |  |  |  |
| Animal Production | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Community Garden | NP | $N P$ | P1 | P1 | P1 | P1 | NP | P1 | P1 |
| Crop Production | $N P$ | NP | NP | NP | NP | NP | NP | NP | NP |
| Horticulture | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Urban Farm | NP | NP | NP | P1 | P1 | P1 | NP | NP | P1 |
| Support Housing | $N \mathrm{P}$ | NP | NP | NP | NP | NP | NP | NP | NP |
| Market Garden | NP | NP | P1 | P1 | P1 | P1 | NP | P1 | P1 |
| INDUSTRIAL USES |  |  |  |  |  |  |  |  |  |
| 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 | $N$ | 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 | NP | NP | NP | NP |

## Exhibit "F"

|  |  |  |  |  |  |  |  |  |  | $\left\lvert\, \begin{aligned} & \text { N } \\ & \tilde{m}_{\sim}^{2} \end{aligned}\right.$ | buliding type |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | - |  |  |  |  |  |  |  |  |  | coocorrast |
| 0 |  | 0 |  | - | - | 0 |  |  |  |  | smosemamir |
|  |  | 0 |  |  | 9 | - | $\theta$ |  |  | \% | manciefmus |
|  |  | 0 |  |  | 4 | - | $\theta$ | 0 |  |  | mennemue |
|  |  | 0 |  |  |  |  | - | - | $\bullet$ |  | sweme sunemur |
|  |  | 0 |  |  |  |  | $\bullet$ |  |  |  | couerrano |
|  |  | 0 | - |  |  |  | - | - |  | 1 | ${ }_{\text {nema }}$ |
| 缕竞 |  | - | $\bullet$ |  |  |  | - | - | - | / | $f$ vemacamxacous |
|  |  | - |  |  |  |  |  |  |  | $\theta$ |  |

Exhibit "G"

Street Sections

| Strect <br> Type | Description | Transit | Bikc <br> Lanc | Parking <br> Lane | Storm Water | Nature | R.O.W. Widih | $\begin{aligned} & \text { Roadway } \\ & \text { Width } \\ & \text { (F.O.C. to } \\ & \text { F.O.C.) } \end{aligned}$ | Median Width (B.O.C. to B.O.C.) | Sidewalk Width | Travel Lanes, Quantity | Travel Lane, Width |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| A | Arcade Street | Yes | Ycs | Yes |  |  | $52^{\prime}$ | 48' |  | $10^{\prime}$ | 2 | $10^{\prime}$ |
| B | Mixed-Use Ave, with Parking |  |  | Yes |  |  | $66^{\prime}$ | $36^{\prime}$ | . | 8 | 2 | $10^{\prime}$ |
| C | Mixed-Use Bike Route with Parking | Yes | Yes | Yes |  |  | $78^{\prime}$ | $48^{\circ}$ | . | 8 | 2 | $10^{\prime}$ |
| D | Job Center Ave with Bi- <br> Directional Bike Lane |  | Yes | Yes |  |  | $70^{\prime}$ | $40^{\prime}$ |  | 8' | 2 | $10^{\prime}$ |
| E | Stormwater Conveyance <br> Blvd with Parking | Yes |  | Yes | Yes |  | $75^{\prime}$ | 18*/18' | 15 | 5 ' | 2 | 10' |
| F | Mixed-Use Stormwater Conveyance St. with Parking on One Side | Yes | . | Yes | Yes |  | $61 \times$ | 28' |  | 8 | 2 | $10^{\prime}$ |
| G | Residential Transit St. with Parking | Yes | Yes | Yes |  |  | $66^{\prime}$ | 40' |  | 6 | 2 | $10^{\prime}$ |
| H | Transit St. with Parking on One Side | Yes | Yes | Yes |  | Yes | $69^{\prime}$ | $40^{\circ}$ |  | 7'/Trail | 2 | 10' |
| I | Transit St. on Wildlife Crossing Structure | Yes | Yes |  |  | Yes | $60^{\prime}$ | 32' |  | 6'/Trail | 2 | $10^{\prime}$ |
| J | Nature Street with BiDirectional Bike Lane |  | Yes |  |  | Yes | $62^{\prime}$ | 32' |  |  | 2 | $10^{\prime}$ |
| K | Nature St. with Parking on One Side |  |  | Yes |  | Yes | 54 | $27^{\prime}$ |  | S' / Trail | 2 | $10^{\prime}$ |
| L | Nature Street with Bi Directional Bike Lane and Parking |  | Yes | Yes | Yes | Yes | 66' | $39^{\prime}$ |  | 5' / Trail | 2 | $10^{\prime}$ |
| M | Stormwater Treatment Street |  |  | Yes | Yes |  | $53^{\prime}$ | $26^{\prime}$ |  | 5 | 1 (Yield) | $12^{\prime}$ |
| N | Stormwater Trcatment Street with Parking on One Side | Yes |  | Yes | Yes |  | 55' | 28 ' |  | 5 | 2 | $10^{\prime}$ |
| 0 | Neighborhood Strect with Parking |  |  | Yes |  |  | $50^{1}$ | $26^{3}$ |  | 5 | 1 (Yield) | $12^{\prime}$ |
| P | One-Way Street with Parking |  |  | Yes |  |  | $42^{\prime}$ | 18' |  | $5 '$ | 1 | $10^{\circ}$ |
| Q | One-Way Living Street |  | Yes |  | Yes |  | 35' | 35 |  | 5 | $\overline{1}$ <br> (Shared) | 18' |
| R | Shaded Alley |  |  |  |  |  | $20^{\prime}$ | 15 |  |  | 1 | 15 |
| Trail | Bike/Ped Trail |  | 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: $1 / 1000 \mathrm{sf}$ Residential: 1.0 |  |
| Town Center/ Innovation District/ TOD Mixed use | Retail: 0 <br> Residential: 0.5 <br> Office: $1 / 1000$ sf | Retail: $1 / 1000 \mathrm{sf}$ <br> Residential: 1.0 <br> Office: 3/1000 sf | May be further reduced with shared parking |

* Inset lots are defined as corner lots that do not have a driveway connection to the alley.


## Exhibit "I"

| ALLOWED IMPERVIOUS COVER PER PUD |  |  |
| :---: | :---: | :---: |
|  |  | Allowed I.C. <br> Use |
|  | Total Area | (incl ROW and open space) |
| (AC) |  |  |


[^0]:    **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

