AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 3124 EAST PARMER LANE.

ORDINANCE NO.

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

- **PART 1.** Pioneer Crossing Planned Unit Development ("Pioneer Crossing PUD") is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058.
- **PART 2**. Pioneer Crossing PUD was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058, Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-096 and Ordinance No. 20110825-105, and five administrative amendments approved by the director of the Planning and Zoning Department.
- **PART 3**. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development described in Zoning Case No. C814-96-0003.14, on file at the Planning and Zoning Department, as follows:

A 373.37 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 and the S. Cushing Survey No. 70, Abstract No. 164, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

A 3.13 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (collectively referred to as the "Property"),

locally known as 3124 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 4. This ordinance, together with the attached Exhibits A, B, C, and D, constitutes the amended land use plan for the Pioneer Crossing PUD and amends the Original Ordinance. The Pioneer Crossing PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-96-0003.14. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 5. 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:

Exhibits A-B: Legal Description

Exhibit C: Zoning Map

Exhibit D: Amended Land Use Plan

PART 6. PART 13 of the Original Ordinance, as amended, is modified to add a subsection (b) to read as follows.

- (a) In fulfillment of the City Parkland dedication requirements for all of the Pioneer Crossing PUD, Owner shall dedicate Parcel Nos. W10, W20, W23, and E17 to the City at the time of final plat for land contiguous to said parcels, unless the City Parks Department requires earlier dedication.
- (b) Notwithstanding the requirements of subsection (a), the dedication of Parcel Nos. RA-10, RA-11 and RA-1 as a Trail and Recreation Easement, accessible to the public and maintained by the owner, to the City shall satisfy the City Parkland dedication and parkland development fee requirements for Parcel Nos. RA-2 through RA-17 at the time of final plat; in addition, RA-1 may have designated areas, not to exceed a total of 20 acres that will not be included in the easement, for (i) water quality and detention facilities; (ii) a private amenity center for residents of RA-2 through PAR-17 and not publicly available; (iii) RA-1 may provide shared parking for RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent to RA-10 on the west side); and (iv) Austin Energy may utilize areas of RA-1 (not to exceed 7 of the 20 acres).

- **PART 7.** PART 7(C) of the Original Ordinance, as amended, is modified to read as follows.
 - C. The following regulations apply to Areas B and C.
 - [1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a turfgrass management plan for a golf course shall be submitted to the Watershed Protection and Development Review Department for review and approval.
 - 2] 1. Appendix A (Off Street Parking and Loading Requirement) of Chapter 25-6 of the City Code is Modified to provide a five percent reduction in the parking requirement if an applicant for a non-residential use provides shower facilities. The parking requirement may not be reduced more than 15 spaces.
 - [3]2. Ten foot reduction setback.
 - a. For a single family residence with frontage on a street other than an arterial or collector street and with a garage at least 10 feet behind the building line of the residence, a 10 foot reduction in the minimum front setback is allowed. For a garage that faces the lot front yard, the width of the garage may not exceed 50 percent of the width of the front façade of the principal residence.
 - b. If a garage does not face the lot front yard it may be located seven feet behind the building line and qualify for the 10 foot reduction.
 - [4]3. This section applies to multifamily development. Appendix A, Part 2 (Bicycles) of Chapter 25-6 of the Code is modified to require a minimum bicycle parking requirement of five percent of required motor vehicle spaces. Fifty percent must be covered bicycle parking.
 - [5]4. Appendix A, Schedule M (Bicycle Facility Type Requirement) of Chapter 25-6 of the City Code is modified to provide that bicycle facility type requirement for Category B and C is Type III.
 - 5. Revegetation of any disturbance within the building setback on Tributary #6 shall be restored per the City of Austin Standards Specifications Manual, Standard Specification 609S (*Native Seeding and Planting for Restoration*).

6. The following applies to Property that has an open waterway with an upstream drainage area between 64 and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted with the setback are limited to [golf cart trails, and one] only two new roadway crossings, [or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.] in addition to the existing crossing at Yager Lane as shown on Exhibit B. Trails are allowed in the building setback consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

PART 8. The Pioneer Crossing PUD land use plan under the Original Ordinance, as amended, is modified and amended as shown on **Exhibit "D"**, as follows:

- A. The use designations on the Exhibit B-1 (*Land Use Plan for Areas B & C*) for the Property identified as parcels RA-3, RA-8, RA-12, and RA-17 are changed as follows:.
 - 1. Parcel RA-3 is changed from "not used" to "commercial",
 - 2. Parcel RA-8 is changed from "MDR(b)" to "MDR(b)/Commercial",
 - 3. RA-12 is changed from "not used" to "MDR(b)", and
 - 4. RA-17 is changed from "not used" to "MDR(b)."
- B. The boundaries of the Property identified as parcels RA-1, RA-3, RA-5, RA-6, RA-7, RA-8, RA-12, RA-13, RA-14 and RA-17 are amended as follows:

| Parcel | Use | Units/Sq. Ft. | Area (ac) |
|--------|-------------------|---------------|-----------|
| RA-1 | Comm Rec | | 150.56 |
| RA-3 | Commercial | 95,865 | 4.67 |
| RA-5 | MDR(b) | 219 | 16.25 |
| RA-6 | MDR(a) | 157 | 14.91 |
| RA-7 | Commercial | 126,246 | 6.15 |
| RA-8 | MDR(b)/Commercial | 415 | 21.59 |
| RA-12 | MDR(b) | 181 | 10.98 |
| RA-13 | MDR(b) | 116 | 9.20 |
| RA-14 | MDR(b) | 190 | 14.22 |
| RA-17 | MDR(b) | 107 | 7.30 |

- C. Exhibit B-1(*Land Use Plan for Areas B & C*), the Part/Parcel location map, and the Hike and Bike Network Plan are revised to show the modifications to the identified parcels, subtotals and totals as stated in the land use summary.
- **PART 9.** Exhibit C-2 (Additional Site Development Regulations Applicable to Mixed Development Residential (a) and (b) for PUD areas B & C) of Ordinance 20050512-058 is amended to add a redline note 7 to read as follows:
 - (7) The maximum height of a building or structure on Parcel RA-7, Commercial shall not exceed 75 feet or six stories.

The maximum height of a building or structure on Parcels RA-8 and RA-9, MDR(B)/Commercial shall not exceed 60 feet or four stories.

PART 10. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect.

PART 11. This ordinance takes effect on , 2019.

PASSED AND APPROVED

| , 2019 § | |
|-------------|-------------|
| | Steve Adler |
| | Mayor |

APPROVED: ATTEST: Jannette S. Goodall

Anne L. Morgar City Attorney Jannette S. Goodal
City Clerk



Landesign Services, Inc.

1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office 512-238-7902 fax

METES AND BOUNDS DESCRIPTION

BEING A 373.37 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 367.425 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK, RECORDED IN DOCUMENT NO. 2011048580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 8.825 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN SAID SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK. SAID 373.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL 1 - 343.58 ACRES

BEGINNING at a 1/2-inch rebar found in the West line of said "TRACT I", also being an angle point in the Northerly right-of-way line of Yager Lane (R.O.W. Varies – recording unknown) and the Southeast corner of a called 151.503 acre tract of land described in a Deed to J.P. Morgan Bank, recorded in Document No. 2004113210 of said Official Public Records, from which a 1-inch iron pipe found in said Northerly right-of-way line of Yager Lane and the South line of said 151.503 acre tract, bears North 62°32'04" West a distance of 84.20 feet;

THENCE North 27°09'06" East departing said Northerly right-of-way line of Yager Lane, along said West line of "TRACT I" and the East line of said 151.503 acre tract, a distance of 1409.47 feet to a 1-inch iron pipe found for the Northeast corner of said 151.503 acre tract and the Southeast corner of Lot 3, Block B, RIVER RANCH SUBDIVISION, recorded in Document No. 199900313 of said Official Public Records;

THENCE North 27°02'38" East continuing along said West line of "TRACT I" and along the East line of said Lot 3, Block B, a distance of 2133.75 feet to a 60D Nail found for an exterior corner of said "TRACT I" and the Southwest corner of Lot 4, THE THOMISON SUBDIVISION 2, recorded in Book 3, Page 405 of the Plat Records of Travis County, Texas;

THENCE South 55°32'07" East along a North line of said "TRACT I" and the South line of said Lot 4, a distance of 410.52 feet to a 1/2-inch rebar found for the Southeast corner of said Lot 4 and the Southwest corner of a called 4.435 acre tract of land described in a Deed to Arthur J. Hopkins, recorded in Volume 8657, Page 837 of the Real Property Records of Travis County, Texas;

Exhibit A

THENCE South 55°59'01" East continuing along said North line of "TRACT I" and along the South line of said 4.435 acre tract, a distance of 160.96 feet to a 1/2-inch rebar found for the Southeast corner of said 4.435 acre tract and the Southwest corner of a called 9.010 acre tract of land described in a Deed to Robert F. Kosler, Jr. Trust, recorded in Volume 9724, Page 581 of said Official Public Records;

THENCE South 55°36'28" East continuing along said North line of "TRACT I" and along the South line of said 9.010 acre tract, passing the Southeast corner of said 9.010 acre tract and an exterior corner of a called 8.39 acre tract of land described in a Deed to Austin IR Tacoma, LP, recorded in Document No. 2015023241 of said Official Public Records, and continue for a total distance of 271.26 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and an interior corner of said 8.39 acre tract;

THENCE continuing along said North line of "TRACT I" and along the South line of said 8.39 acre tract, the following two (2) courses and distances:

- 1. South 35°18'47" West a distance of 214.41 feet to a 3/4-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said 8.39 acre tract; and
- South 58°36'31" East a distance of 274.36 feet to a 1/2-inch rebar found for the Southeast corner of said 8.39 acre tract and the Southwest corner of Lot 1, Block A, REPLAT OF HOWARD SUBDIVISION, recorded in Document No. 201600119 of said Official Public Records;

THENCE South 58°42'16" East continuing along said North line of "TRACT I" and along the South line of said Lot 1, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, Block A, of said REPLAT OF HOWARD SUBDIVISION, and continue for a total distance of 294.82 feet to a 1-inch iron pipe found for the Southeast corner of said Lot 2, Block A and an interior corner of said "TRACT I";

THENCE North 27°19'55" East along a West line of said "TRACT I" and the East line of said Lot 2, Block A, a distance of 1064.58 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Southwest corner of a called 3.553 acre tract of land described in a Deed to Art Collection, Inc., recorded in Document No. 2003229900 of said Official Public Records, from which a 1/2-inch iron pipe found for the Northwest corner of said 3.553 acre tract and being in the Southerly right-of-way line of Howard Lane (R.O.W. Varies – recording unknown), bears North 27°19'55" East a distance of 435.81 feet;

THENCE along the common line of said "TRACT I" and said 3.553 acre tract, the following two (2) courses and distances:

1. South 62°56'09" East a distance of 359.17 feet to a Calculated Point for an interior corner of said "TRACT I" and the Southeast corner of said 3.553 acre tract; and

2. North 26°28'49" East a distance of 433.70 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Northeast corner of said 3.553 acre tract, also being in said Southerly right-of-way line of Howard Lane, from which a 1/2-inch iron pipe found for said Northwest corner of the 3.553 acre tract and being in said Southerly right-of-way line of Howard Lane, bears North 62°35'25" West a distance of 352.72 feet;

THENCE along the common line of said "TRACT I" and Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

- 1. South 62°35'25" East a distance of 402.36 feet to a 1/2-inch rebar found; and
- 2. South 63°18'21" East a distance of 536.83 feet to a Calculated Point for an exterior corner of said "TRACT I";

THENCE South 27°41'01" West continuing along the North line of said "TRACT I", passing the Northwest corner of JACK MARTIN SUBDIVISION, recorded in Book 56, Page 28 of said Plat Records, and continue for a total distance of 208.70 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said JACK MARTIN SUBDIVISION:

THENCE along the common line of said "TRACT I" and said JACK MARTIN SUBDIVISION, the following two (2) courses and distances:

- South 63°13'14" East a distance of 208.68 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southeast corner of said JACK MARTIN SUBDIVISION; and
- 2. North 27°43'11" East a distance of 209.44 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Northeast corner of said JACK MARTIN SUBDIVISION, also being in said Southerly right-of-way line of Howard Lane;

THENCE continuing along the North line of said "TRACT I" and along said Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

1. South 62°52'48" East a distance of 822.82 feet to a 1/2-inch rebar with cap stamped "MWM" found for a Point of Curvature and being the Northwest corner of a called 0.037 of one acre tract of land described in a Deed to Travis County, recorded in Document No. 2007034522 of said Official Public Records; and

2. Southeasterly along a curve to the right having a radius of 900.48 feet, an arc length of 206.69 feet, a delta angle of 13°09'05", and a chord which bears South 56°21'29" East a distance of 206.24 feet to a Calculated Point for the Southeast corner of said 0.037 of one acre tract, being in the East line of said "TRACT I" and the West line of THE THOMISON SUBDIVISION, recorded in Book 73, Page 46 of said Plat Records, from which a 1/2-inch rebar with cap stamped "MWM" found in the East line of said THE THOMISON SUBDIVISION and said Southerly right-of-way line of Howard Lane, bears along a curve to the right having a radius of 900.48 feet, an arc length of 107.28 feet, a delta angle of 06°49'33", and a chord which bears South 46°22'10" East a distance of 107.21 feet;

THENCE departing said Southerly right-of-way line of Howard Lane, along the common line of said "TRACT I" and said THE THOMISON SUBDIVISION, the following two (2) courses and distances:

- South 30°43'46" West a distance of 394.54 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said THE THOMISON SUBDIVISION; and
- South 63°02'15" East a distance of 103.50 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southeast corner of said THE THOMISON SUBDIVISION, also being in the West line of a called 7.88 acre tract of land described in a Deed to Jennifer Jo Bird, recorded in Document No. 2002068364 of said Official Public Records;

THENCE South 30°50'28" West along the East line of said "TRACT I" and the West line of said 7.88 acre tract, passing the Southwest corner of said 7.88 acre tract and the Northwest corner of a called 41.412 acre tract of land described in a Deed to John and Jennifer Jo Bird, recorded in Volume 9064, Page 270 of said Real Property Records, and continue for a total distance of 2356.33 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southwest corner of said 41.412 acre tract, also being in the North line of a called 47.72 acre tract of land described in a Deed to Clifford M. and Karin C. Frank, recorded in Document No. 2002012241 of said Official Public Records, from which a 1-inch iron pipe found for an angle point in the South line of said 41.412 acre tract and the North line of said 47.72 acre tract, bears South 43°04'43" East a distance of 144.72 feet;

THENCE North 42°42'47" West along a South line of said "TRACT I" and the North line of said 47.72 acre tract, a distance of 233.86 feet to a 1-inch iron pipe found for the Northwest corner of said 47.72 acre tract and the Northeast corner of a called 40.00 acre tract of land described in a Deed to Everett R. and Frieda M. Ryden, recorded in Volume 2270, Page 378 of the Deed Records of Travis County, Texas;

THENCE along the common line of said "TRACT I" and said 40.00 acre tract, the following four (4) courses and distances:

- 1. North 42°46'53" West a distance of 164.60 feet to a Calculated Point;
- 2. North 48°59'53" West a distance of 148.07 feet to a Calculated Point;
- 3. North 63°36'07" West a distance of 384.13 feet to a Calculated Point; and

4. South 29°27'58" West passing a 1/2-inch rebar found at a distance of 26.48 feet, passing a 1-inch iron pipe found at a distance of 202.55 feet, and continue for a total distance of 2589.31 feet to a 1/2-inch rebar found for an exterior corner of said "TRACT I" and the Southwest corner of said 40.00 acre tract, also being in the Northerly right-of-way line of said Yager Lane;

THENCE North 61°10'52" West along the South line of said "TRACT I" and said Northerly right-of-way line of Yager Lane, a distance of 592.46 feet to a Cotton Spindle found, from which a 1-inch iron pipe found for the Northwest corner of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records, also being in the Southerly right-of-way line of said Yager Lane, bears South 77°11'10" West a distance of 79.88 feet;

THENCE over and across said "TRACT I" and along said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. North 18°31'02" West a distance of 25.59 feet to a 60D Nail found;
- 2. North 25°58'07" East a distance of 122.83 feet to a 1/2-inch rebar found;
- 3. North 07°04'21" East a distance of 136.13 feet to a 1-inch iron pipe found;
- 4. North 26°58'11" East a distance of 9.31 feet to a 1-inch iron pipe found;
- 5. North 62°39'57" West a distance of 1953.49 feet to a 1-inch iron pipe found;
- 6. North 56°19'11" West a distance of 53.80 feet to a 1/2-inch rebar found;
- 7. North 44°27'08" West a distance of 33.81 feet to a 1/2-inch rebar found; and
- 8. North 21°19'09" West a distance of 164.52 feet to a 1/2-inch rebar found for an angle point in the West line of said "TRACT I", from which a 1/2-inch rebar found in the Southerly right-of-way line of said Yager Lane and the West line of said "TRACT I", also being the Northeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records, bears South 74°25'09" West a distance of 58.08 feet;

THENCE North 26°16'00" East along the West line of said "TRACT I" and continuing along said Northerly right-of-way line of Yager Lane, a distance of 73.32 feet to the POINT OF BEGINNING and containing 343.58 acres of land more or less.

PARCEL 2 – 29.79 ACRES

BEGINNING at a Texas Department of Transportation (TxDOT) Type III Monument found for the Southeast corner of said "TRACT 1", being in the West line of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records and the Northerly right-of-way line of Parmer Lane (200' R.O.W. – recording unknown), from which a TxDOT Type II Concrete Monument found in said Northerly right-of-way line of Parmer Lane, bears South 60°00'04" East a distance of 1197.06 feet;

THENCE North 60°00'04" West along the South line of said "TRACT I" and said Northerly right-of-way line of Parmer Lane, passing a TxDOT Type II Concrete Monument found at a distance of 106.84 feet, passing a TxDOT Type II Concrete Monument found at a distance of 1106.87 feet, passing a 1/2-inch rebar found at a distance of 1243.15 feet, passing a TxDOT Type II Concrete Monument found at a distance of 2106.76 feet, and continue for a total distance of 2395.29 feet to a Calculated Point for the Southwest corner of said "TRACT I" and the Southeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records;

THENCE departing said Northerly right-of-way line of Parmer Lane, along the West line of said "TRACT I" and the East line of said 20.79 acre tract, the following two (2) courses and distances:

- 1. North 29°59'56" East a distance of 178.32 feet to a Calculated Point; and
- 2. North 48°07'28" East a distance of 484.64 feet to a 1/2-inch rebar found for the Northeast corner of said 20.79 acre tract and being in the Southerly right-of-way line of Yager Lane (R.O.W. Varies recording unknown), from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE over and across said "TRACT I" and along said Southerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°34'31" East a distance of 214.20 feet to a 1/2-inch rebar found;
- 2. South 49°50'42" East a distance of 22.42 feet to a 1/2-inch rebar found;
- 3. South 62°57'32" East passing a 1/2-inch rebar found at a distance of 837.75 feet, passing another 1/2-inch rebar found at a distance of 937.73 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 4. South 56°51'35" East a distance of 28.96 feet to a 1/2-inch rebar found;
- 5. South 36°52'08" East a distance of 36.11 feet to a 1/2-inch rebar found;
- 6. South 19°34'44" East a distance of 45.34 feet to a 1/2-inch rebar found;

- 7. South 08°46'02" West a distance of 51.35 feet to a 1/2-inch rebar found; and
- 8. South 27°14'24" West a distance of 180.52 feet to a 1-inch iron pipe found for the Northwest corner of said 54.80 acre tract, also being in the South line of said "TRACT I", from which a Cotton Spindle found in said South line of "TRACT I" and the Northerly right-of-way line of said Yager Lane, bears North 77°11'10" East a distance of 79.88 feet;

THENCE South 27°24'09" West departing said Southerly right-of-way line of Yager Lane, along the East line of said "TRACT I" and the West line of said 54.80 acre tract, a distance of 327.80 feet to the POINT OF BEGINNING and containing 29.79 acres of land more or less.

PARCEL 1 = 343.58 Acres PARCEL 2 = 29.79 Acres Total Acreage = 373.37 Acres

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground surgey made under my supervision during the month of April, 2017.

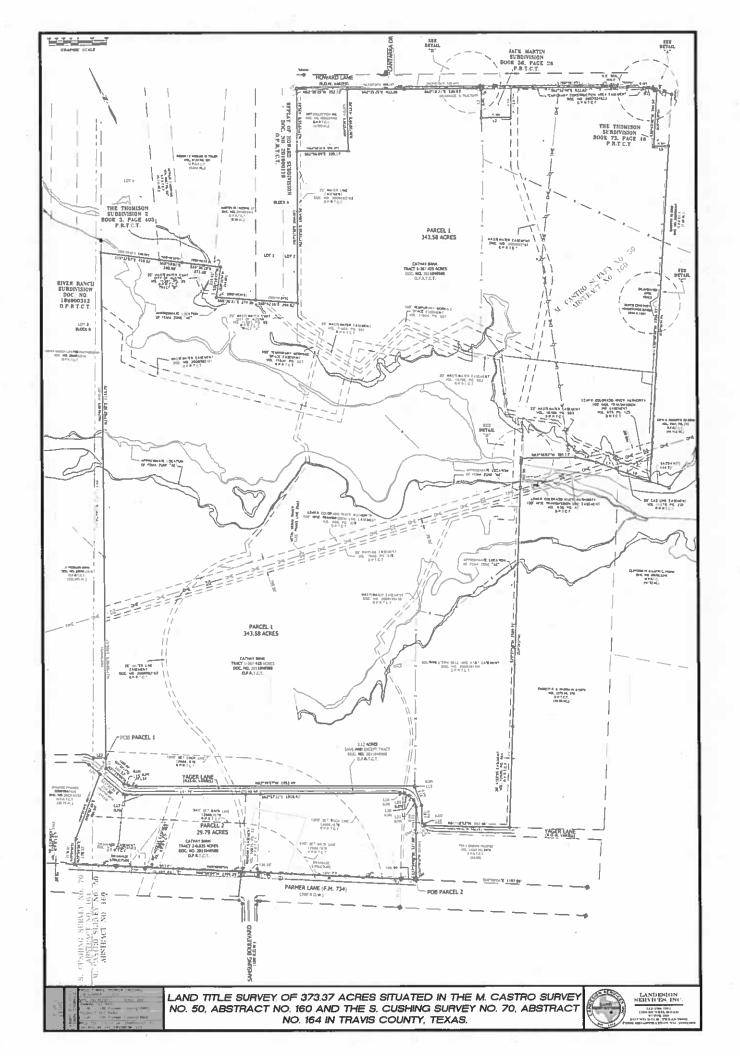
Travis S. Tabor

Registered Professional Land Surveyor

State of Texas No. 6428

Job Number: 17-030 Pioneer Crossing

Attachments: Survey Drawing: LALJA\17-030 Pioneer Crossing\DWGS\17030_Title Survey.dwg



MENT FOR THE PERMANES PROVIDED BY

CHANGE THE WHICH IS SOLD - CITECTHE GATE FEDERALT IT 2017

- [descript] for the purposetal phose times and rights polyprod thursts, as provide a 4 descript (BOSS NOT ATTEST) Drawing to Earn-Operate than nationly Purpose he provided to and decembed Recording the Innove 822, Page 801, Smit Minores of Frank County, Some
- united for the purpose(a) down father and replace bedween therein, we grained to a deacourt (APPERT SECTIO)

Grating in: Lyser Datesian Hour Authority
Purpose for produce in cod - data-fruit
Reporting the Volume - 626, Page 126, Dank Proceds - of Drain County Sonor

Cremed to Joseph Character West Judentry
Parpers. So provided in seed. decembed.
Remeding Stp., Volume SSE, Page 67, Daniel Remedia of Brook Dayley, Species

Sharted (phi,pour Calebuth Show Authority Perjamen dia produket in soul damperori. Researching the training Mills, Paper 326, Souly Research, or Strong County, Souge

Economical in the purposed of the second and rights between the one growth in a discussion (APPEC) Section.

Drawed to Dily of Austra Perpose his province or said described Removing the Leanar 10785. Page 103, David Reserve of Paris Casary, Toront

terms) for the purposes which rates and regres benefits at source in a popularity in the purposes in 1950; (prime) Brances to Dig of Austin Popless to growthe to said dipportent Resembling the tituders (1387, Page IS, Deed Featings of Provin County, Toron

Essentific for the payments) owner there and rights bracked theories, as graphed in a discount (APPLY \$1000)

Crownel technology Carperston
Purpose is provided to said designant
Recording the Velunio \$1376, Page 191, David Records of theire Councy Saison Commenced on the purposed of street horse and rights measured therein, an granted in a proposed (ATEST Deliver)

Ster out to Dig of Austin
Purbous do provided in out drap, most
from the provided by sout drap, most
from the tempor 14004. Page SM, Dank Sm area of Sunn Euroly. Temps

rate) he the purpose(s) about here and rights bouquide through on gravant in a assument(AFTEST Showle) Sryrond to Dity of Austin Payues As provided to note determined Recently the Yearth (1904, Payle (62), Burd Roserts of Steam Dearty, Syste

odal in the purpose of them are selected through an experience of a property of the purpose of the company of the purpose of the company of the purpose of the company of the purpose of t Writing to Type County Pulpatus de product in self deservoir Procestry for Warring 1985, Page 25, Steel Fermin of Prote County, Tours

Somewill be the partonics show time and rights removed travels, so granted in a degree (APECT TRANS

Bravind by Gramph Corporation Parasso he provided in and descript Shanedha his Milania 12985, Pape 2197, Sped Revents of Stone County, Speak Shanedha his Milania 12985, Pape 2197, Sped Revents of Stone County, Speak recipi in the purpose of the burning as present areas are note to some more (present or in (c)) or

Brands to Thursh Conjustral Pulpres As present in and assume t Research ten Valence 1950s, Prop Not, Dani Harmer et Steam Granty, James

Commercial for the purposed most below are rights proported thereby as provide to a decourary (APREST SECTION)

Distinct by Dily of duells. Purpose of the Dily of Distinct by the Dily of Distinct Dist Senement(a) for the purposed of their beautiest system pulsariest features, as general in a deciman (APPECE SECTIO)

Brannel (p. City of Austin Payoto: An provided in said downlost Remoting for Tita Inc. 2006/02/10, Cffire Plate Reservo of Tip or County, Iones

favore (a) for the purposed street trains and rights believed showing as greater in a description (APSE) sector.

Branked for City of Auron Purpose of the State of Trave Courty, Teste Personal As promped to edit determint.

Remorting this State No. 2007/100/39 Orlhadd Patrick Reserves of Trave Courty, Teste State Orlhadd Patrick Reserves.

norbal by the amountal from inter- and relate because the six, or market is a descript (AFTET Below) Ormited M: Bushourine that Stanford | If god Alfa E. Furthers int Driving Or wild Stanford! Smalletty No. Dim No., 380001301 Office Public Research of Syste Courts, Syste.

risk to the proposal over some and rapids medanta the risk on graines in a december. (AFTET NOT Settle)

Shared for Paris Apparent
Paraser: As proceed in seed manners
Sharedrag No. Yearns 1938, Page 137: Dank Saparan of Sapara Chatty, Yearn

Erithali Annos Caser on Againment Below August 16: 1998 Demokol Eri, Anton Jacobya Chinling Pighnery and Simpang Datam Simulahdulah Ul Resembly Bylan Sapit 16: 1988 Resembly Bylan Sapit 16: 1988 Resembly Nova University (2004, Polis 1975; Bud Phipumy Persital, Books (Ludit), Tolas

tenters contained to that parties discovered (SMES MOT AFFECT)

Drittell Totrambry Assess Cymercel Agramon's Debtg Septembry 30, 4600 ft. Debtg Septembry 30, 4600 ft. Constale 39 Geogram-country Crystell Partners and Semburg Catester Semisphalaster, LLC Howarding Debt Sept Se, 1900 ft. Septembry No. 1900, 1970, 1, App. 141, 4611 ft. semina of Bayla Charley, Treas

Arterios is narby mass to task construct for his purhases Miles arrived a fee cross securit (ATES SST SECURI

Drinks Parson Drawing Irolfo Stuping Agramming and Bestroke Courters Street Age 11: 1997 name Pathwee and City of Auren Bates, April 11, 1997.

Faminal by Anthr-Aurona Growing Partners and Chy of Aurora
According Data may 1, 1967.

Beauthing the restore 12072, page 15-16, float Property Recentle Toron Carty, Second

meters assured in that earlier despents (NFSCT Brown) Institute continues in Yall, comisse dissipation (1975); INCOM)

Photoscol (Genera opposition) for Tempinory Contra within Area Depos Depos Francycy (E. 1985);

Removed on Press (Alexandry 177, 2007)

Removed part (Alexandry 177, 2007)

Removed part (Alexandry 177, 2007)

Removed part (Alexandry 177, 2007)

Selecting it family make to past descript by the perfectors. Mertine assessed in that our law discovers (ATRET BUT SHOW)

Williams Present St. Committee Commi

ne is having which to will disserve the full populations.

III. Different in and to oil, gas and other informs analyse investigs, business, no-hole and above replacement point stating to energy as and faith, in the discount (NOV SERVICE ARTER).

Recentling Rg. Transier 5/3, Page 195, Sand Record of Street, Capilla, Tomas and offer hed by the No. 1999/2005 St. 2009/2004 C. 2009/2004 St. 2009/2004 C. 2009/2004 St. 2009/2004 St. 2009/2004 St. 2009/2005 St. not not from advanced to the sale of the save-stree partiries,

interest in and to all, gas and other minimps and/or rejective, between running and all other region country of and for the waters of the second country. Second, (with a temperature ± 3.0 , and the second country, Second, (with guirely safetille) Build returned wherest sort treases underspired to the pasts of the photometric temperature

different in and its oil, you and other different analysis rejection, business, contain and set other replies energing they are out different in blacked TTML, plays \$17, connected in blacked TMML, page 67.3, Dand Seasons in Branch County, Novoto (acting allowers acting to acting ac

Promotes and to sell, gas and 60-or orbinate and/or repolling, Seminor, revision pinc 60 olimic rights revolting. There are families reduced for one families reduced PTIE, Pages 133, Two-controls on requires 64-06, Pages 432, Dood Brooken or Trivia Lewists, Seens, and Tabland SEED, Pages 150, Two-Pages 120, Two-controls, T find inter-comment out traced extensions to the data of the above-abod materials

till briannit er and Se oil, pas and other mounts) in-E/se regarding, parsions, revision and as other in-prior passing that also and minim in National SEGS, Paper Bish, Basel desaying an Errora, County, Teston, represented in Yestonia SEGS prior 100, Paper In-Paper In-Pape

ng Drivered 21 and So ril, you and other manacis peoples paperon, burning revenue and all other rights rainting blancks as not now to tribute \$20%, from ril, force fromtes of brains Coping, Sono, (Inite Schrift; MATER)

This princed interest and private absorption for the data of the game-plant heap

If any parties of the proposed loss and/or the Bone is The Paley sporting amount training hands for investigating contemplated proposession. The Interior emergines oil appear to Temples II all any pulley bound on individual

Down Path (and Dory Limits formation of the date bread to borres up & diff. (Addity and burryes or austremented deplenders in the facts, to bring a just applies formation data to be borres in a last and piece to execute definition of the facts in a last and piece to execute definition of the path of the data of the path of the p

Lam Pubulated Date 2 braining determinant of the SR processor of the lam contract by the lam Instrument set furth unary followers a December 2 by the processor of the SR processor of the SR public December 2 by the SR public December 3 by the SR public D

PRÍVACES BOUN HORON ME BATACY VALES TENETHTED IN 1-8. EMILY FIET BAILD DY A BID 19-EMPACE COMMISSIONAL MAINT FACTOR OF LINGUISMS.

ELEVANDES SECUR HEREON AND BANCO ON THE HORPS ANDREAM HEREOM, CATALL OF THE OPTION THE FLOOD WARN NOTE, PORTROYS OF BUT MACE NOTION WERFOON LE NAME POST "AL" AS SQUITTED BY BUT TREETAS, DISTRIBUTED AND ASSESSMENT ASSESS

HAS FLOLD PLAN HOR, BOLD HOT HAT DAY IN A PRINTERY AND AN EMILORARY RESERVE ML SE FREE PROMISED ON FLORENCE OF FLOCK BANKER HOT ALICED STATEMENT SHALL HER CHE ARE LANGUIT OF THE PRINT OF THE SERVE TOR. THE TRACT CONTAINS MANEROUS SILVENANCE PRINCES, MICHIGAN WAY NOT BE IMPROVEDED.

| | · dans |
|----------|--|
| - | LEGEND |
| | To built 1 made to inclinate of Options (III and III a |
| Φ. | Afternet revended |
| III Lar | macted anethine dos |
| 0- | Butchic sensebut |
| 40- | FOWER FOLE |
| din. | delt Antitals |
| | Smartist person |
| | HIRP FILE |
| | PRESHEAD UPILITIES |
| 7.90 | (a) many |
| 5 | PART BALLE ANNER ADEL |
| D. | Files Helphare |
| ⊕ | mades scooper |
| ē. | THE PERSON NAMED IN COLUMN |
| - 1 | place result man. |
| (D) | (PCSInt MARKET), |
| 20 2 | TREPHONE MONTEN BON |
| 000151 | STEPLAN THRUS RECORDS OF |

0.61 6.1.

BREEZ

| | Una Talma | | | Regard Like Young | | |
|-----|----------------|---------|---|-------------------|-----------------|--------|
| - 8 | Designation | Length | | Uho B | des tier | Large |
| u . | 470" "4" 08" [| 11.35 | | B.233 | 844" 38" 39" | A1 03 |
| 3 | 987 HT 851 | 20m 707 | } | 8,241 | 990° 94 30°E | 33 63 |
| J | 862' 12' 14'E | 200.66 | | 0.20) | 100 to 170 | 25.87 |
| 0 | REP 47 HT | 200 04 | } | D 1003 | H99" 33" 89"# | 25.87 |
| ٥ | 163" 00" 19"0 | 103.00 | | 8.377 | HISP RET REW | 36.00* |
| 6 | 907 4F 47°E | 233.MF | } | (1.20) | set, 20, 70, o | 45.53 |
| 3 | 862' 66' 55'8 | 104.02 | | 0.29 | NOT BY SY'S. | 97.37 |
| | met 00 33'm | 140.07 | | f1.100 | 1621° 17 1275 | 500,50 |
| .8 | 97P IC 90'9 | 70 OT | | D.311 | per en sprik | 79.86" |
| 50 | 4-3, 11, 63,44 | 35.94 | | 0.381 | WY OF HIL | 26.74 |
| 17. | MES NE 47°E | 172 GT | | (LA3) | 829" \$7" 98"0 | 123,73 |
| 7 | 907 HT 2/E | 196/2 | } | (L34) | \$697" GET 12"H | 130.17 |
| 11 | H20" NO. 11"E | 630 | | (L) TAX | \$301.07 4610 | 130 |
| ie. | MSS, 18, 18,40 | 87.00, | | (a,m) | 100° 57' 30°E | 154.07 |
| 78 | mer at more | 33.86* | | 0.77) | HET 30 17'E | 20% FG |
| 16 | 61.61.38, 38,8 | 10.00 | } | 0.300 | MATERIAL | 998 79 |
| 57 | BUT DE ATT | 22.12 | | DJIII | SET HE NOTA | 200 10 |
| 18 | 248, 64, 7AA | 20.00 | 1 | 6.40) | HALL BUT SHE | 20 00 |
| 18 | \$34" LE 46"E | 36.17 | | 0.41) | WART 39" 17"E | 73.45 |
| 26 | 98° 34 46'E | 46.74" | | 0.40 | ME NE ME | 200.00 |
| 21 | 200, of 63,0 | 97 88" | | \$1.423 | 130° 41′ 14′ 1 | 23 MF |
| 22 | 937 W 3479 | 100.02 | | | | |

| | | Į. | grvn Tople | |
|---------|---------|--------|------------|----------------------|
| Curve 4 | Podlet | Lange | Delta | Cred States De |
| E9 | 000 4F | 235.00 | 13'00'gm" | mer 21' 20'E 300 . |
| Ež | 900.48" | 107.36 | 89835 | 848" ZZ" 16"Y 107. |

| States Carry State | | | | | | | | | |
|--------------------|---------|--------|-----------|--------------|--------|--|--|--|--|
| | | | | Chard Brame | | | | | |
| 101 | U00 46" | 300 00 | 15'00 42" | Sec. 52, 172 | 106 AC | | | | |



122 482 35 01.0 80 85 124 803 35 01.0 80 85



NETHER TO NOT TO STOLE





I marti à tages, midified ren giunne, lann fancriet sintre (frier hat het pany hangtarhal) margir un les glouis unes 1500 le rengement, minifere handele aus wellechnes een a carpter la comment, a miner de l'ent met une comment à authorité distinction de la carpter la





LAND TITLE SURVEY OF 373.37 ACRES SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 IN TRAVIS COUNTY, TEXAS.





LANDESIGN

SERVICES, INC.

1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office

EXHIBIT "

METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South 61°10'52" East a distance of 592.46 feet;

THENCE South 77°04'44" West along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of 79.70 feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

- 1. North 27°14'25" East a distance of 180.54 feet to a 1/2-inch rebar found;
- 2. North 08°46'02" East a distance of 51.35 feet to a 1/2-inch rebar found;
- 3. North 19°34'44" West a distance of 45.34 feet to a 1/2-inch rebar found;
- 4. North 36°52'08" West a distance of 36.11 feet to a 1/2-inch rebar found;
- 5. North 56°51'35" West a distance of 28.96 feet to a 1/2-inch rebar found;

Exhibit B

- 6. North 62°57'32" West passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 7. North 49°50'42" West a distance of 22.42 feet to a 1/2-inch rebar found; and
- 8. North 21°34'31" West a distance of 214.20 feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE North 74°25'09" East along the West line of said 3.12 acre tract, over and across said Yager Lane, a distance of 58.08 feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°19'09" East a distance of 164.52 feet to a 1/2-inch rebar found;
- 2. South 44°27'08" East a distance of 33.81 feet to a 1/2-inch rebar found;
- South 56°19'11" East a distance of 53.80 feet to a 1/2-inch rebar found;
- 4. South 62°39'57" East a distance of 1953.49 feet to a 1-inch iron pipe found;
- 5. South 26°58'11" West a distance of 9.31 feet to a 1-inch iron pipe found;
- 6. South 07°04'21" West a distance of 136.13 feet to 1/2-inch rebar found;
- 7. South 25°58'07" West a distance of 122.83 feet to 60D Nail found; and

8. South 18°31'02" East a distance of 25.59 feet to the to the POINT OF BEGINNING and containing 3.13 acres of land more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.

08/03/2018

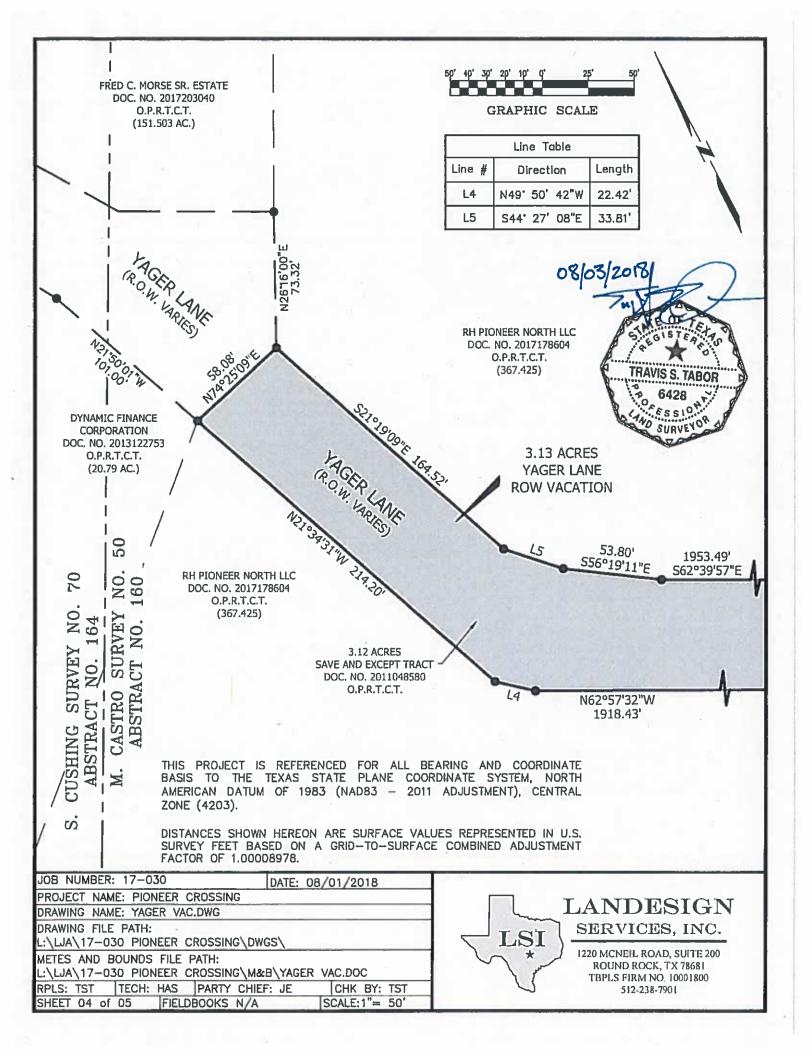
Travis S Tabor

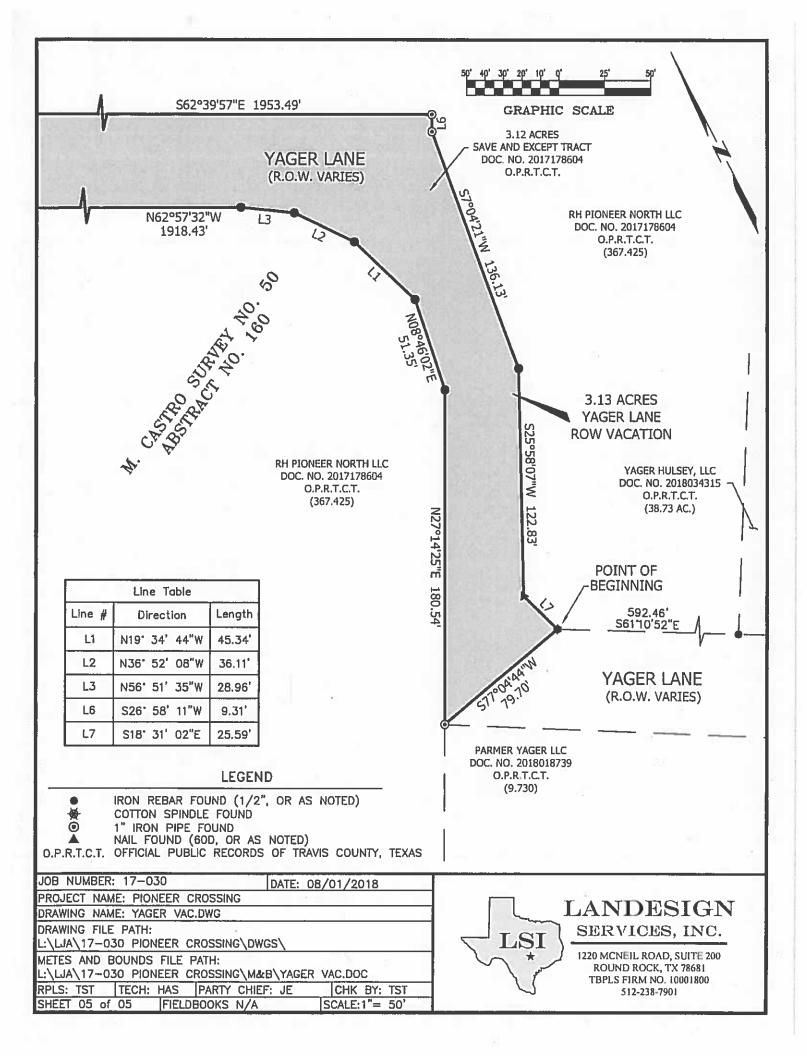
Registered Professional Land Surveyor

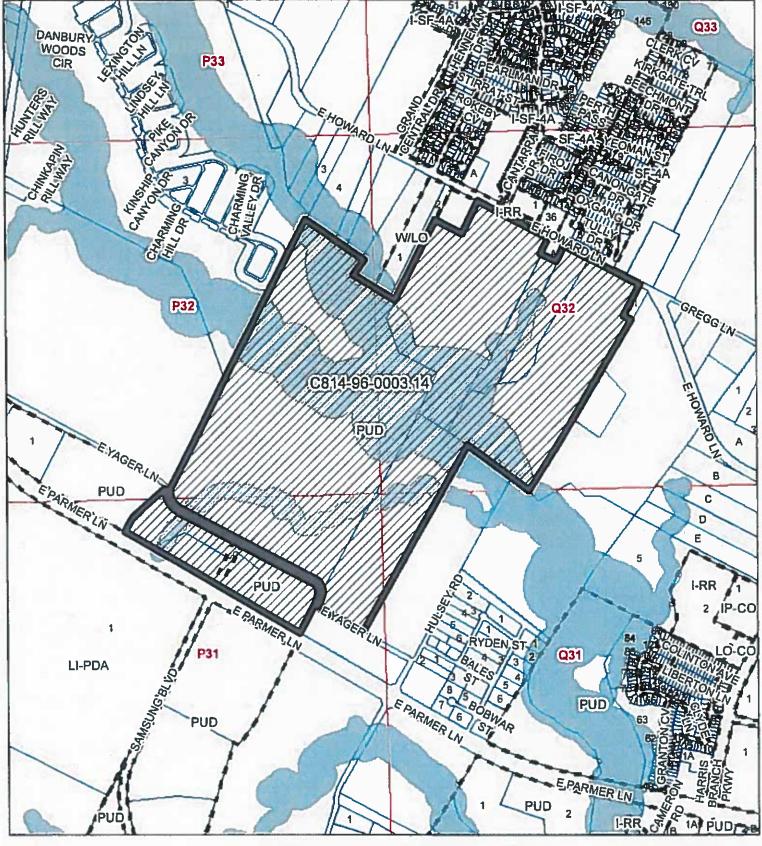
State of Texas No. 6428

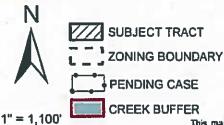
Job Number: 17-030

Attachments: CAD Drawing: : L:\LJA\17-030 Pioneer Crossing\DWGS\Yager Vac.dwg









PIONEER CROSSING PUD AMENDMENT #14

ZONING CASE#: C814-96-0003.14

LOCATION: BETWEEN PARMER AND HOWARD LN.

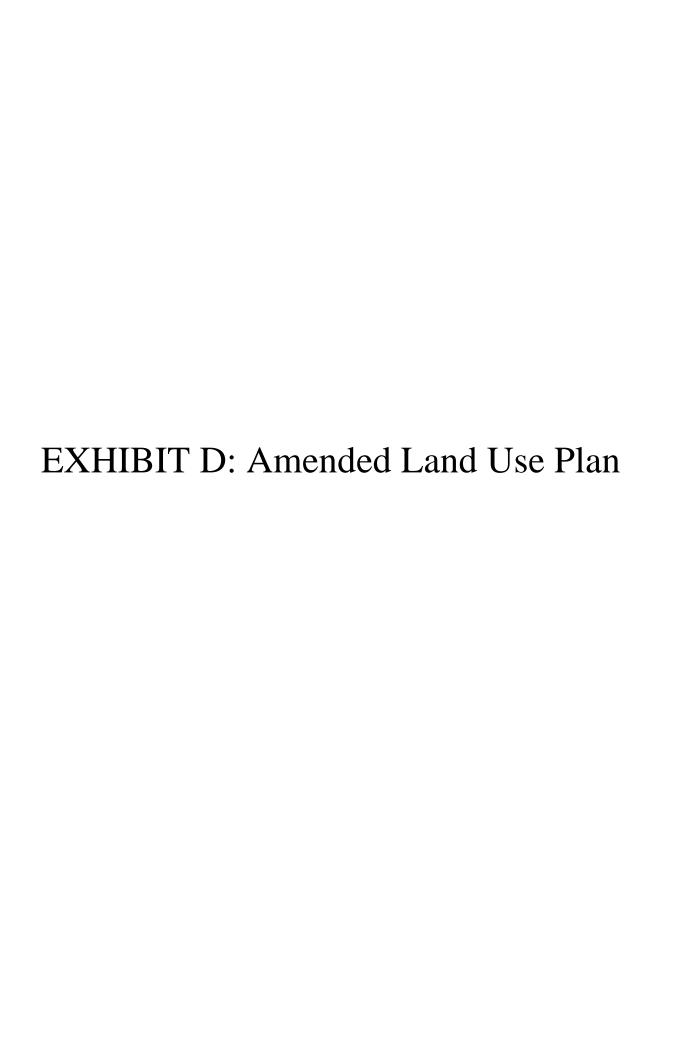
SUBJECT AREA: 376.38 ACRES

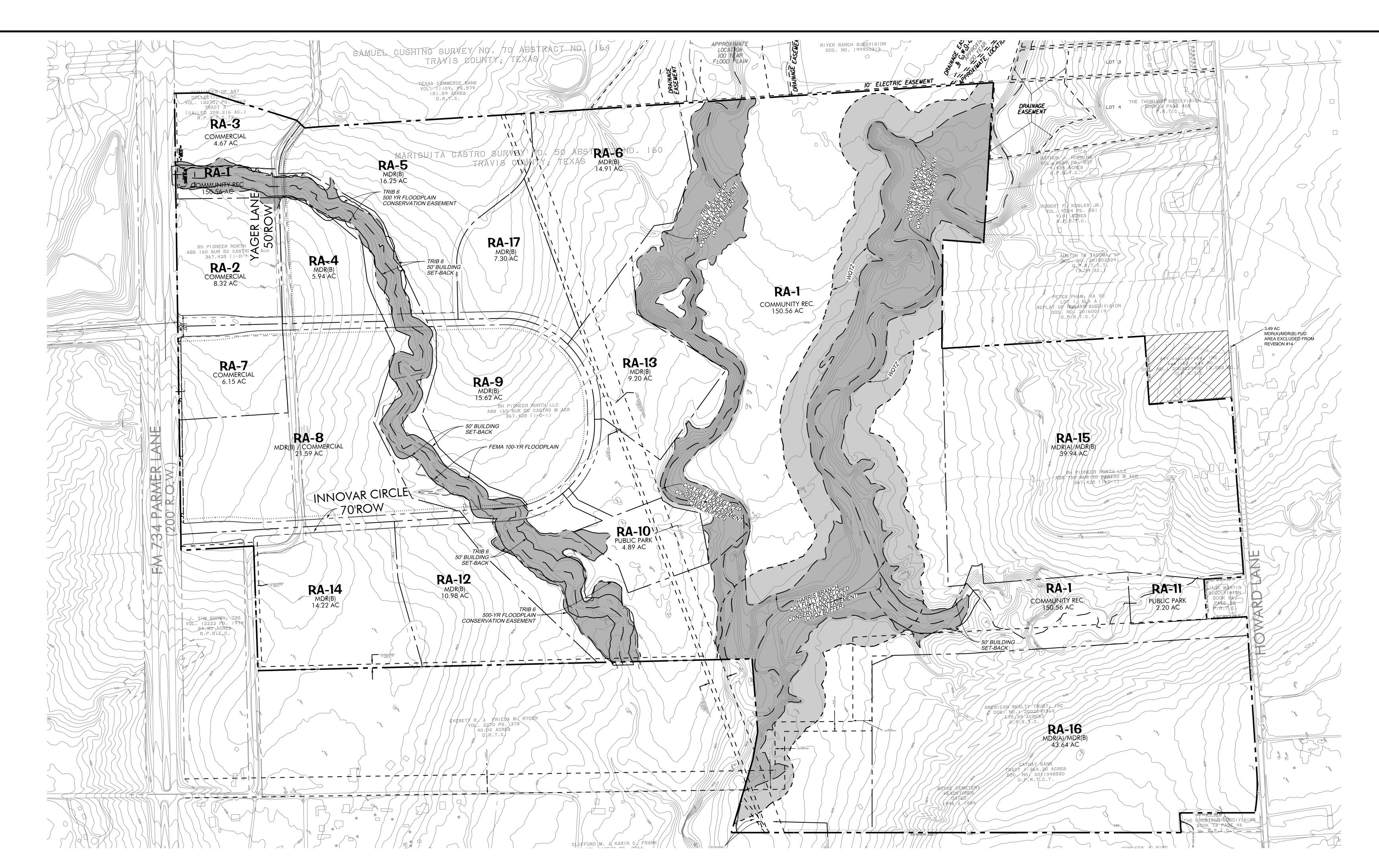
GRID: P31, P32, Q31, Q32 Exhibit C

MANAGER: Sherri Sirwaitis



This map has been produced by the Communications Technology Management Dept, on behalf of the Planning Development Review Dept, for the sole purpose of geographic reference. No warranty is made







1. Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominum residence shall require site plan approval prior to issurance of a building permit.

2. Mixed Development Residential (MDR) B is defined as a single designation for high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, MF-2, and MF-3 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 28 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

3. Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments

Special uses in accordance with Exhibit E. 4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

5. Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commerical square footages were not allocated to a particular access roadway. 6. ROW vacation shall be approved prior to, or at the time of, final plat approval.

7. In fulfillment of City parkland dedication requirements, Owner shall dedicate Parcels No. RA-10 and RA-11 to the City at the time of final plat for land contiguous to said parcel, unless the City Parks Department requires earlier dedication.

8. A comprehensive trail system linking Pioneer Crossing internally shall be provided as shown on this plan. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at the time of site plan (or subdivision, for development that does not require a site plan). Trails shall be built according to the specifications in Exhibit B.

9. The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.

10. Conservation easements are based on the current effective 500 year floodplain delineated pre-implementation of ATLAS 14 rainfall rates. Implementation of ATLAS 14 will not increase the conservation easements in the Pioneer Crossing PUD.

11. There is no conservation easement along Harris Branch Tributary No. 6 inside the ROW of Innovar Circle (i.e. there is no conservation easement on Tributary No. 6 adjacent to RA-8 & RA-9).

LJA Engineering, Inc.

921 W NEW HOPE DRIVE Suite 604 Cedar Park, Texas 78613



| | | | | | AREA | A BY LOT | | | | | |
|-----------------|--------------------------|---------------|----------|--------|----------|------------|--------------------------|---------------|----------|--------|----------|
| | Approved PUD I | Land Use | | | | | Proposed PUD | Land Use | | | , |
| Per Revision 13 | | | | | | | | | | | |
| Lot | Use | Units/Sq. Ft. | Area(ac) | IC (%) | IC (ac.) | Lot | Use | Units/Sq. Ft. | Area(ac) | IC (%) | IC (ac.) |
| RA-4 | MDR B | 83 | 5.74 | 65% | 3.73 | RA-4 | MDR B | 69 | 5.94 | 62% | 3.68 |
| RA-5 | MDR B | 326 | 22.44 | 65% | 14.59 | RA-5 | MDR B | 219 | 16.25 | 62% | 10.08 |
| RA-6 | MDR B | 265 | 18.24 | 65% | 11.86 | RA-6 | MDR B | 157 | 14.91 | 62% | 9.24 |
| RA-8 | MDR B | 314 | 21.59 | 65% | 14.03 | RA-8 | MDR B/Commercial | 415 | 21.59 | 86% | 18.57 |
| RA-9 | MDR B | 227 | 15.62 | 65% | 10.15 | RA-9 | MDR B | 300 | 15.62 | 60% | 9.37 |
| RA-12 | Not Used | 0 | 0.00 | | 0.00 | RA-12 | MDR B | 181 | 10.98 | 62% | 6.81 |
| RA-13 | MDR B | 172 | 11.86 | 65% | 7.71 | RA-13 | MDR B | 116 | 9.20 | 62% | 5.70 |
| RA-14 | MDR B | 366 | 25.2 | 65% | 16.38 | RA-14 | MDR B | 190 | 14.22 | 62% | 8.82 |
| Subtotal - | Residential to Parmer Ln | 1,754 | 120.69 | ' | 78.45 | RA-17 | MDR B | 107 | 7.30 | 61% | 4.45 |
| RA-15 | MDR A | 240 | 19.97 | 65% | 12.98 | Subtotal - | Residential to Parmer Ln | 1,754 | 116.01 | | 76.72 |
| RA-15 | MDR B | 359 | 19.97 | 65% | 12.98 | RA-15 | MDR A | 240 | 19.97 | 62% | 12.38 |
| RA-16 | MDR A | 259 | 21.62 | 65% | 14.05 | RA-15 | MDR B | 359 | 19.97 | 62% | 12.38 |
| RA-16 | MDR B | 371 | 21.62 | 65% | 14.05 | RA-16 | MDR A | 262 | 21.82 | 62% | 13.53 |
| RA-17 | Not Used | | 0 | | 0.00 | RA-16 | MDR B | 374 | 21.82 | 62% | 13.53 |
| Subtotal - | Residential to Howard Ln | 1,229 | 83.18 | ' | 54.07 | Subtotal - | Residential to Howard Ln | 1,235 | 83.58 | | 51.82 |
| RA-2 | Commercial | 175,102 | 8.53 | 80% | 6.82 | RA-2 | Commercial | 170,791 | 8.32 | 80% | 6.66 |
| RA-7 | Commercial | 126,246 | 6.15 | 80% | 4.92 | RA-7 | Commercial | 126,246 | 6.15 | 86% | 5.29 |
| RA-3 | Not Used | | 0 | | 0.00 | RA-3 | Commercial | 95,865 | 4.67 | 80% | 3.74 |
| RA-1 | Comm Rec | | 150.45 | 25% | 37.61 | RA-1 | Comm Rec | | 150.56 | 25% | 37.64 |
| RA-10 | Public Park | | 4.89 | 25% | 1.22 | RA-10 | Public Park | | 4.89 | 25% | 1.22 |
| RA-11 | Public Park | | 2.2 | 25% | 0.55 | RA-11 | Public Park | | 2.20 | 25% | 0.55 |
| Subtotal - | Non-Residential | 301,348 | 172.22 | | 51.13 | Subtotal - | Non-Residential | 392,902 | 176.79 | | 55.09 |
| TOTAL | | | 376.09 | | 183.64 | TOTAL | | | 376.38 | | 183.64 |

| | | 0 | 8-15-16 Revise | d 09-05-19 | | | | |
|---------------------------------------|-----------------|----------------|----------------|-------------------|-----------------|----------------|--------------|----------------|
| | А | dditional Site | Development | Regulations Ap | plicable | | | |
| | | To Mixed De | evelopment Re | esidential (a) an | d (b) | | | |
| | 1 | | For PUD Area | s B & C | | | | |
| | | | | | | | | |
| SF-2 through SF-6 | will apply to p | parcels marked | d MDR(a) and S | F-3 through MF- | 2 will apply to | parcels marked | MDR(b) | |
| | | | | | | | | |
| | Single Family | Family | Small Lot | Single Family | Urban Family | Urban Family | Multi-Family | Multi-Family |
| | Residential | , Residence | Single Family | | Residential | Residential | Residential | Residential |
| | Standard Lot | (SF-3) | Residential | Condominium | | Condominium | • | Low Density |
| | (SF-2) | (0. 0) | (SF-4A) | (SF-4B) | (SF-5) | (SF-6) | (MF-1) | (MF-2) |
| Minimum Lot Size (square feet) | 5750 | 5750 | 3600 | **(2) | 3600 | 3600 | 8000 | 8000 |
| Minimum Corner Lot Area (square feet) | | | 4500 | **(2) | | | | |
| Minimum Lot Width | 50 | 50 | 40 | **(2) | 50 | 50 | 50 | 50 |
| Minimum Corner Lot Width | | | 50 | **(2) | 50 | | | |
| Maximum Dwelling Units Per Lot | 1 | 2 | 1 | **(2) | | | *****(6) | ****(4) |
| Maximum Height ******(7) | 35 | 35 | 35 | **(2) | 35 | 35 | 40 | 40 or 3-storie |
| Minimum Setbacks | | | | | | | | |
| Front Yard | 1 | *****(5) - 25 | *(1) - 25 | **(2) | 10 | 10 | 25 | 25 |
| Street Side Yard | - | 15 | 10 | **(2) | 10 | 10 | 15 | 15 |
| Interior Side Yard | | 5 | *(1) | 10 | 5 | 5 | 5 | 5 |
| Rear Yard | | 5 | *(1) | **(2) | 0 | 0 | 10 | 10 |
| Maximum Building Coverage | 40% | 45% | 55% | 40% | 40% | 40% | 45% | 50% |
| Maximum Impervious Cover | 45% | 45% | 65% | 60% | 55% | 55% | 55% | 60% |

Exhibit C-2

Pioneer Crossing PUD

*(1) See Section 25-2-557 (Single-Family Residence Small Lot District Regulations) SF-4A **(2) See Section 25-2-558 (Single-Family Residence Condminium Site Regulations) SF-4B

See Section 25-2-559 (Urban Family Residence District or Townhome and Condominium Residence District Retirement

****(4) See Section 25-2-561 (Multi-Family Residence Low Density District Regulations) *****(5) See PUD ordinance for exception to 25-foot setback

*****(6) See Section 25-2-560 (Multi Family Residence Limited Density)

******(7) Maximum Height for Commercial or Multi-Family Residential Use on Parcels RA-8 and RA-9 shall be 60 feet (or 4-stories) Maximum Height for Commercial Use on Parcel RA-7 shall be 75 feet (or 6-stories)

| Comparison Analysis | | | | | | | | | | |
|---------------------|--------|------------------------|------------------|----------|------------------------|-----------------------|--|--|--|--|
| | | Approved | | Proposed | | | | | | |
| Use | Area | Max Density | Density | Area | Max Density | Density (SF or Units) | | | | |
| Per PUD | (ac) | (units/Acre or FAR) | (SF or Units) | (ac) | (units/Acre or FAR) | | | | | |
| Commercial | 14.68 | 0.47 | 301,348 | 19.14 | 0.47 | 392,90 | | | | |
| Comm Rec | 150.45 | N/A | | 150.56 | N/A | | | | | |
| Public Park | 7.09 | N/A | | 7.09 | N/A | | | | | |
| MDR A/B | 203.87 | 12-18 | 2,989 | 199.59 | 12-18 | 2,98 | | | | |
| Total | 376.09 | Res. Units | 2,989 | 376.38 | Res. Units | 2,98 | | | | |
| | | SF Comm | 301,348 | | SF Comm | 392,90 | | | | |

LAND USE SUMMARY

PIONEER CROSSING COMMERCIAL COMMUNITY REC. 150.56 ACRES 7.09 ACRES 41.79 ACRES 157.80 ACRES

376.38 ACRES

PIONEER CROSSING PUD REVISION #14 OCTOBER 2019 EXH B-1)

