




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

### ZONING CASE#: C814-2014-0120

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.



1" = 400'

# EXHIBIT A



## EXHIBIT C

### PHASING PLAN

A. The Austin Oaks PUD is divided into ten (10) separate parcels identified on the PUD Land Use plan as specific classifications. The Austin Oaks PUD shall be developed in phases to accommodate the redevelopment of the existing office building and parking improvements. Any one or more parcels may be included in a phase.

B. Within one (1) year of the Effective Date of this Ordinance, the amount of \$420,000.00 shall be deposited with the City which must be used for the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road.

C. The following shall be developed as part of the first phase of the development of the Austin Oaks PUD and shall be completed prior to, and as a condition to, the issuance of a permanent Certificate of Occupancy for the first new building to be constructed within the Austin Oaks PUD:

- (1) Subject to the approval of Texas Department of Transportation ("TxDOT"), the Landowner will offer to enter into an agreement with TxDOT to complete the work for the following three projects that were identified in the TIA: (i) a free eastbound right-turn movement from Spicewood Springs Road to Loop 1 SBFR, (ii) construct a southbound right-turn deceleration lane on Loop 1 SBFR (upstream of Executive Center Drive), and (iii) construct a southbound acceleration lane on Loop 1 SBFR (downstream of Executive Center Drive). The implementation of the construction will be done through an agreement with TxDOT that either (i) allows for the Landowner to design and construct the improvements with TxDOT approval or (ii) permits the Landowner to pay TxDOT to construct the improvements. If TxDOT refuses to enter into such agreement, the Landowner will contribute \$325,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.
- (2) Subject to the City's approval, the Landowner will complete the work for the following two projects within the City's right-of-way that were identified in the TIA: (i) extend the westbound left-turn bay of Spicewood Springs Road to Wood Hollow Drive and (ii) provide a right-turn overlap operation at the northbound right-turn movement of Wood Hollow Drive to Spicewood Springs Road. If the City refuses or cannot approve the work set forth in this paragraph, the Landowner will contribute \$60,000 to the City for the City's implementation of transportation improvements within the area of the Property to provide alternative mitigation.

D. The development of the AO Mixed Use Parcel 9 shall occur prior to the construction of 500,000 leasable square feet of commercial space within any one or more new

buildings on the other Parcels within the Austin Oaks PUD and, further, the buildings on AO Mixed Use Parcel 9 must have residential above the ground floor.

E. The park on Parcel 10 shall be dedicated after improvements shown on a site plan are constructed and approved by the City; and prior to the issuance of either (1) a certificate of occupancy for any of the 250 multi-family units or (2) of a building containing the 500,000th square foot of constructed leasable space calculated across all parcels of the Austin Oaks PUD.

F. The Landowner will spend up to \$1,546,500 to redevelop Parcel 10 as a public park. Redevelopment costs may include, but are not limited to, additional soil, landscaping, and shade structures; but may not include costs related to demolition. The Landowner will be responsible for demolition of the building and removal of building infrastructure, including surface parking, and such cost shall not be included in the \$1,546,500 allocated amount. Any remaining portion of the \$1,546,500 not spent on Parcel 10 shall be used to develop parkland to be dedicated on Parcel 8, including for the placement of historic markers or interpretative signage related to the heritage trail as shown in **Exhibit E: Park Plan and Park Space**.

G. Prior to construction of any park facilities on Parcels 8 and 10, the Landowner shall develop a Park Master Plan for Parcels 8 and 10 to submit for approval to the Parks and Recreation Board. The Park Master Plan will be developed with input from neighbors surrounding the Austin Oaks PUD and the Parks and Recreation Department. The Park Master Plan approved by the Parks and Recreation Board may include costs exceeding \$1,546,500; however, the Landowner will only construct a combination of improvements on the public park on Parcel 10 or the heritage park on Parcel 8 totaling \$1,546,500. Proposed utility lines and systems, and necessary connections to such lines and systems to provide services to the buildings and improvements within the Austin Oaks PUD must be shown on the Park Master Plan submitted to the Parks and Recreation Board for approval

H. The AO Creek shall be restored consistent with **Exhibit F: Creek Plan** in phases as follows:

- (1) The parking areas on the southern portion of the creek, south of Executive Center Drive, shall be restored prior to or concurrently with the development of the office on Parcel 2. Such restoration of the parking areas shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the primary building constructed on Parcel 2. The southern portion of the creek shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition to the issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 2.
- (2) The northern portion of the creek, north of Executive Center Drive, that is located on Parcels 4 and 5 shall be restored prior to or concurrently with the development of improvements on all or any part of either Parcel 4 or 5, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on

either Parcel 4 or 5. The northern portion of the creek that is located on Parcels 4 and 5 and shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 4 or 5.

- (3) The northern portion of the creek, north of Executive Center Drive, that is located on Parcel 3, including the pedestrian bridge with any necessary support piers over the unnamed branch of the creek, shall be restored prior to or concurrently with the development of improvements on all or any part of Parcel 3, and shall be completed prior to, and as a condition to, the issuance of a temporary or permanent Certificate of Occupancy for the first building to be constructed on Parcel 3. The Landowner of Parcel 3 will be responsible for the maintenance of the hard surfaced trails and pedestrian bridge within the creek park for 10 years from the date of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3; and thereafter the City will be responsible for such maintenance. The pedestrian bridge will be a pre-engineered steel frame bridge with a minimum width of 8 feet. The northern portion of the creek that is located on Parcel 3 and shown in **Exhibit E: Park Plan and Park Space** as parkland shall be conveyed to the City as a condition of issuance of the permanent Certificate of Occupancy for the first building to be constructed on Parcel 3.
- I. The Streetscape shall be developed in phases as follows:
- (1) The portion of the Streetscape within the northern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive and within the western right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the first building to be constructed on AO Hotel Parcel 6 or either of the Spicewood Springs Office Parcels 7 or 8.
  - (2) The portion of the Streetscape within the southern right-of-way of Executive Center Drive from Hart Lane to Wood Hollow Drive shall be developed prior to or concurrently with the development of the improvements on all or any part of the AO Mixed Use Parcel 9, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the AO Mixed Use Parcel 9.
  - (3) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to Spicewood Springs Road shall be developed prior to or concurrently with the development of the improvements on all or any part of either AO Restaurant Parcels 4 or 5, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of

Occupancy for the first building to be constructed on either AO Restaurant Parcel 4 or 5.

- (4) The portion of the Streetscape within the eastern right-of-way of Wood Hollow Drive from Executive Center Drive to the southern boundary of the Austin Oaks PUD shall be developed prior to or concurrently with the development of the improvements on all or any part of the MoPac Expressway Office Parcel 2, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building to be constructed on the MoPac Expressway Office Parcel 2.
- (5) The portion of the Streetscape located outside of the right-of-way of Executive Center Drive and Wood Hollow Drive within each Parcel shall be developed prior to or concurrently with the development of the improvements on each such Parcel, and shall be completed prior to, and as a condition to, the issuance of the permanent Certificate of Occupancy for the primary building constructed on each such Parcel.

J. During construction of any phase, the required parking for then existing uses shall be provided on a cumulative basis on the entire Austin Oaks PUD property.

K. During construction of any phase of the Austin Oaks PUD, a construction office and a sales and leasing office may be located in the retail or garage portions of the building(s) within such phase.



## EXHIBIT D

### PERMITTED USES TABLE

LAND USE CLASSIFICATION:	Mopac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
RESIDENTIAL USES					
Condominium Residential	N	N	P	P	N
Multifamily Residential	N	N	N	P	N
COMMERCIAL USES					
Administrative & Business Office	P	P	N	P	N
Art Gallery	N	P	P	P	N
Art Workshop	N	P	P	P	N
Business or Trade School	P	P	N	N	N
Business Support Services	P	P	N	N	N
Cocktail Lounge (maximum Of 5,000 sq ft)	N	N	P	N	N
Commercial Off-Street Parking	P	P	P	P	P
Communication Services	P	P	N	P	N
Consumer Convenience Services	P	P	N	P	N
Consumer Repair Services	P	P	N	P	N
Financial Services	P	P	N	P	N
Food Preparation	P	P	P	P	P
Food Sales	P	P	P	P	P
General Retail Sales (Convenience)	N	P	P	P	N
General Retail Sales (General) (any one venue shall not exceed 15,000 sq. ft.)	N	P	P	P	N
Hotel-Motel	N	N	P	N	N
Indoor Entertainment	P	P	P	P	N
Indoor Sports & Recreation	N	P	N	P	N

LAND USE: CLASSIFICATION	MoPac Expressway Office	Spicewood Springs Office	AO Hotel	AO Mixed Use	AO Restaurant
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#### COMMERCIAL USES (continued)

Liquor Sales	N	N	N	N	N
Medical Office (exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Medical Office (not exceeding 5,000 sq. ft. gross floor area)	P	P	N	N	N
Off-Site Accessory Parking	P	P	P	P	P
Personal Improvement Services	P	P	P	P	N
Personal Services	P	P	P	P	N
Pet Services	P	P	P	P	N
Printing & Publishing	P	P	P	P	N
Professional Office	P	P	N	P	N
Research Services	P	P	N	N	N
Restaurant (General)	P	P	P	P	P
Restaurant (Limited)	P	P	P	P	P
Software Development	P	P	P	P	N

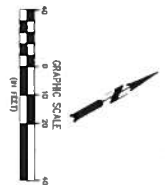
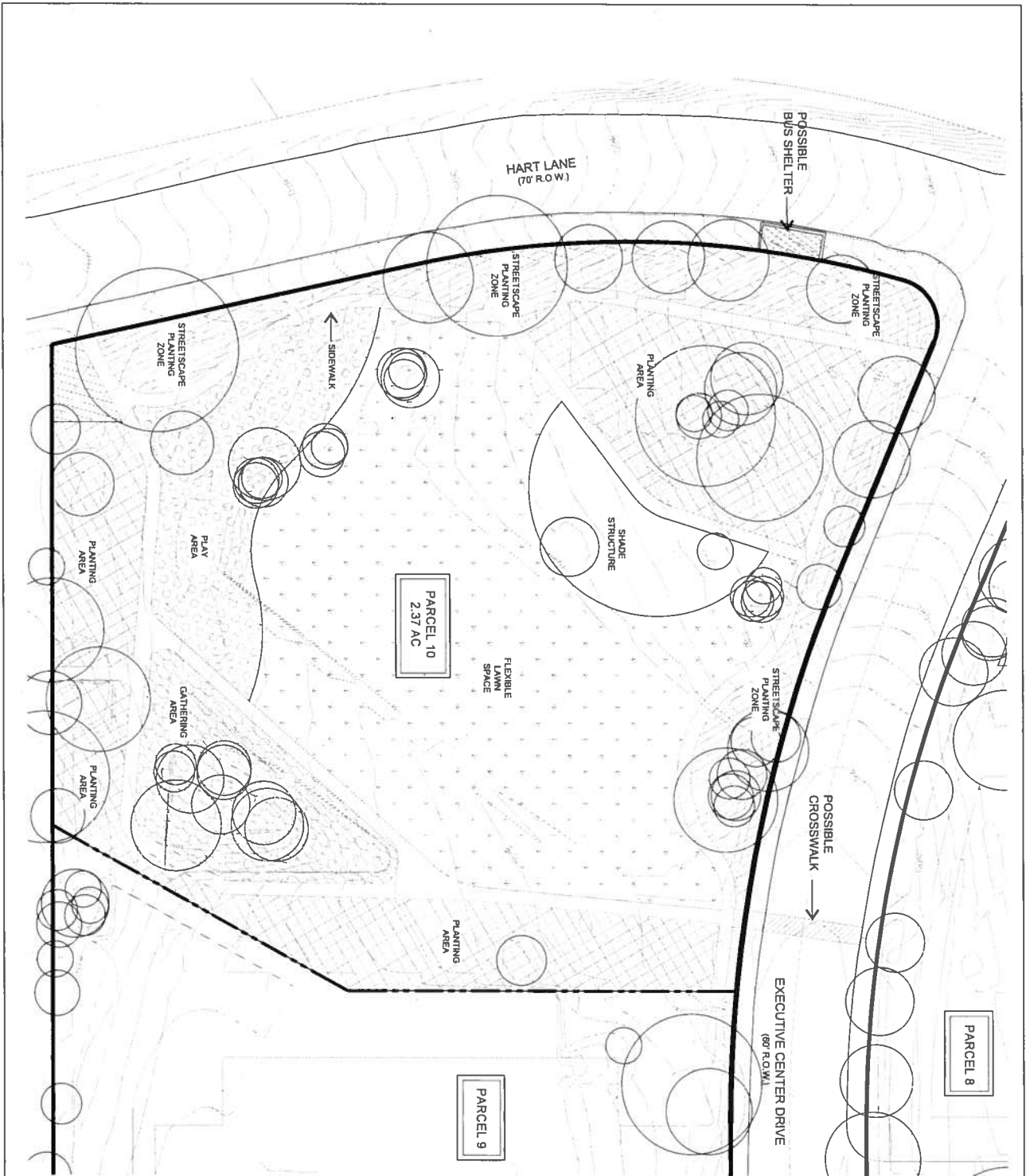
#### CIVIC USES

College and University Facilities	P	P	N	N	N
Communication Services Facilities	P	P	N	N	N
Counseling Services	P	P	N	P	N
Cultural Services	P	P	N	P	N
Day Care Services (Commercial)	P	P	N	P	N
Day Care Services (General)	P	P	N	P	N
Day Care Services (Limited)	P	P	N	P	N
Employee Recreation	P	P	N	N	N
Guidance Services	P	P	N	P	N
Hospital Services (General)	P	P	N	N	N
Hospital Services (Limited)	P	P	N	N	N
Park and Recreation (General)	P	P	P	P	P
Religious Assembly	P	P	P	P	P

Note: "P" means a use is a permitted use, "N" means a use is prohibited.



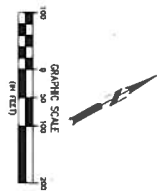




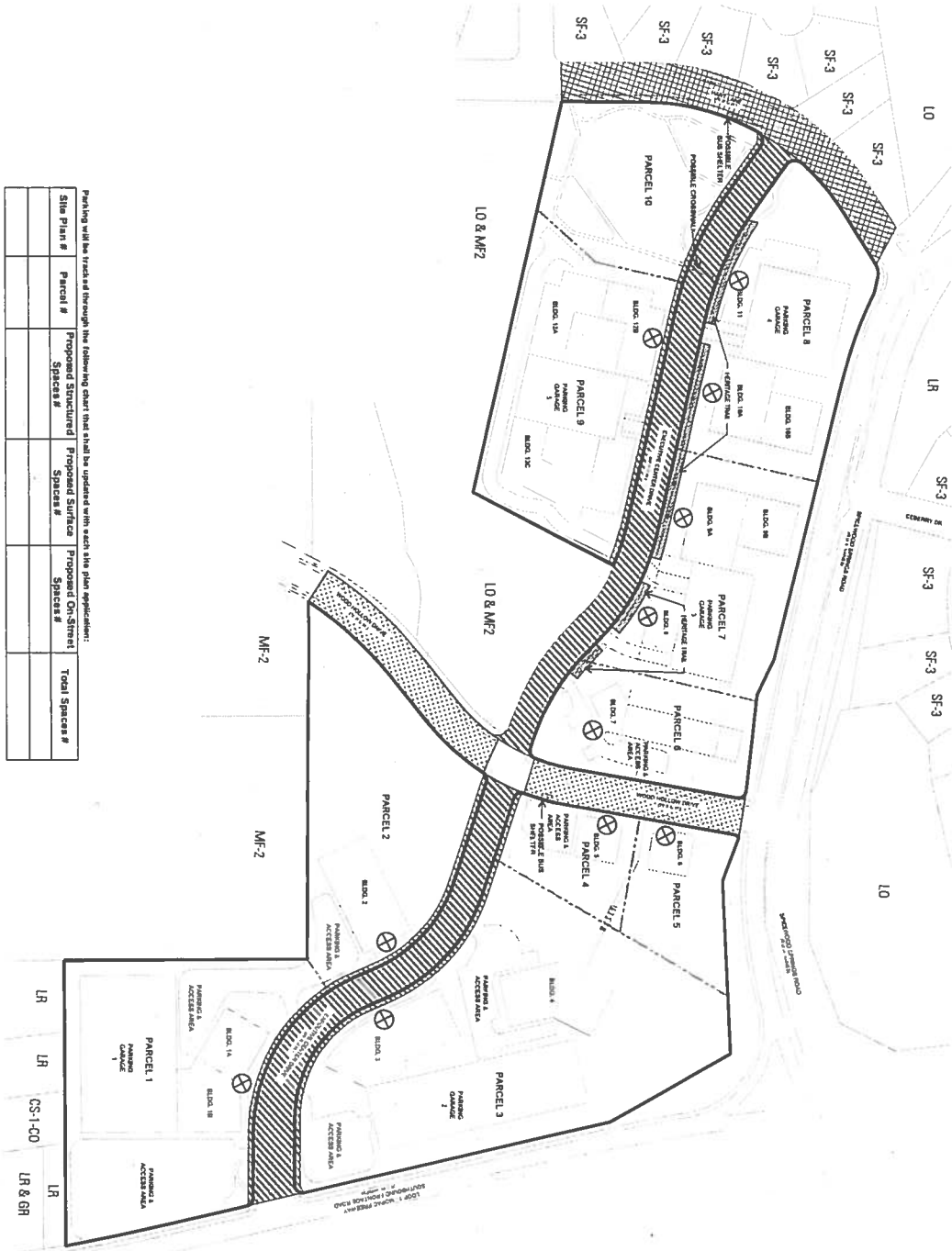
- Notes:
1. The Owner will spend up to \$1,546,500 to redevelop Parcel 10 as a park. The park will be located on the site of the former parking lot and will be adjacent to the existing park. The park will be developed in accordance with the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code. The park will be developed in accordance with the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code. The park will be developed in accordance with the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code.
  2. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code.
  3. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code.
  4. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code. The building, structure, parking, driveway, walk and other improvements shall be subject to the City of Austin's Comprehensive Zoning Ordinance and the City of Austin's Comprehensive Development Code.



# EXHIBIT G



- LEGEND**
- EXECUTIVE CENTER DRIVE STREETSCAPE
  - WOOD HOLLOW DRIVE STREETSCAPE
  - 1400 LANE STREETSCAPE
  - INDICATES AT LEAST ONE ENTRY ON STREET FRONTAGE OF BUILDING



Parking will be provided throughout the following chart that shall be updated with each site plan application:

Site Plan #	Parcel #	Proposed Structured Spaces #	Proposed Surface Spaces #	Proposed On-Street Spaces #	Total Spaces #

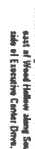
- NOTES**
1. AT THE TIME OF SITE PLAN A PUBLIC ACCESSIBLE WALKWAY SHALL BE PROVIDED FOR THE PORTION OF THE HERITAGE TRAIL LOCATED WITHIN THE PARCEL FOR WHICH A SITE PLAN IS SUBMITTED. THE WALKWAY SHALL BE LOCATED WITHIN THE PARCEL AT THE TIME OF SITE PLAN (AND AT THE OWNERS DISCRETION) A HERITAGE TRAILWAY WITHIN A PARCEL SHALL BE LOCATED WITHIN THE PARCEL TO SPECIFIC SPRINGS ROAD ON EITHER PARCEL TO OWNER DISCRETION.
  2. STREETSCAPE DESIGN WITHIN R.O.W. ARE SUBJECT TO TRAFFIC IMPACT ANALYSIS IMPROVEMENTS AND BUS SHELTER SUBJECT TO CAPITAL METRO NEED AND APPROVAL. STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT INDICATE THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

AUSTIN OAKS PUD  
STREETSCAPE PLAN

**TBG**  
The Berg Group  
10000 N. Mopac Expressway, Suite 100  
Austin, TX 78753  
512.347.0040

PAGE 10/5  
AUGUST 30, 2015  
UDC 008.001.15-004  
CITY NUMBER CHANGES  
1-307

## 1672



## NTS



STREETSCAPE PLAN



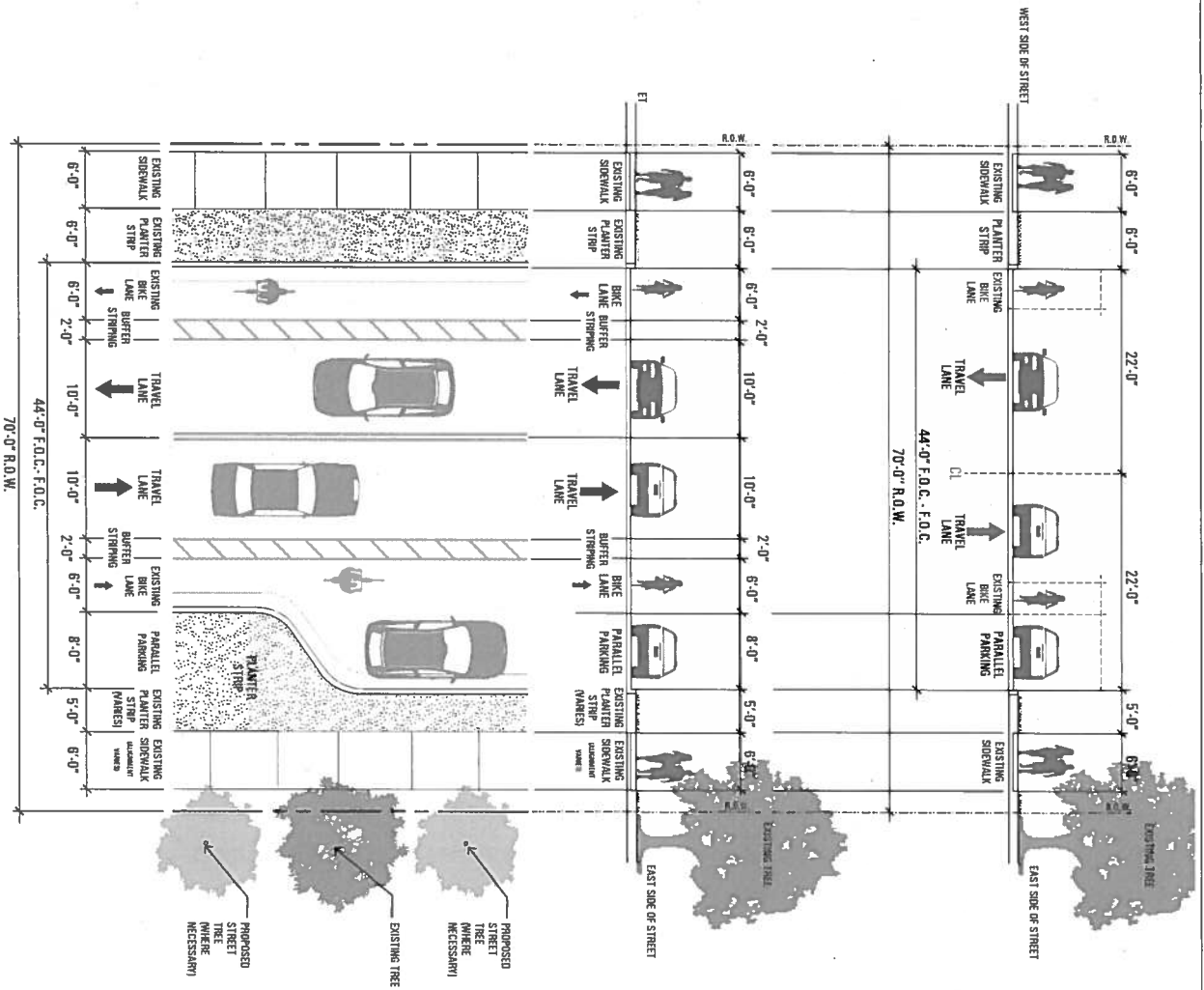
CASE NUMBER C84-274672

WOOD HOLLOW DRIVE - EXISTING CONDITIONS

1/18

WOOD HOLLOW DRIVE - PROPOSED CONDITIONS

1/18



- NOTES:
1. WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY, STREET LIGHTS, DRIVEWAYS AND OTHER REQUIRED REGULATION, PLANTING AND MAINTENANCE SHALL BE BASED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP.
  2. SITE CONDITIONS, AND CURE VARIATION TO ALLOW BUMP-OUTS, AT OWNERS DISCRETION.
  3. FOR ON-STREET PARKING AND LANDSCAPE BUMP-OUTS, AT OWNERS DISCRETION.

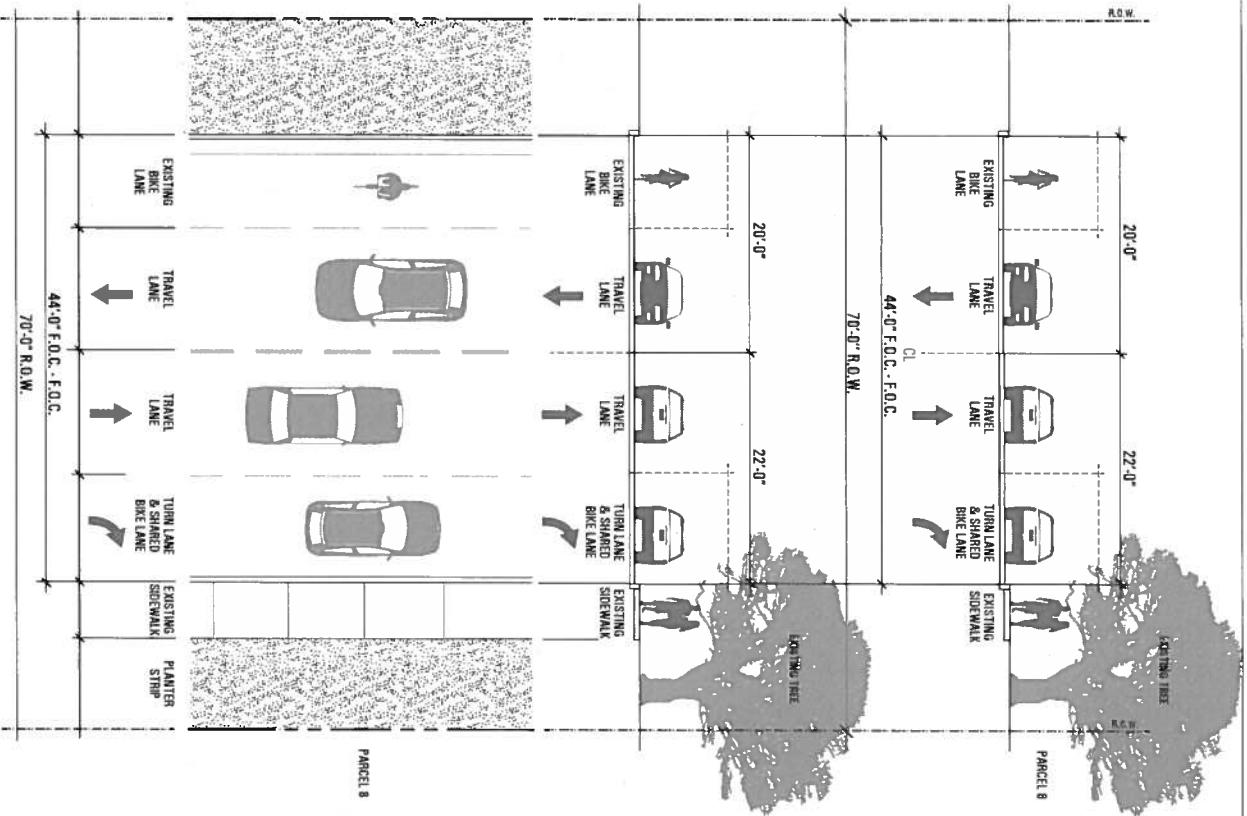
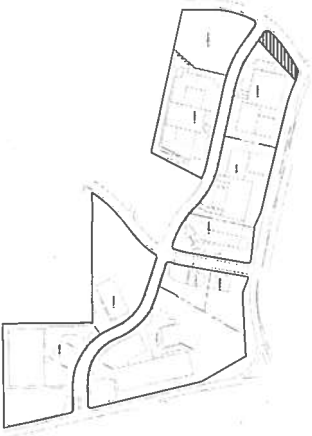
HART LANE- EXISTING CONDITIONS AT PARCEL 8

NTS

HART LANE- PROPOSED CONDITIONS AT PARCEL 8

NTS

LOCATION MAP  
PLAN OF HART LANE- STREETSCAPE ALONG PARCEL 8



NOTES:  
1. WHERE FEASIBLE, GIVEN EXISTING TREES, DRIVEWAYS AND OTHER REQUIRED REGULATORY RESTRICTIONS, STREET TREES SHALL BE PLACED WITHIN THE PLANTER STRIP ALONG PARCEL 8 FRONTAGE.



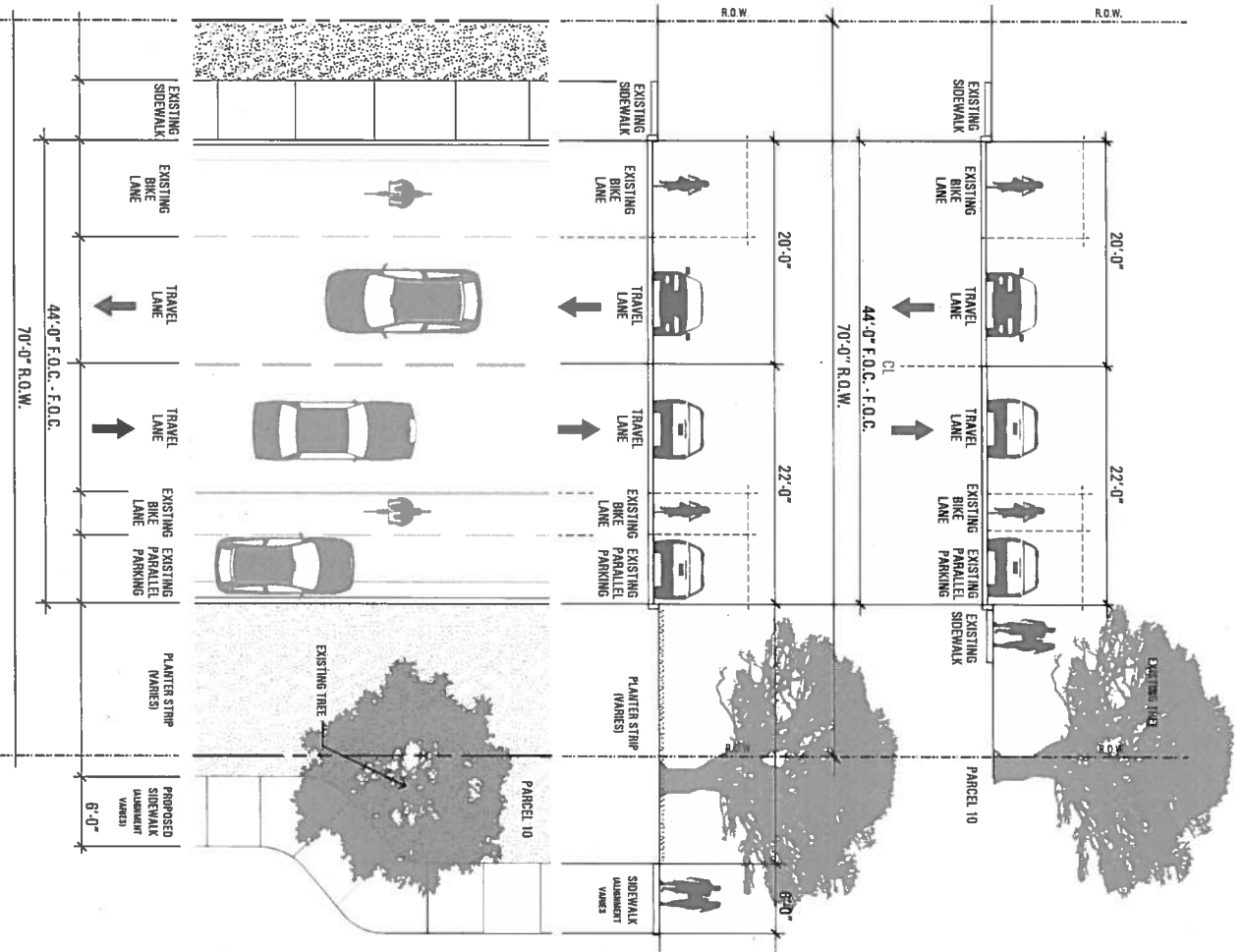
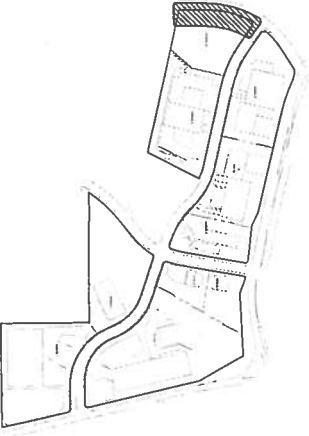
HART LANE - EXISTING CONDITIONS AT PARCEL 10

N18

HART LANE - PROPOSED CONDITIONS AT PARCEL 10

N18

LOCATION MAP  
PLAN OF HART LANE STREETScape ALONG PARCEL 10



- NOTES
- WHERE FEASIBLE, GIVEN EXISTING TREES, UTILITIES, SITE VISIBILITY STREET LIGHTS, RESIDENTS AND OTHER NEIGHBORS, PLANTING OF TREES SHALL BE PLACED AT AN AVERAGE SPACING OF 30 FT ON CENTER WITHIN THE PLANTER STRIP ALONG PARCEL 10.
  - SIDEWALK AND PLANTER STRIP ALIGNMENT WILL VARY DEPENDING ON EXISTING TREES AND OTHER SITE CONDITIONS.

Urban Design Studio, P.C.  
3444 S. Lamar Blvd.  
Austin, TX 78746  
512.371.1840

AUSTIN OAKS PUD

STREETSCAPE PLAN

DATE	NOV 15, 2016
BY	UDG
FOR	UDG
PROJECT	AUSTIN OAKS PUD
LOCATION	PARCEL 10

PAGE 1 OF 5

AUGUST 30, 2016

UDG JOB NO. 15-464

CAD FILENAME: 0310-14-03

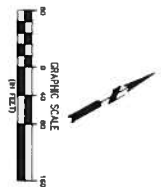
# EXHIBIT H

AUSTIN OAKS 15-864



**TREES LEGEND:**

70	EXISTING HERITAGE TREES ON-SITE
57	HERITAGE TREES PRESERVED
97	EXISTING PROTECTED TREES ON-SITE
66	PROTECTED TREES PRESERVED
566	NON PROTECTED/REGULATORY TREES ON-SITE
327	NON PROTECTED/REGULATORY TREES PRESERVED
13	HERITAGE TREES - TO BE REMOVED
31	PROTECTED TREES TO BE REMOVED
239	NON-PROTECTED/REGULATORY TREES TO BE REMOVED



URS | Building Group PC  
10000 North Loop West, Suite 1000  
Dallas, Texas 75243  
512.351.0040

TBG  
The Berg Group  
10000 North Loop West, Suite 1000  
Dallas, Texas 75243  
512.351.0040

AUSTIN OAKS PUD

**TREE PLAN**

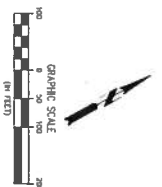
DATE	BY	CHK
08/01/2015	J. B.	J. B.
08/01/2015	J. B.	J. B.
08/01/2015	J. B.	J. B.
08/01/2015	J. B.	J. B.




AUGUST 30, 2015

UDG JOB NO. 15-864

15-864

CAD: MARIAN GILBERT-ADAM



- LEGEND**
- |   |  |
|---|--|
|  | AREA (1.54 AC.) LIMITED TO 50% IMPERVIOUS COVER. |
|  | WETLANDS   |
|  | SEEP   |
| _____   | FURROW AND WETLAND CFT SETBACK                   |
| _____   | EROSION HAZARD ZONE                              |
| _____   | 100 YEAR FLOODPLAIN                              |
| _____   | DNZC - CRITICAL WATER QUALITY ZONE               |
| _____   | PARCEL BOUNDARY                                  |

[illegible]

Building Type	Subclass	New Year	Maximum Height Feet / Meters	FRR	Maximum Building Coverage	Maximum Impervious Cover
Aspect Expressway Office	10' 10'	10'	12'	1.5	75%	60%
Signational Shipping Office	10'	0'	10'	5 / 0.5 feet	1.5	60%
AO Hotel	10'	0'	10'	5 / 0.5 feet	1.5	75%
AO Mixed Use	10'	10'	10'	4 / 55 feet	1.5	90%
AO Restaurant	10'	0'	10'	1 / 25 feet	1	75%

The buildings on Parcel 1 and 2 will be placed as it states

Parcel	Acres	Land Use Classification	Building No.	No. Floors	Maximum Building Height Feet/M	Approximate Leasable Building Square Footage
1	4.60	Aspect Expressway Office, Streetscape	1	6	60 ft	150,000
2	3.7	Aspect Expressway Office, Streetscape, AO Drive, AO Restaurant, AO Drive, AO Restaurant, AO Drive	2	2	60 ft	120,000
3	8.72	AO Restaurant, Streetscape, AO Drive	4	7	60 ft	170,000
4	1.02	AO Restaurant, Streetscape, AO Drive	5	1	35 ft	140,000
5	1.17	AO Restaurant, Streetscape, AO Drive	6	1	35 ft	6,400
6	1.8	AO Hotel, Streetscape	7	5	67 ft 6 in	8,400
7	2.82	Specimen Springs Office, Streetscape	8	5	67 ft 6 in	8,000
8	3.35	Specimen Springs Office, Streetscape	10	5	67 ft 6 in	125,000
9	2.66	AO Mixed Use, Streetscape	11	4	55 ft	125,000
10	2.37	AO Park, Streetscape	12	4	55 ft	24,000
Total	31.4					223,000

Station for Estimating Development Expenses  
 1.462,175  
 149,874  
 16,837  
 (Deprec. 11 years)

Station for Estimating Development Expenses  
 1.462,175  
 149,874  
 16,837  
 (Deprec. 11 years)

Parcel	Garage No.	No. Levels	Garage Height (includes Ramp?)
1	1	5	50 ft
3	2	8.5	65 ft
7	3	6.5	65 ft
8	4	6	60 ft
9	5	6	60 ft

[illegible]

REVISED : JANUARY 4, 2017

AUGUST 30, 2016
UDG JOB NO. 15-864
15-100
CASE NUMBER CH-14-14707

**AUSTIN OAKS PUD**

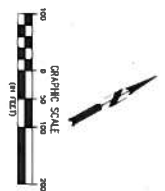
**TOPOGRAPHY AND  
LAND USE PLAN**

**UJØS**  
Urban Design Group PC  
3666 Sawmidge Road  
Suite 1-101  
Austin, TX 78746  
512.343.0040

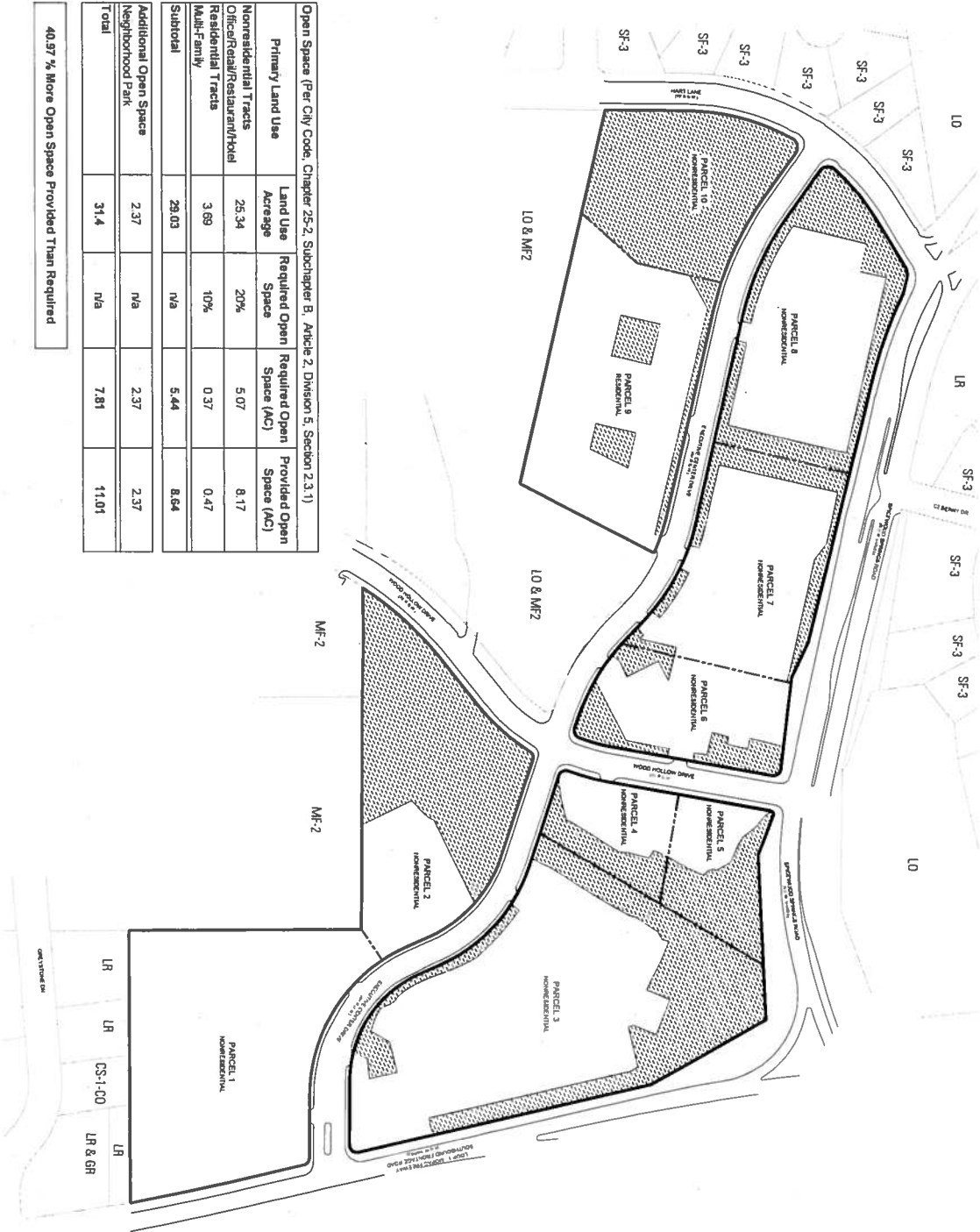
**TB G**

Landmark Architecture Partners  
7700 Southside Blvd., Suite 800  
Dallas, Texas 75249  
972.683.0111 Fax 972.683.0100  
E-mail: Tbl@tbg.com  
Web: Tbl.com Partners: Bob Tbl

# EXHIBIT J



**LEGEND**  
 PROVIDED OPEN SPACE



Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (Ac)	Provided Open Space (Ac)
Nonresidential Tracts	25.34	20%	5.07	8.17
Office/Retail/Restaurant/Hotel				
Residential Tracts	3.89	10%	0.37	0.47
Multi-Family				
Subtotal	29.03	n/a	5.44	8.64
Additional Open Space	2.37	n/a	2.37	2.37
Neighborhood Park				
Total	31.4	n/a	7.81	11.01

40.97 % More Open Space Provided Than Required

- NOTES**
1. OPEN SPACE REQUIREMENTS FOR THE PROPERTY ARE PROVIDED AND CALCULATED ON AN OVERALL P.U.D. BASIS AND EXCEED THE MINIMUM REQUIREMENTS OF CITY CODE. THE MINIMUM REQUIREMENTS DO NOT HAVE TO ACHIEVE OPEN SPACE REQUIREMENTS AT THE TIME OF SITE PLAN.
  2. THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE PROVIDED LOCATED BETWEEN BUILDINGS, PARKING AREAS AND STREETS ALL OF WHICH WOULD BE AVAILABLE TO THE OVERALL OPEN SPACE PROVIDED.

Urban Design Group, Inc.  
 1400 Southwest Blvd  
 Suite 101  
 77240  
 713.341.0848

**T B G**

Technical Services  
 Planning, Design, Construction  
 1400 Southwest Blvd  
 Suite 101  
 77240  
 713.341.0848

AUSTIN OAKS PUD

OPEN SPACE PLAN

AUGUST 30, 2016

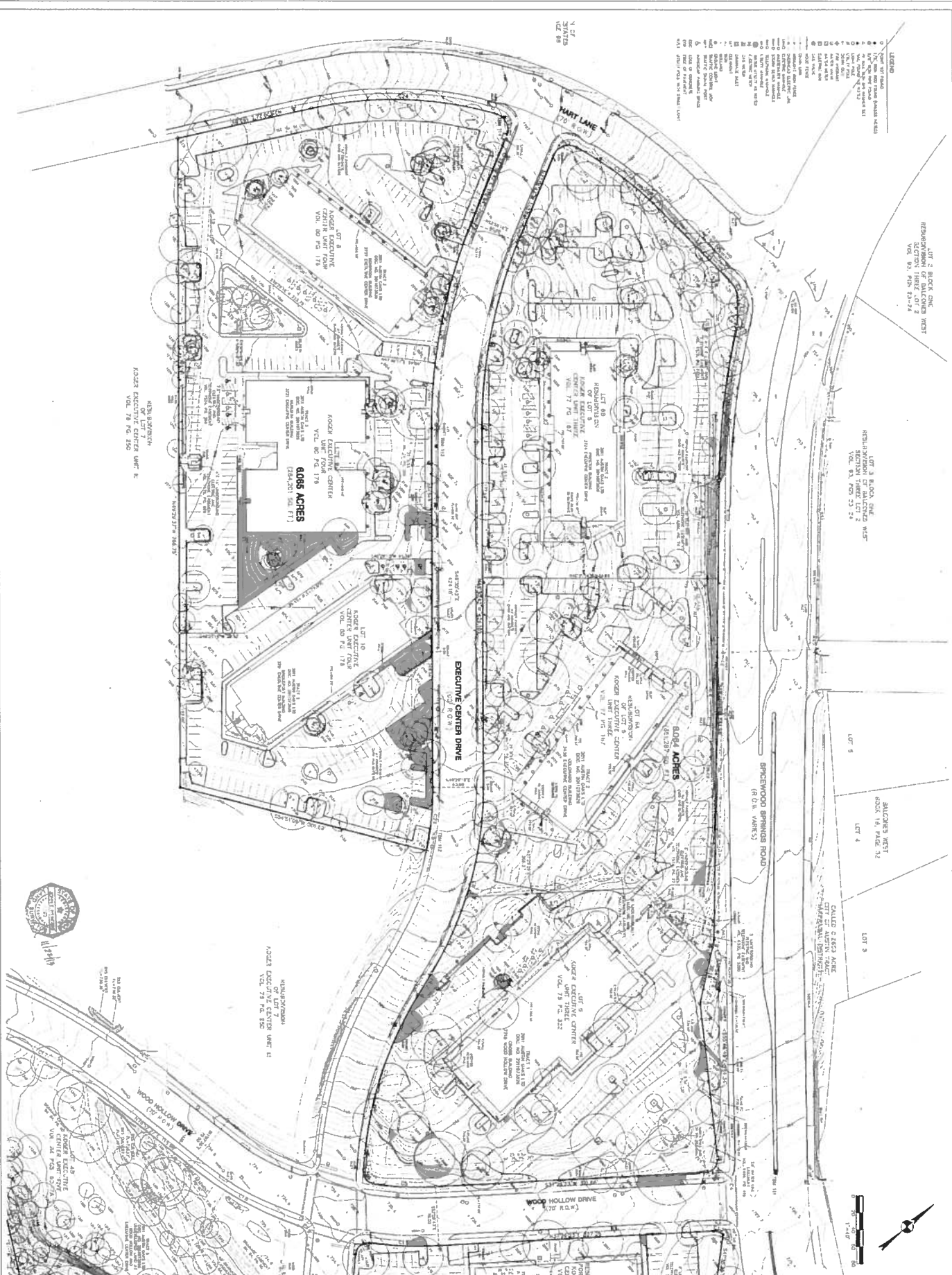
UDG 008 RD 15-064

1-307

CARE NUMBER CHANGES



- LEGEND**
- 1. LOT 1 BLOCK 1000
  - 2. LOT 2 BLOCK 1000
  - 3. LOT 3 BLOCK 1000
  - 4. LOT 4 BLOCK 1000
  - 5. LOT 5 BLOCK 1000
  - 6. LOT 6 BLOCK 1000
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  - 98. LOT 98 BLOCK 1000
  - 99. LOT 99 BLOCK 1000
  - 100. LOT 100 BLOCK 1000











**EXHIBIT L**  
**AFFORDABLE HOUSING RESTRICTIVE COVENANTS**  
**(PENDING)**

**EXHIBIT M**  
**(PENDING)**