ORDINANCE NO. 20191017-064

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.

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
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> 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.
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> 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 October 28, 2019.

PASSED AND APPROVED

§
§
October 17, 2019 §

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
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

2. **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:

1. **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:

1. **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

2. **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 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.

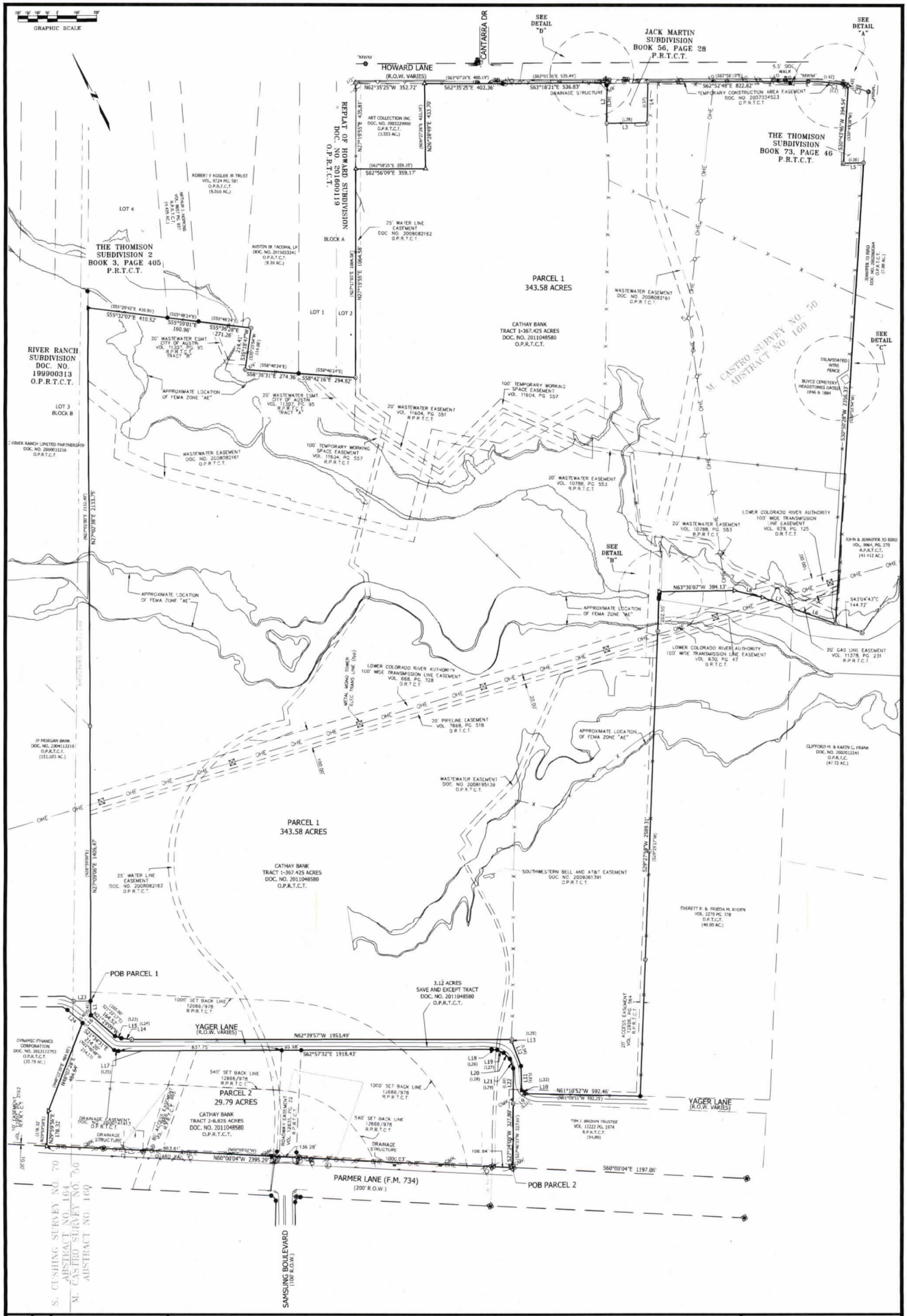
This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of April, 2017.

06/30/2017
Date

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

STATE OF TEXAS
REGISTERED
TRAVIS S. TABOR
6428
PROFESSIONAL
LAND SURVEYOR

Job Number: 17-030_Pioneer Crossing
Attachments: Survey Drawing: L:\LJA\17-030 Pioneer Crossing\DWGS\17030_Title Survey.dwg



SHEET 1 OF 2	PROJECT NAME: PIONEER CROSSING JOB NUMBER: 17-036 DATE: 06/30/2017 SCALE: 200' DRAWING FILE PATH: J:\LJA\17-030 Pioneer Crossing\DWGS FIELDNOTE FILE PATH: J:\LJA\17-030 Pioneer Crossing\M&B RPLS TST TECH: JA PARTYCHIEF: PO CHECKED BY: TST FIELDBOOK: 272	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.
512-258-7901
1220 MUNELL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
GF NO. CTT16674520
ISSUE DATE: MARCH 3, 2017 – EFFECTIVE DATE: FEBRUARY 17, 2017

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(DOES NOT AFFECT)

Granted to: Lower Colorado River Authority
Purpose: As provided in said document
Recording No: Volume 623, Page 601, Deed Records of Travis County, Texas

f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: Lower Colorado River Authority
Purpose: As provided in said document
Recording No: Volume 629, Page 125, Deed Records of Travis County,Texas

g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(DOES NOT AFFECT)

Granted to:Lower Colorado River Authority
Purpose: As provided in said document
Recording No: Volume 530, Page 47, Deed Records of Travis County, Texas

h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:Lower Colorado River Authority
Purpose: As provided in said document
Recording No:Volume 668, Page 328, Deed Records of Travis County, Texas

i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:City of Austin
Purpose:As provided in said document
Recording No:Volume 10788, Page 553, Deed Records of Travis County, Texas

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:City of Austin
Purpose:As provided in said document
Recording No:Volume 11307, Page 95, Deed Records of Travis County, Texas

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:Enserch Corporation
Purpose:As provided in said document
Recording No:Volume 11378, Page 231, Deed Records of Travis County,Texas

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:City of Austin
Purpose:As provided in said document
Recording No:Volume 11604, Page 551, Deed Records of Travis County, Texas

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:City of Austin
Purpose:As provided in said document
Recording No:Volume 11604, Page 557, Deed Records of Travis County, Texas

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to:Travis County
Purpose:As provided in said document
Recording No:Volume 12835, Page 22, Deed Records of Travis County, Texas

o. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: Enserch Corporation
Purpose: As provided in said document
Recording No:Volume 12902, Page 2192, Deed Records of Travis County, Texas

p. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: Enserch Corporation
Purpose: As provided in said document
Recording No:Volume 12926, Page 564, Deed Records of Travis County, Texas

q. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: State of Texas
Purpose:As provided in said document
Recording No: Doc No. 2000141413, Official Public Records of Travis County, Texas

r. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: City of Austin
Purpose: As provided in said document
Recording No: Doc No. 2008082161, Official Public Records of Travis County, Texas

s. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: City of Austin
Purpose: As provided in said document
Recording No: Doc No. 2008082162, Official Public Records of Travis County, Texas

t. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: City of Austin
Purpose: As provided in said document
Recording No: Doc No. 2008195139, Official Public Records of Travis County, Texas

u. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:(AFFECT SHOWN)

Granted to: Southwestern Bell Telephone LP and AT&T
Purpose: As provided in said document
Recording No: Doc No. 2005061391, Official Public Records of Travis County, Texas

v. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: (AFFECT NOT SHOWN)

Granted to: Farm Pond Agreement
Purpose: As provided in said document
Recording No: Volume 1535, Page 137, Deed Records of Travis County, Texas

w. Matters contained in that certain document:(AFFECT SHOWN)

Entitled: Access Easement Agreement
Dated: August 19, 1996
Executed by: Austin-Jourdan Crossing Partners and Samsung Custom Semiconductor, LLC
Recording Date: April 16, 1996
Recording No: Volume 12865, Page 965, Real Property Records, Travis County, Texas

Reference is hereby made to said document for full particulars.

x. Matters contained in that certain document:(DOES NOT AFFECT)

Entitled: Temporary Access Easement Agreement
Dated: September 26, 1996
Executed by: Austin-Jourdan Crossing Partners and Samsung Custom Semiconductor, LLC
Recording Date: April 16, 1996
Recording No: Volume 12763, Page 641, Plat Records of Travis County, Texas

Reference is hereby made to said document for full particulars.

y. Matters contained in that certain document:(AFFECT NOT SHOWN)

Entitled: Pioneer Crossing Traffic Phasing Agreement and Restrictive Covenant
Dated: April 17, 1997
Executed by: Austin-Jourdan Crossing Partners and City of Austin
Recording Date: May 1, 1997
Recording No: Volume 12925, page 1640, Real Property Records, Travis County, Texas

Reference is hereby made to said document for full particulars.

z. Matters contained in that certain document:(AFFECT SHOWN)

Entitled: License Agreement for Temporary Construction Area
Dated: February 23, 2007
Executed by: Pioneer Lake Golf, Inc. and Travis County
Recording Date: February 27, 2007
Recording No: Doc No. 2007034523, Official Public Records of Travis County, Texas

Reference is hereby made to said document for full particulars.

aa. Matters contained in that certain document:(AFFECT NOT SHOWN)

Entitled: Pioneer Crossing Traffic Phasing Agreement and restrictive Covenants
Dated: June 7, 2007
Executed by: Art Collection, Inc.
Recording Date: June 9, 2007
Recording No: Doc No. 2007111688, Official Public Records of Travis County, Texas

Reference is hereby made to said document for full particulars.

ab. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document (NON SURVEY MATTER)

Recording No: Volume 623, Page 145, Deed Records of Travis County, Texas and affected by doc No.1999138839, 2006069457, 2007006496, 2007031985, 2007086843, 2007136156, 2008078233, 2008125232, 2008129025, 2009108018, 2009208192, 2010103861, 2012215562, 2013052758,and 2013170724, Official Public Records of Travis County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ac. Interest in and to all, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Volume 630, page 432, Deed Records of Travis County, Texas. (NON SURVEY MATTER)

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ad. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Volume 7718, page 317, re-recorded in Volume 8146, page 412, Deed Records of Travis County, Texas. (NON SURVEY MATTER)

Said mineral interest not traced subsequent to the date of the above-cited instrument.

ae. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Volume 7718, Page 325, re-recorded in Volume 8146, Page 422, Deed Records of Travis County, Texas, and Volume 8809, Page 180, Real Property Records, Travis County, Texas. (NON SURVEY MATTER)

Said mineral interest not traced subsequent to the date of the above-cited instrument.

af. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Volume 8105, Page 818, Deed Records of Travis County, Texas, re-recorded in Volume 8809, Page 180, Real Property Records, Travis County, Texas. (NON SURVEY MATTER)

Said mineral interest not traced subsequent to the date of the above-cited instrument.

SCHEDULE B EXCEPTIONS:

ag. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in Volume 8395, Page 48, Deed Records of Travis County, Texas. (NON SURVEY MATTER)

Said mineral interest not traced subsequent to the date of the above-cited instrument.

If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the insured under this policy if such liens have been filed with the County Clerk of Travis County, Texas, prior to the date hereof. (NON SURVEY MATTER)

Owner Policy(ies) Only: Liability hereunder of the date hereof is limited to $ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy. (NON SURVEY MATTER)

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy. (NON SURVEY MATTER)

NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO 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.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

FLOOD PLAIN NOTE: PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0290J AND 48453C0270J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THIS TRACT CONTAINS NUMEROUS DILAPIDATED FENCES, WHICH MAY NOT BE SHOWN HEREON.

LEGEND

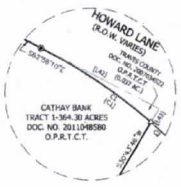
- T.X.D.O.T. TYPE III MONUMENT FOUND
- T.X.D.O.T. TYPE II MONUMENT FOUND
- REBAR FOUND (1/2", OR AS NOTED)
- REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- NAIL FOUND (SSD, OR AS NOTED)
- NAIL SET (P.K., OR AS NOTED)
- COTTON SPINDLE FOUND
- IRON PIPE FOUND (1", OR AS NOTED)
- CALCULATED POINT NOT SET
- ELECTRIC MANHOLE
- E.B. ELECTRIC JUNCTION BOX
- E.M. ELECTRIC MANHOLE
- POWER POLE
- GUY ANCHOR
- TRAFFIC SIGNAL
- LIGHT POLE
- OHE OVERHEAD UTILITIES
- GAS MARKER
- FIBER OPTIC MARKER POST
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- SIGN POST SIGN
- STORM MANHOLE
- TELEPHONE JUNCTION BOX
- BOLLARD
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- (__) RECORD PER CATHAY DOC. NO. 2011048580
- [__] RECORD PER TRAVIS COUNTY DOC. NO. 2007034522

Line Table		
Line #	Direction	Length
L1	N26° 16' 00"E	73.32'
L2	S27° 41' 01"W	208.70'
L3	S63° 13' 14"E	208.68'
L4	N23° 43' 11"E	209.44'
L5	S63° 02' 15"E	103.50'
L6	N42° 42' 47"W	233.86'
L7	N42° 46' 53"W	164.50'
L8	N48° 59' 53"W	148.07'
L9	S77° 11' 10"W	79.88'
L10	N18° 31' 02"W	25.59'
L11	N25° 58' 07"E	122.83'
L12	N07° 04' 21"E	136.13'
L13	N26° 58' 11"E	9.31'
L14	N56° 19' 11"W	53.80'
L15	N44° 27' 08"W	33.81'
L16	N74° 25' 09"E	58.08'
L17	S49° 50' 42"E	22.42'
L18	S50° 51' 35"E	28.66'
L19	S36° 52' 08"E	36.11'
L20	S19° 34' 44"E	45.34'
L21	S08° 46' 02"W	51.35'
L22	S27° 14' 24"W	180.52'
L23	N62° 32' 04"W	84.20'
L24	N21° 50' 01"W	101.00'

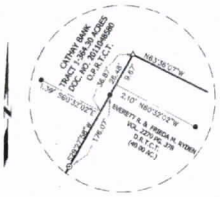
Record Line Table		
Line #	Direction	Length
(L23)	S44° 36' 36"E	33.63'
(L24)	S56° 04' 59"E	53.65'
(L25)	N49° 44' 37"W	22.57'
(L26)	N56° 37' 04"W	23.27'
(L27)	N37° 03' 11"W	36.01'
(L28)	N19° 55' 28"W	45.33'
(L29)	N08° 51' 09"E	51.33'
(L30)	N27° 17' 23"E	180.59'
(L31)	S77° 11' 10"W	79.88'
(L32)	S19° 02' 50"E	25.74'
(L33)	S25° 57' 59"W	122.73'
(L34)	S07° 02' 12"W	136.13'
(L35)	S26° 07' 06"W	9.38'
(L36)	S62° 53' 35"E	104.07'
(L37)	N27° 39' 57"E	208.70'
(L38)	S63° 20' 52"E	208.75'
(L39)	S27° 36' 50"W	209.19'
(L40)	N74° 08' 28"E	58.05'
(L41)	N26° 31' 17"E	73.47'
[L42]	S62° 54' 55"E	206.55'
[L43]	S30° 43' 59"W	23.08'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	900.48'	206.69'	13°09'05"	S56° 21' 29"E	206.24'
C2	900.48'	107.28'	6°49'33"	S46° 22' 10"E	107.21'

Record Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
(C1)	900.48'	208.85'	13°09'42"	S56° 20' 27"E	208.40'

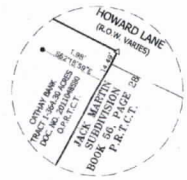


DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

I TRAVIS S. TABOR, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY. THE FIELD WORK WAS COMPLETED IN APRIL 2017.

06/30/2017

STATE OF TEXAS REGISTERED TRAVIS S. TABOR 6428 PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

PROJECT NAME: PIONEER CROSSING	
JOB NUMBER: 17-034	
DATE: 06/30/2017	SCALE: 200'
DRAWING FILE PATH: L:\LAN\17-030 Pioneer Crossing\DWGS	
FIELDNOTE FILE PATH: L:\LAN\17-030 Pioneer Crossing\MAB	
RPLS: TST	TEQM: JA / PARTYCHIEF: PO
CHECKED BY: TST / FIELDBOOK: 272	

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.
512-326-7001
1200 MONNELL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001600

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;

3. **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.

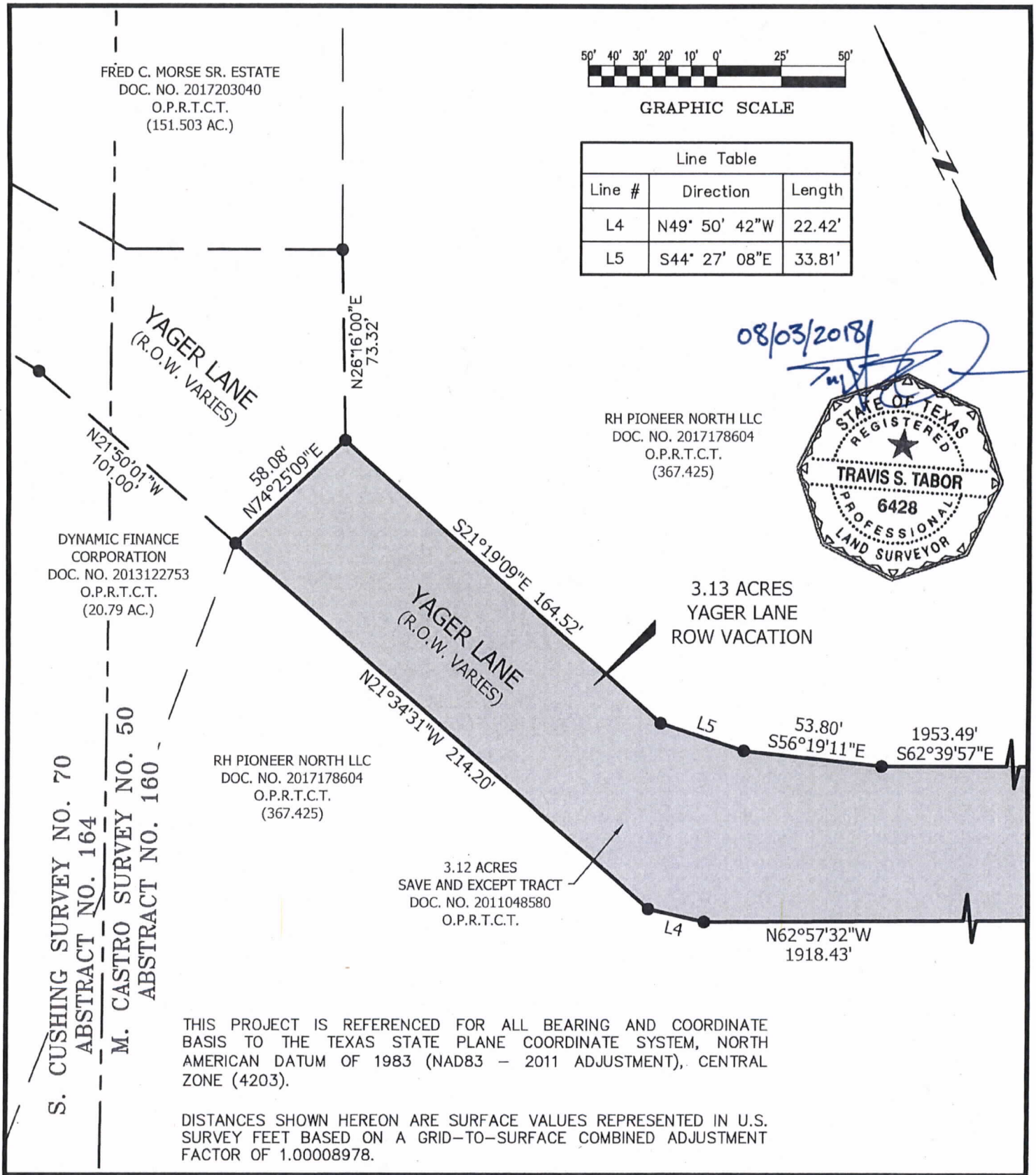
This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.

08/03/2018

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

STATE OF TEXAS
REGISTERED
TRAVIS S. TABOR
6428
PROFESSIONAL
LAND SURVEYOR

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



Line Table		
Line #	Direction	Length
L4	N49° 50' 42"W	22.42'
L5	S44° 27' 08"E	33.81'

08/03/2018

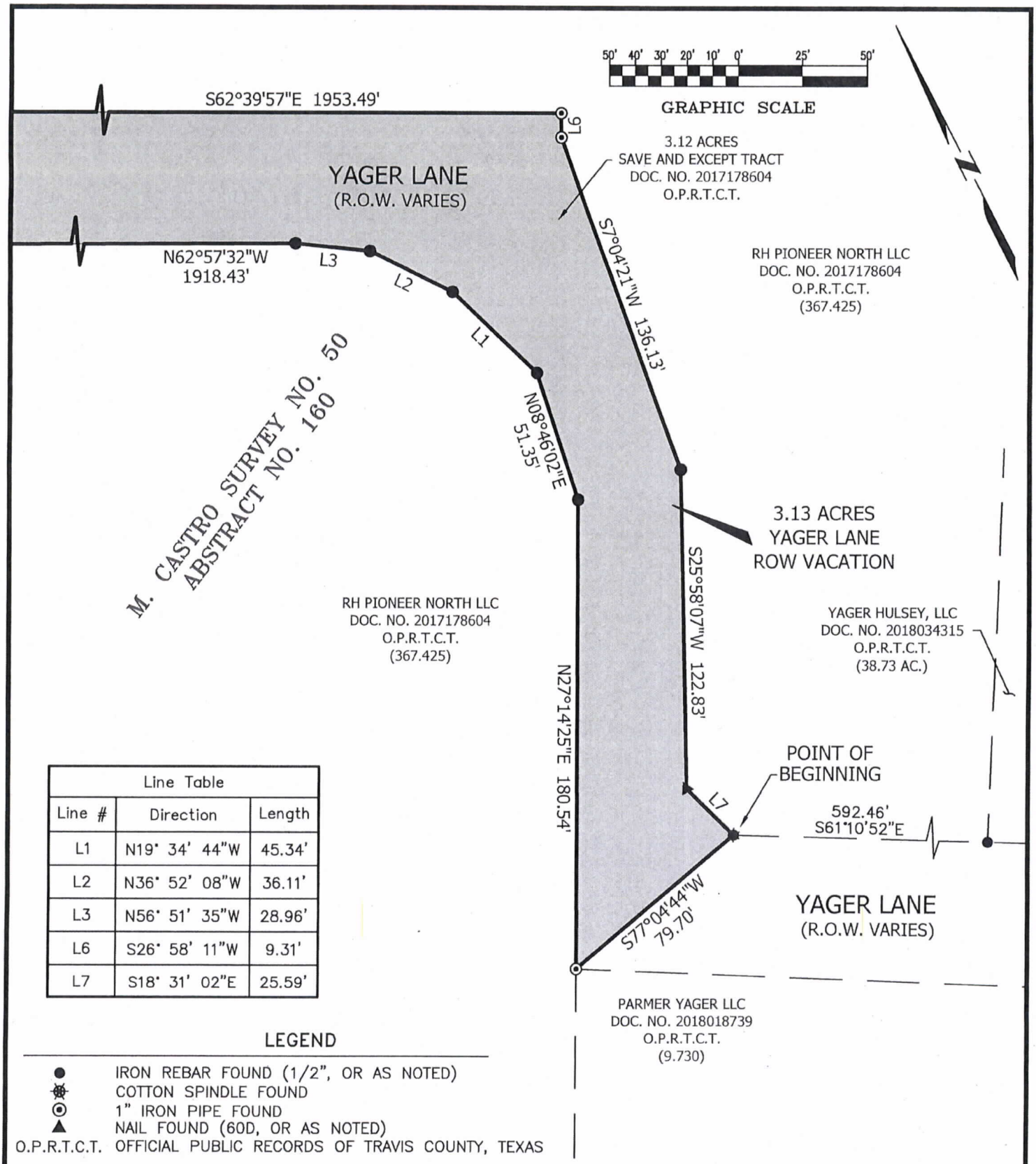
STATE OF TEXAS
REGISTERED
TRAVIS S. TABOR
6428
PROFESSIONAL
LAND SURVEYOR

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO 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.

JOB NUMBER: 17–030	DATE: 08/01/2018		
PROJECT NAME: PIONEER CROSSING			
DRAWING NAME: YAGER VAC.DWG			
DRAWING FILE PATH: L:\LJA\17–030 PIONEER CROSSING\DWGS\			
METES AND BOUNDS FILE PATH: L:\LJA\17–030 PIONEER CROSSING\M&B\YAGER VAC.DOC			
RPLS: TST	TECH: HAS	PARTY CHIEF: JE	CHK BY: TST
SHEET 04 of 05	FIELDBOOKS N/A	SCALE:1"= 50'	

LSI
LANDESIGN
SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901



Line Table		
Line #	Direction	Length
L1	N19° 34' 44"W	45.34'
L2	N36° 52' 08"W	36.11'
L3	N56° 51' 35"W	28.96'
L6	S26° 58' 11"W	9.31'
L7	S18° 31' 02"E	25.59'

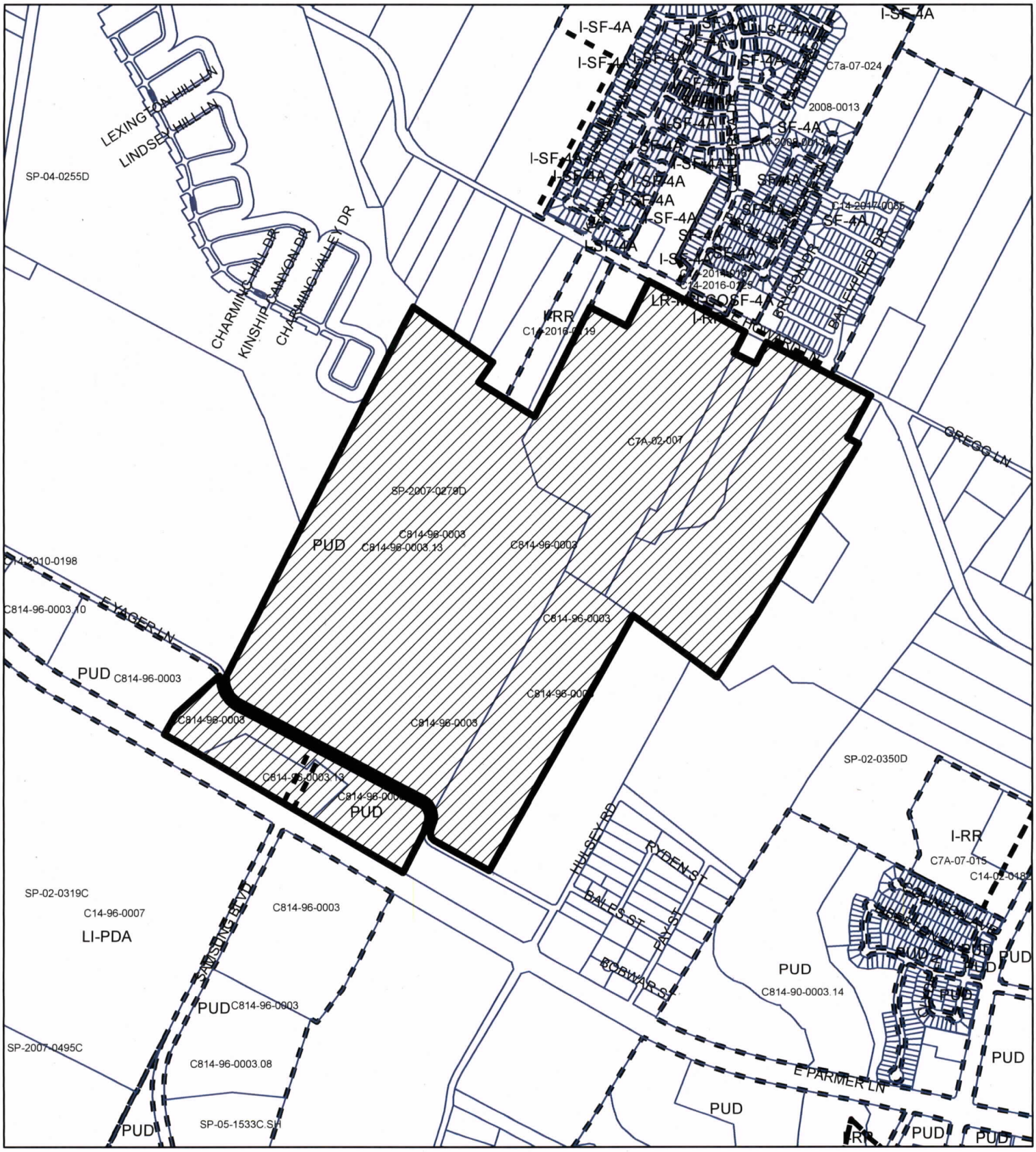
LEGEND

- ● IRON REBAR FOUND (1/2", OR AS NOTED)
- COTTON SPINDLE FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ NAIL FOUND (60D, OR AS NOTED)

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

JOB NUMBER: 17-030		DATE: 08/01/2018	
PROJECT NAME: PIONEER CROSSING			
DRAWING NAME: YAGER VAC.DWG			
DRAWING FILE PATH: L:\LJA\17-030 PIONEER CROSSING\DWGS\			
METES AND BOUNDS FILE PATH: L:\LJA\17-030 PIONEER CROSSING\M&B\YAGER VAC.DOC			
RPLS: TST	TECH: HAS	PARTY CHIEF: JE	CHK BY: TST
SHEET 05 of 05	FIELDBOOKS N/A		SCALE:1"= 50'

LSI
LANDESIGN
SERVICES, INC.
1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 1,100 '

Zoning Case

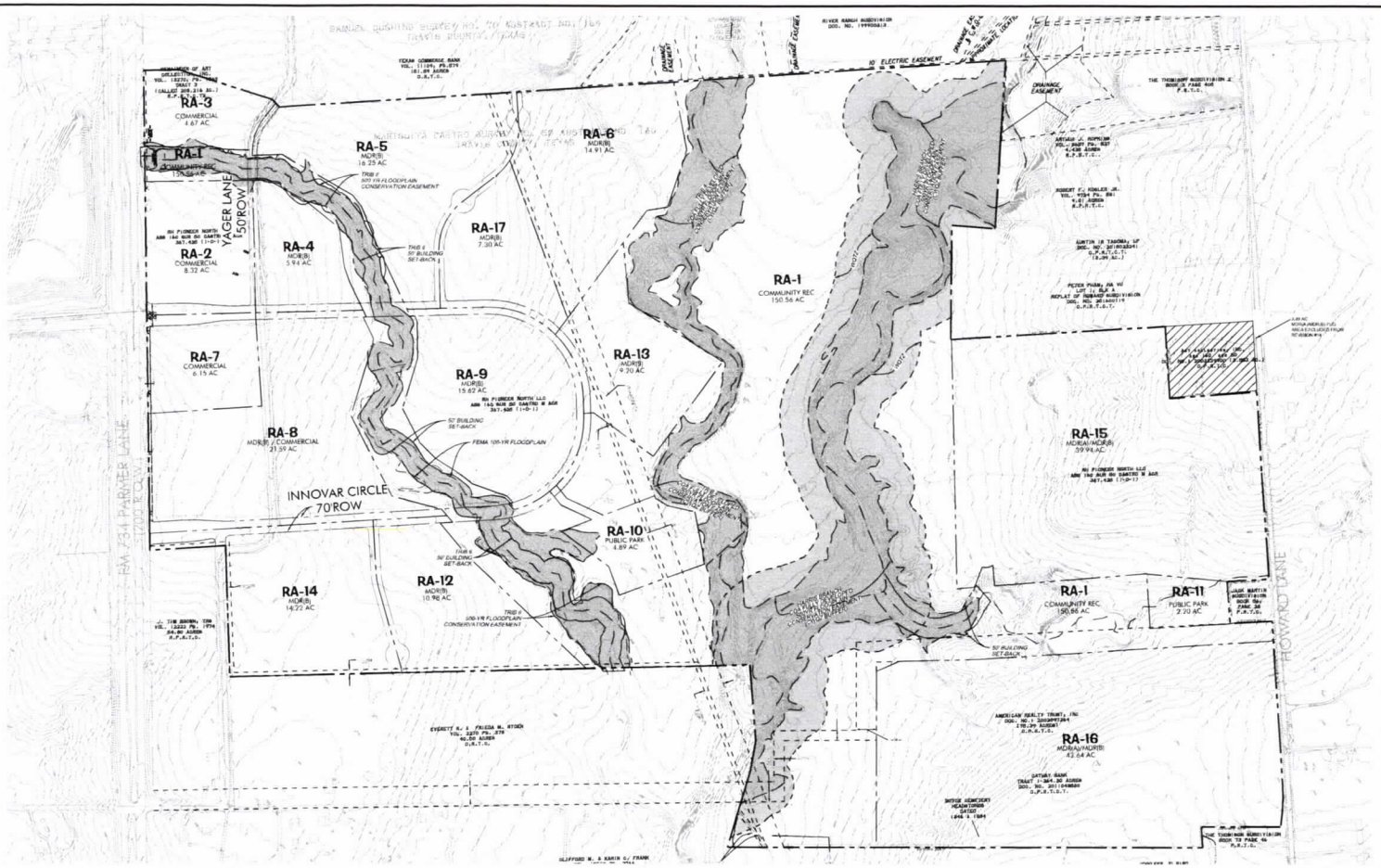
C814-96-0003.14 **EXHIBIT "C"**

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

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

CITY OF AUSTIN FOUNDED 1839

EXHIBIT D: Amended Land Use Plan



Notes

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 condominium residence shall require site plan approval prior to issuance 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).

AREA BY LOT

Approved PUD Land Use Per Revision 13						Proposed PUD Land Use Per Revision 14					
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	21.39	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	10.96	62%	6.82
RA-13	MDR B	177	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	65%	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	759	71.62	65%	14.00	RA-16	MDR B	859	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	175,182	8.13	80%	6.82	RA-2	Commercial	175,701	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**

Exhibit C-2
Pioneer Crossing PUD
08-15-16 Revised 09-05-19
Additional Site Development Regulations Applicable
To Mixed Development Residential (a) and (b)
For PUD Areas B & C

SF-2 through SF-6 will apply to parcels marked MDR(a) and SF-3 through MF-2 will apply to parcels marked MDR(b)

	Single Family Residential Standard Lot (SF-2)	Family Residence (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhome (SF-5)	Urban Family Residential Condominium (SF-6)	Multi-Family Residential Limited Density (MF-1)	Multi-Family Residential Low Density (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-stories
Minimum Setbacks								
Front Yard	*****(5) - 25	*****(5) - 25	*(1) - 25	**(2)	10	10	25	25
Street Side Yard	15	15	10	**(2)	10	10	15	15
Interior Side Yard	5	5	*(1)	10	5	5	5	5
Rear Yard	5	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%

*(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
***(3) Housing Use)
****(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

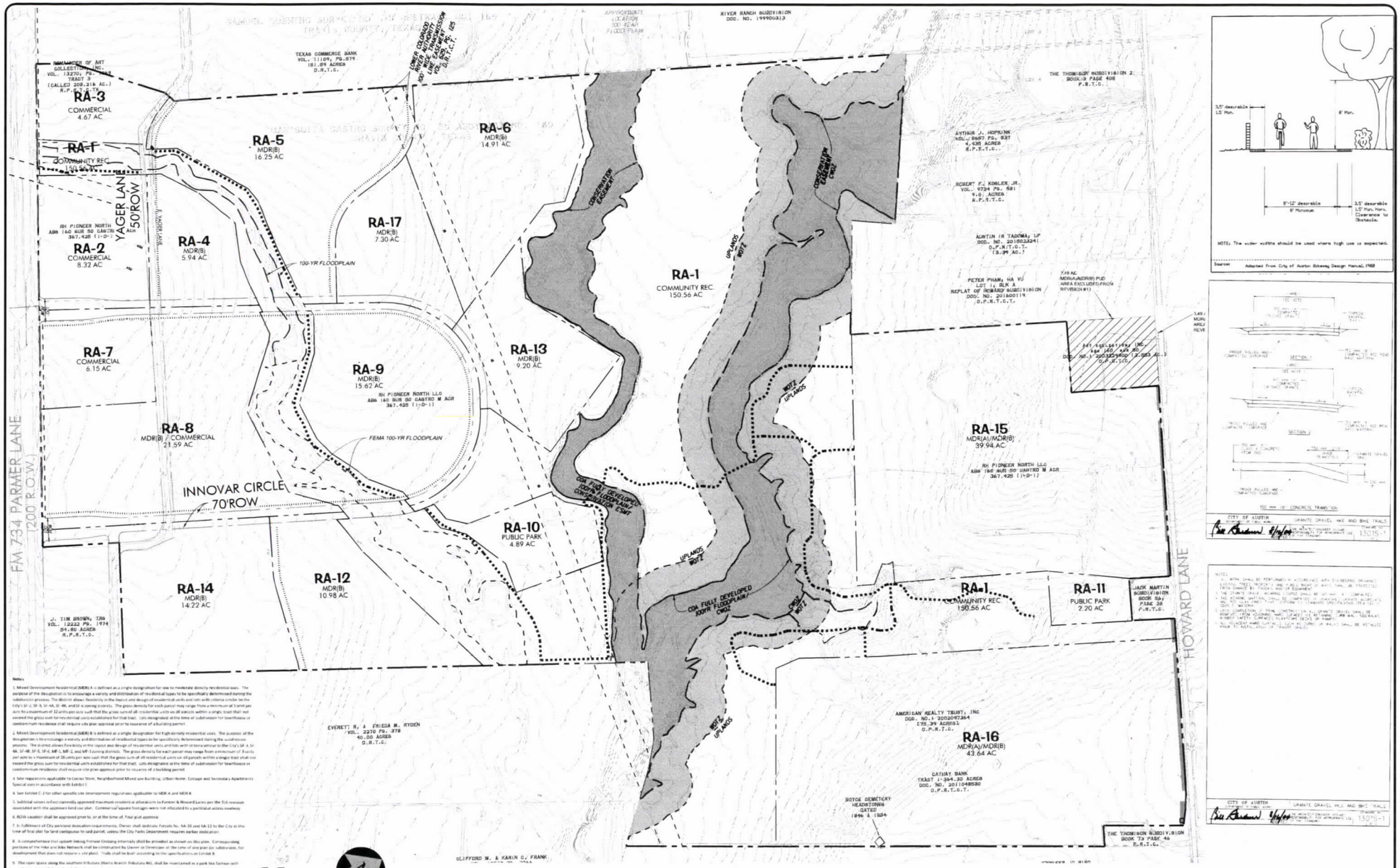
Use	Approved Area	Approved Max Density	Approved Density	Proposed Area	Proposed Max Density	Proposed Density
Per PUD	(ac)	(units/Acre or FAR)	(SF or Units)	(ac)	(units/Acre or FAR)	(SF or Units)
Commercial	14.68	0.47	301,348	19.14	0.47	392,902
Comm Rec	150.45	N/A		150.56	N/A	
Public Park	7.09	N/A		7.09	N/A	
MDR A/B	203.87	12-18	2,989	199.59	12-18	2,989
Total	376.09	**Res. Units**	**2,989**	376.38	**Res. Units**	**2,989**
		SF Comm	**301,348**		**SF Comm**	**392,902**

LAND USE SUMMARY
PIONEER CROSSING

COMMERCIAL	19.14 ACRES
COMMUNITY REC.	150.56 ACRES
PUBLIC PARK	7.09 ACRES
MDR (A)	41.79 ACRES
MDR(B)	157.80 ACRES
TOTAL	376.38 ACRES

LJA Engineering, Inc.
921 W NEW HOPE DRIVE
Suite 604
Cedar Park, Texas 78613
Phone 512.306.0228
FRN-F-1386

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



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4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

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

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

EXHIBIT "B-2"
PIONEER CROSSING NORTH
HIKE AND BIKE TRAIL SCHEMATIC

E:\BIKE EXHIBIT.dgn 06-8-08 9/19/2019 1:28:26 PM