ORDINANCE NO. __________

AN ORDINANCE AMENDING ORDINANCE NO. 20151217-080 FOR THE PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS 7620 FM 1625 ROAD, 8009 AND 8457 SASSMAN ROAD AND TWO PARCELS NEAR THAXTON ROAD AND SOUTH OF SASSMAN ROAD; AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. Pilot Knob Planned Unit Development (“Pilot Knob PUD”) is comprised of approximately 2625.271 acres of land located generally east and southeast of the intersection of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20151217-080.

PART 2. Pilot Knob PUD was approved December 17, 2015, under Ordinance No. 201512-17-080 (the “Original Ordinance”) and amended under Ordinance Nos. 20161110-032, 20170302-014, and 20190131-063.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from unzoned (UNZ) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2012-0152.03, on file at the Housing and Planning Department, as follows:

Tract I:
1.099 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 1.099 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract J:
80.807 acres (approximately 3,519,943 square feet) of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 80.807 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract K:
Lot 1, J.P. COTMAN ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 79, Page 60, Plat Records of Travis County, Texas, and
**Tract L:**
24.747 acres of land (approximately 1,077,973 square feet) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 24.747 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

**Tract M:**
56.135 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 56.135 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

77.220 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 77.220 acre tract being more particularly described by metes and bounds incorporated into this ordinance collectively referred to as Exhibit “A” (the “Additional Tract(s)”),

locally known as 7620 FM 1625 Road, 8009 and 8457 Sassman Road and two parcels near Thaxton Road and south of Sassman Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

**PART 4.** This ordinance, together with the attached Exhibits, constitutes the amended land use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob 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 Housing and Planning Department in File No. C814-2012-0152.03. 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:

- Exhibit A: Legal Description of the five tracts added to the Pilot Knob PUD
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan and Density Table
- Exhibit D: Conceptual Parks and Open Space Plan
- Exhibit J: Critical Water Quality Zone Transfers
- Exhibit L: Proposed Waterway Crossings
- Exhibit M: Wetland Transfer Exhibit
PART 6. PART 6. Environmental of Ordinance 20161110-032 is amended to add a new subsection (L) to read as follows:

For proposed development located on the Additional Tract(s) meeting the requirements described in Section 25-8-121 (Environmental Resource Inventory Requirement) and outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, as prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) on the Additional Tract(s) will be provided.

The Landowner may use the process outlined in Exhibit N (Wetlands Transferring and Receiving Restrictive Covenant Form) and track transfers on Exhibit M (Wetland Transfer Exhibit) with the approval of the director under Chapter 25-2, Subchapter B, Article 2, Division 5, Subsection 3.1.3 (Approval by Director) and without requiring a substantial amendment as described under Subsection 3.1.2 (Substantial Amendment).

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20151217-080, as amended, remain in effect.
PART 8. This ordinance takes effect on ________________, 2021.

PASSED AND APPROVED

§

§

§

_________________________, 2021

_________________________, 2021

_________________________, 2021

Steve Adler
Mayor

APPROVED: __________________________

Anne L. Morgan
City Attorney

ATTEST: __________________________

Jannette S. Goodall
City Clerk
EXHIBIT A

Property Description

1.099 ACRES
SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24
TRAVIS COUNTY, TX

FIELD NOTES
BEING ALL OF THAT CERTAIN 1.099 ACRE TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY,
ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING
THAT SAME CALLED 1.10 ACRE TRACT OF LAND CONVEYED TO HERIBERTHA & GLORIA OJEDA IN VOLUME 12585,
PAGE 49, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.099 ACRE TRACT OF LAND BEING MORE
FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northernmost corner of said 110 acre tract of land, being at the
easternmost corner of a called 1.00 acre tract of land conveyed to Juan and Olivia Santiago in Volume 5865, Page
1058, Deed Records of Travis County, Texas, same being in the southwest line of a called 188.54 acre tract of land
conveyed to Carma Easton, LLC in Document Number 2007038642, Official Public Records of Travis County, Texas,
for the northernmost corner and POINT OF BEGINNING of the herein described tract of land, and from which the
northernmost corner of said 1.00 acre tract and an interior corner of said 138.54 acre tract of land bears
N52°50'13"W, a distance of 233.14 feet,

THENCE, S55°50'13"E, with the northeast line of said 1.10 acre tract and the southwest line of said 138.54 acre
tract, a distance of 194.69 feet to a calculated point for the easternmost corner of the herein described tract of land,
being at a southeastern corner of said 138.54 acre tract of land, same being in the northwest line of said FM 1625,
and from which a concrete monument found in the northwest line of said FM 1625 an the southeast line of said
138.54 acre tract bears N27°06'25"E, a distance of 431.98 feet,

THENCE, S27°02'23"W, with the northwest line of said FM 1625, a distance of 249.35 feet to a calculated point for
the southernmost corner of the herein described tract of land, being at the easternmost corner of a called 20.807
acre tract of land conveyed to Carma Easton, LLC in Document Number 2016111842, Official Public Records of
Travis County, Texas, and from which a concrete monument found in the southeast line of said 20.807 acre tract
and the northwest line of said FM 1625 bears S28°50'38"W, a distance of 439.24 feet,

THENCE, N53°12'02"W, with the southeast line of said 20.807 acre tract of land, a distance of 194.14 feet to a
calculated point for the southwestern corner of the herein described tract of land, being at the southwestern
corner of said 1.00 acre tract of land, and from which a 1/2 inch iron rod found at the west corner of said 1.00 acre
tract of land and a southern corner of said 138.54 acre tract of land bears N53°12'02"W, a distance of 246.15 feet,

THENCE, N28°57'47"E, with the southeast line of said 1.00 acre tract of land, a distance of 250.66 feet to the
POINT OF BEGINNING and containing 1.099 acres of land.

Surveyed by:

MARVIN DEARBONNE, JR., R.P.L.
Carlson, Irlbience & Doering, Inc.
3501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
mdearbonne@cbdlers.com

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
October 23 2018 09:13 AM
FEE: $ 94.25  2018166309
80.807 ACRES
CITY OF AUSTIN, TRAVIS COUNTY

A DESCRIPTION OF 80.807 ACRES (APPROXIMATELY 3,519,943 SQ. FT.), CONSISTING OF:

TRACT 1: BEING 2.0 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144543, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2: BEING 78.7749 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144533, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 80.807 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the apparent east right-of-way line of Thaxton Road (right-of-way width varies) and the south right-of-way line of Sassman Road (apparent 70' right-of-way), for the northwest corner of the said 78.7749 acre tract;

THENCE South 61°12'39" East, with the south line of Sassman Road, being also the north line of the 78.7749 acre tract and the 2.0 acre tract, a distance of 3242.53 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of the 78.7749 acre tract, being also in the west line of a 29.293 acre tract described in Document No. 2006225633 of the Official Public Records of Travis County, Texas;

THENCE South 27°46'57" West, with the east line of the 78.7749 acre tract, being also the west line of the said 29.293 acre tract, a distance of 1088.22 feet to a 1/2" rebar with "Chaparral" cap set (replaces a 60d nail found in previous survey made by Chaparral) for the southeast corner of the 78.7749 acre tract, being also the northeast corner of a 73.453 acre tract described in Document No. 2006229773 of the Official Public Records of Travis County, Texas;

THENCE North 61°00'37" West, with the south line of the 78.7749 acre tract, and the north line of the 73.453 acre tract, and with the north line of a 2.76 acre tract described in Volume 12526, Page 428 of the Real Property Records of Travis County, Texas, a distance of 3261.84 feet to a 1/2" rebar found in the apparent east line of Thaxton Road,

EXHIBIT "A"
for the southwest corner of the 78.7749 acre tract, being also the northwest corner of the 2.76 acre tract;

THENCE North 28°47'54" East, with the apparent east line of Thaxton Road, being also the west line of the 78.7749 acre tract, a distance of 1076.65 feet to the POINT OF BEGINNING, containing 80.807 acres of land, more or less.


Attachments: Survey Drawing No. 500-025-BASE

Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500

EXHIBIT "A"
A LAND TITLE SURVEY OF 80.207 ACRES (APPROXIMATELY 3,519,945 SQ. FT.), CONSISTING OF:

TRACT 1: BEING 60.207 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 64, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED BY DOCUMENT NO. 0127114548, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING 19.999 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 64, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 0127114535, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
EXHIBIT A

Land

Lot 1, of J.P. Cotman Addition, a subdivision in Travis County, Texas, according to the plat recorded as Volume 79, Page 60 of the Plat Records of Travis County, Texas.
24.747 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 24.747 ACRES (APPROXIMATELY 1.077,973 SQ. FT.), IN THE
SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A
29.94 ACRE TRACT CONVEYED TO SANTANA C. URIAS, JR. IN A PARTITION
DEED DATED APRIL 19, 1976 AND RECORDED IN VOLUME 6132, PAGE 1217 OF
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 24.747 ACRES BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral Cap set in the north line of an 8.51 acre tract
described in Volume 1066, Page 857 of the Real Property Records of Travis County,
Texas, same being the south line of said 29.64 Acre Tract, for the southwest corner of
the herein described tract, from which a 1/2" rebar found in the east right-of-way line of
Thaxton Road (right-of-way width varies), at the common westerly corner a 2.00 acre
tract described in Document No. 2006214776 of the Official Public Records of Travis
County, Texas and said 29.94 Acre Tract bears North 61°51'32" West, a distance of
544.49 feet;

THENCE North 28°02'30" East, over and across said 29.94 Acre Tract, passing at a
distance of 211.54 feet, a 1/2" rebar found at the southeast corner of a 2.560 acre tract
described in Document No. 2017018672 of the Official Public Records of Travis County,
Texas and continuing for a total distance of 411.22 feet to a 1/2" rebar found in the
south line of a 31.022 acre tract described in Document No. 2006245700 of the Official
Public Records of Travis County, Texas and the north line of said 29.94 Acre Tract, at
the northeast corner of said 2.560 Acre Tract, for the northwest corner of the herein
described tract;

THENCE South 61°12'17" East, with the north line of said 29.94 Acre Tract and the
south line of said 31.022 Acre Tract, at 2721.36 feet passing a 1/2" rebar found and
continuing for a total distance of 2724.17 feet to a 1/2" rebar with "Chaparral" cap found
in the west line of a 29.293 acre tract described in Document No. 2006225633 of the
Official Public Records of Travis County, Texas, at the southeast corner of said 31.022
Acre Tract, for the northeast corner of said 29.94 Acre Tract and the herein described tract;
THENCE South 27°63'42" West, with the common line of the 29.94 Acre Tract and said 29.293 Acre Tract, a distance of 388.13 feet to a 1/2" rebar found at the northeast corner of a 32.862 acre tract described in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas, for the southeast corner of said 29.94 Acre Tract and the herein described tract.

THENCE North 61°51'32" West, with the south line of said 29.94 Acre Tract, being in part the north line of said 32.892 Acre Tract, and in part the north line of said 8.51 Acre Tract, a distance of 2724.91 feet to the POINT OF BEGINNING, containing 24.747 acres of land, more or less.


Attachments: Drawing 500-027-TI

Phillip L. McLaughlin  October 24, 2018
Registered Professional Land Surveyor
State of Texas No. 5300
TBPLS Firm No. 10124600
A LAND TITLE SURVEY OF 84.41 ACRES (APPROXIMATELY 34479.078 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 600.01 ACRES TRACT CONVEYED TO MARIANA C. TRINZON, ET AL. BY A PATENTED DEED DATED APRIL 10, 1978 AND RECORDED IN VOLUME 7065, PAGE 142 OF THE REAL RECORDS OF TRAVIS COUNTY, TEXAS.

THE COMPARE SITE

Patentee's copy of recording diagram or map
Paradigm Survey, Inc. 1008 Preston Place, #140
Dallas, Texas 75207

The above map has been due diligence reviewed by the undersigned. The undersigned
is authorized to make copies of said map and have done so. This map is for the
exclusive use of Mariana C. Trinzone and her heirs, successors and assigns.

Your Name, Title

THE COMPARE SITE

Patentee's copy of recording diagram or map
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Your Name, Title
56.135 ACRES (TRACT 43)
PARCEL 1
SANTIAGO DEL VALLE GRANT

A DESCRIPTION OF 56.135 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 58 ACRE TRACT
DESCRIBED IN A WARRANTY DEED TO FRED JAMES WENDE, DATED
NOVEMBER 16, 1992 AND RECORDED IN VOLUME 11849, PAGE 396 OF THE
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 56.135 ACRE
TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING at a 1/2" rebar with plastic "Chaparral Boundary" cap found at the
southeast corner of the said 58 acre tract, same being the southwest corner of a 60.921
acre tract described in a deed of record in Document No. 2006239174 of the Official
Public Records of Travis County, Texas, also being an angle point in the north line of
Lot 15, Las Lomitas Subdivision, a subdivision of record in Document No. 200200226 of
the Official Public Records of Travis County, Texas;

THENCE with the south line of the 58 acre tract, the following two (2) courses and
distances:

1. North 62°22′47″ West, with the north line of said Lot 15, a distance of 715.30 feet
to a 1/2″ iron pipe found at the northwest corner of Lot 15, same being the
northeast corner of a 96.29 acre tract described in a deed of record in Volume
12223, Page 2162 of the Real Property Records of Travis County, Texas;

2. North 62°24′41″ West, with the north line of the said 96.29 acre tract, a distance
of 1257.37 feet to a 1/2″ rebar found at the southwest corner of the 58 acre tract,
same being the southeast corner of a 77.22 acre tract described in a deed of
record in Volume 12171, Page 455 of the Real Property Records of Travis
County, Texas;

THENCE North 27°45′37″ East, with the west line of the 58 acre tract, same being the
east line of the said 77.22 acre tract, a distance of 1265.02 feet to a 1/2″ rebar found at
the northwest corner of the 58 acre tract, same being the southwest corner of a 29.293
acre tract described in a deed of record in Document No. 2006225633 of the Official
Public Records of Travis County, Texas;
THENCE with the north line of the 58 acre tract, the following three (3) courses and distances:

1. South 61°30'47" East, with the south line of the said 29.293 acre tract, at a distance of 1.77 feet passing a 2" iron pipe found, and continuing for a total distance of 331.97 feet to a 1" iron pipe found at the southeast corner of the 29.293 acre tract, same being the southwest corner of a 28.461 acre tract described in a deed of record in Document No. 2006182621 of the Official Public Records of Travis County, Texas;

2. South 61°18'16" East, with the south line of the said 28.461 acre tract, a distance of 329.98 feet to a 60D nail found at the southeast corner of the 28.461 acre tract, same being the southwest corner of a 55.222 acre tract described in a deed of record in Document No. 2007060712 of the Official Public Records of Travis County, Texas;

3. South 60°57'25" East, with the south line of the said 55.222 acre tract, a distance of 1295.20 feet to an 80D nail found at the southeast corner of the 55.222 acre tract, same being the northeast corner of the 58 acre tract, also being in the west line of the said 60.921 acre tract;

THENCE South 27°00'49" West, with the east line of the 58 acre tract, same being the west line of the 60.921 acre tract, at a distance of 5.38 feet passing 0.18 feet right of a 1/2" rebar found, at a distance of 35.29 feet passing 0.30 feet right of a 1/2" rebar found, and continuing for a total distance of 1221.01 feet to the POINT OF BEGINNING, containing 56.135 acres of land, more or less.


James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

[Signature]

12-13-07

STATE OF TEXAS  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
5848
77.220 ACRES (TRACT 42)
PARCEL 2
SANTIAGO DEL VALLE GRANT

A DESCRIPTION OF 77.220 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 77.22 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO WILLIAM D. WENDE, FRED J. WENDE AND PRICE T. WENDE, DATED FEBRUARY 28, 1994 AND RECORDED IN VOLUME 12171, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 77.220 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the southwest corner of the said 77.22 acre tract, same being the southeast corner of a 10.00 acre tract described in a deed of record in Document No. 2005076034 of the Official Public Records of Travis County, Texas, also being in the north line of a 5.00 acre tract described in a deed of record in Document No. 2001186136 of the Official Public Records of Travis County, Texas;

THENCE North 27°28'37" East, with the west line of the 77.22 acre tract, same being in part the east line of the said 10.00 acre tract, in part the east line of Lots 1 and 2, Block 1, Esquivel Subdivision, a subdivision of record in Document No. 200600043 of the Official Public Records of Travis County, Texas, and in part the east line of a 7.501 acre tract described in a deed of record in Document No. 2003293116 of the Official Public Records of Travis County, Texas, at a distance of 547.04 feet passing a 5/8" rebar found at the common corner of the 10.00 acre tract and said Lot 1, at a distance of 957.93 feet passing a 1/2" rebar with "CRRALPH" cap found at the common corner of said Lot 2 and the said 7.501 acre tract, and continuing for a total distance of 1369.79 feet to a 1/2" rebar with "4324" cap found at the northwest corner of the 77.22 acre tract, same being the northeast corner of the 7.501 acre tract, also being the southeast corner of an 8.51 acre tract described in a deed of record in Volume 10861, Page 857 of the Real Property Records of Travis County, Texas, also being the southwest corner of a 32.892 acre tract described in a deed of record in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas;

THENCE South 61°50'26" East, with the north line of the 77.22 acre tract, same being the south line of the said 32.892 acre tract, at a distance of 2473.90 feet passing a 1/2" rebar with "4324" cap found, and continuing for a total distance of 2474.36 feet to a calculated point for the northeast corner of the 77.22 acre tract, same being the southeast corner of the 32.892 acre tract, also being in the west line of a 29.293 acre tract described in a deed of record in Document No. 2006225633 of the Official Public
Records of Travis County, Texas, from which a 1/2" rebar with plastic "Chaparral Boundary" cap found bears North 27°46'44" East, a distance of 3798.93 feet;

THENCE with the east line of the 77.22 acre tract, the following two (2) courses and distances:

1. South 27°46'44" West, with the west line of the said 29.293 acre tract, a distance of 87.90 feet to a 1/2" rebar found at the southwest corner of the 29.293 acre tract, same being the northwest corner of a 58 acre tract described in a deed of record in Volume 11849, Page 396 of the Real Property Records of Travis County, Texas;

2. South 27°45'37" West, with the west line of the said 58 acre tract, a distance of 1265.02 feet to a 1/2" rebar found at the southeast corner of the 77.22 acre tract, same being the southwest corner of the 58 acre tract, also being in the north line of a 96.29 acre tract described in a deed of record in Volume 12223, Page 2162 of the Real Property Records of Travis County, Texas;

THENCE North 62°13'51" West, with the south line of the 77.22 acre tract, being in part the north line of the said 96.29 acre tract, in part the north line of a 1.069 acre tract and the north line of a 4.580 acre tract both described in a deed of record in Document No. 2003029766 of the Official Public Records of Travis County, Texas, in part the north line of a 6.717 acre tract described in a deed of record in Document No. 2003020580 of the Official Public Records of Travis County, Texas, in part the north line of a 4.001 acre tract described in a deed of record in Document No. 2003054456 of the Official Public Records of Travis County, Texas, and in part the north line of the said 5.00 acre tract, at a distance of 1239.99 feet passing 3.66 feet right of a 1/2" rebar found at the called common corner of the said 4.580 acre and the said 6.717 acre tract, at a distance of 2142.70 feet passing 4.40 feet right of a 3/8" rebar found at the called common corner of the said 4.001 acre tract and the 5.00 acre tract, and continuing for a total distance of 2467.51 feet to the POINT OF BEGINNING, containing 77.220 acres of land, more or less.


James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848
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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or
LEGEND

- Existing roads to remain
- Existing road to be realigned
- Future roads (subject to change)
- Future trail connections
- "Project Area" planning boundary
- PUD boundary
- Potential school location (subject to change)
- Potential fire station location (subject to change)
- Existing cell tower
- Potential transit facility (subject to change; only one location required)

<table>
<thead>
<tr>
<th>PROPOSED LAND USE AREAS</th>
<th>APPROXIMATE ACREAGE</th>
<th>PROPOSED MAXIMUM DENSITY</th>
<th>PROPOSED PERMITTED USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR - Mixed Residential</td>
<td>~ 1,740 AC</td>
<td>Up to: 9,000 DUs; 550,000 SF civic/commercial</td>
<td>Mix of single family residential (detached &amp; attached), multi-family residential, neighborhood-serving commercial and civic uses</td>
</tr>
<tr>
<td>EC - Employment Center</td>
<td>~ 90 AC</td>
<td>Up to: 1,500 DUs; 750,000 SF civic/commercial/industrial</td>
<td>Mix of employment, civic, commercial and multi-family residential uses, light industrial, hotel, commercial</td>
</tr>
<tr>
<td>TC - Town Center</td>
<td>~ 200 AC</td>
<td>Up to: 3,500 DUs; 4,000,000 SF civic/commercial</td>
<td>Mix of commercial, civic, multi-family and attached single family residential uses at an urban density, hotel</td>
</tr>
<tr>
<td>OS - Open Space</td>
<td>~ 427.5 AC</td>
<td>Up to: 50,000 SF civic/commercial</td>
<td>Greenways, trails, parks and recreational areas, with civic and limited commercial uses permitted</td>
</tr>
</tbody>
</table>

NOTES:

1. A fire station site will be donated to the City of Austin within the PUD, as described in Exhibit E of the Pilot Knob MUD Consent Agreement.
2. The only existing roads within the project area are Colton Bluff Springs Road, Sassman Road and FM 1625.
3. A 10-acre intermodal transit station will be located along Slaughter Lane in or near the Town Center (TC) area.
4. Open space boundaries and roadway alignments are subject to change and will be finalized at final plat.
5. So long as uses are permitted in a land use area, residential maximum allowable densities may be transferred from one land use area to another provided that the overall PUD maximums are not exceeded.

EXHIBIT C

LAND USE PLAN & DENSITY TABLE

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS
Revised to reflect the 5 tracts being added to the PUD. Areas in gray remain in the ETJ or are not in the PUD.

EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS
Revised to reflect the 5 tracts being added to the PUD. Areas in gray remain in the ETJ or are not in the PUD.
Revised to reflect the 5 tracts being added to the PUD.
Revised to reflect the 5 tracts being added to the PUD. Areas shaded in light gray are in the ETJ or not in the PUD.

EXHIBIT M
WETLAND TRANSFER EXHIBIT
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS
Revised to reflect the 5 tracts being added to the PUD. Areas shaded in gray are in the ETJ or not in the PUD.
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Location</th>
<th>Area, ac</th>
<th>IC, %</th>
<th>IC, ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>MUD 1 North</td>
<td>58</td>
<td>95%</td>
<td>55.10</td>
</tr>
<tr>
<td>MUD 1 South</td>
<td>213</td>
<td>95%</td>
<td>202.35</td>
</tr>
<tr>
<td>EC</td>
<td>43</td>
<td>95%</td>
<td>40.85</td>
</tr>
<tr>
<td><strong>Centers Subtotal</strong></td>
<td><strong>314</strong></td>
<td></td>
<td><strong>298.3</strong></td>
</tr>
</tbody>
</table>

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Roadway length, lf</th>
<th>Depth, ft</th>
<th>Area, acres</th>
<th>IC, %</th>
<th>IC, ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Cannon Drive</td>
<td>600</td>
<td>600</td>
<td>8.26</td>
<td>95%</td>
<td>7.85</td>
</tr>
<tr>
<td></td>
<td>600</td>
<td>600</td>
<td>8.26</td>
<td>95%</td>
<td>7.85</td>
</tr>
<tr>
<td>Slaughter Lane</td>
<td>4060</td>
<td>600</td>
<td>55.92</td>
<td>95%</td>
<td>53.13</td>
</tr>
<tr>
<td></td>
<td>1250</td>
<td>600</td>
<td>17.22</td>
<td>95%</td>
<td>16.36</td>
</tr>
<tr>
<td></td>
<td>550</td>
<td>600</td>
<td>7.58</td>
<td>95%</td>
<td>7.20</td>
</tr>
<tr>
<td></td>
<td>110</td>
<td>600</td>
<td>1.52</td>
<td>95%</td>
<td>1.44</td>
</tr>
<tr>
<td></td>
<td>1020</td>
<td>600</td>
<td>14.05</td>
<td>95%</td>
<td>13.35</td>
</tr>
<tr>
<td></td>
<td>36</td>
<td>600</td>
<td>0.50</td>
<td>95%</td>
<td>0.47</td>
</tr>
<tr>
<td></td>
<td>770</td>
<td>600 max</td>
<td>7.02</td>
<td>95%</td>
<td>6.67</td>
</tr>
<tr>
<td></td>
<td>740</td>
<td>600</td>
<td>10.19</td>
<td>95%</td>
<td>9.68</td>
</tr>
<tr>
<td></td>
<td>620</td>
<td>600</td>
<td>8.54</td>
<td>95%</td>
<td>8.11</td>
</tr>
<tr>
<td></td>
<td>622</td>
<td>600 max</td>
<td>2.37</td>
<td>95%</td>
<td>2.25</td>
</tr>
<tr>
<td>FM1625</td>
<td>2110</td>
<td>600</td>
<td>29.06</td>
<td>95%</td>
<td>27.61</td>
</tr>
<tr>
<td><strong>Corridors Subtotal</strong></td>
<td><strong>13088</strong></td>
<td></td>
<td><strong>170.49</strong></td>
<td></td>
<td><strong>161.97</strong></td>
</tr>
</tbody>
</table>

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Location</th>
<th>Area, ac</th>
<th>IC, %</th>
<th>IC, ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>363.52</td>
<td>5%</td>
<td>18.1758</td>
</tr>
<tr>
<td>Parkland</td>
<td>100</td>
<td>20%</td>
<td>20</td>
</tr>
<tr>
<td>Section 1A</td>
<td>54.91</td>
<td>34%</td>
<td>18.80</td>
</tr>
<tr>
<td>Section 1C</td>
<td>44.45</td>
<td>32%</td>
<td>14.22</td>
</tr>
<tr>
<td>Section 1B</td>
<td>83</td>
<td>90%</td>
<td>74.70</td>
</tr>
<tr>
<td>All Other Areas</td>
<td>1494.90</td>
<td>73%</td>
<td>1097.26</td>
</tr>
<tr>
<td><strong>Misc . Subtotal</strong></td>
<td><strong>2140.78</strong></td>
<td></td>
<td><strong>1243.15</strong></td>
</tr>
</tbody>
</table>

4. SUMMARY CALCULATION OF IMPERVIOUS COVER

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Area, ac</th>
<th>IC, ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centers</td>
<td>314.00</td>
<td>298.30</td>
</tr>
<tr>
<td>Corridors</td>
<td>170.49</td>
<td>161.97</td>
</tr>
<tr>
<td>Misc</td>
<td>2140.78</td>
<td>1243.15</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2625.27</strong></td>
<td><strong>1703.42</strong></td>
</tr>
</tbody>
</table>

Area in PUD, ac. 2625.27
65% Average IC in PUD 1706.43

EXHIBIT P-1
IMPERVIOUS COVER TABLE
REVISED: _____________
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.
Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.