

ORDINANCE NO. 20220127-084

AN ORDINANCE AMENDING ORDINANCE NO. 901213-H TO MODIFY THE LAND USE PLAN FOR THE HARRIS BRANCH PLANNED UNIT DEVELOPMENT PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT U S HIGHWAY 290 EAST AND HARRIS BRANCH PARKWAY/GILES ROAD.

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

PART 1. Harris Branch Planned Unit Development (“Harris Branch PUD”) is comprised of approximately 2,113 acres of land located generally in the vicinity of U. S. Highway 290 East and Parmer Lane, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 901213-H (the “Original Ordinance”).

PART 2. Harris Branch PUD was approved December 13, 1990 under Ordinance No. 901213-H, and amended under Ordinance Nos. 20010301-066, 20060323-057 and 20071018-059.

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 Harris Branch planned unit development described in Zoning Case No. C814-96-0003.21, on file at the Housing and Planning Department, as follows:

A 16.170 acre (approximately 704,375 sq. ft.) tract of land, in the Mariquita Castro Survey No. 50, Abstract No. 160 being a portion of a 1220.10 acre tract conveyed to Austin HB Residential Properties, LTD, in a Special Warranty Deed With Vendor’s Lien recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas, said 16.170 acres being more particularly described by metes and bounds incorporated into this ordinance, and

A 25.344 acre (approximately 1,103,976 sq. ft.) tract of land, in the Mariquita Castro Survey No. 50, Abstract No. 160 being a portion of a 1220.10 acre tract conveyed to Austin HB Residential Properties, LTD, in a Special Warranty Deed With Vendor’s Lien recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas, the tract of land being more

particularly described by metes and bounds incorporated into this ordinance, and

A 4.140 acre (approximately 180,340 sq. ft.) tract of land, in the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas being a portion of a 1220.10 acre tract conveyed to Austin HB Residential Properties, LTD, in a Special Warranty Deed With Vendor's Lien recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas, said 4.140 acres being more particularly described by metes and bounds incorporated into this ordinance, and

A 297.373 acre tract of land, in the Mariquita Castro Survey No. 50, Abstract No. 160, Travis County, Texas being a portion of a 1220.10 acre tract conveyed to Austin HB Residential Properties, LTD, in a Special Warranty Deed With Vendor's Lien recorded in Volume 12731, Page 1051 of the Real Property Records of Travis County, Texas, and a portion of a 21.056 acre tract conveyed to Austin HB Residential Properties, LTD., in a General Warranty Deed recorded in Volume 13100, Page 1 of the Real Property Records of Travis County, Texas, said 297.373 acres being more particularly described by metes and bounds incorporated into this ordinance (the 4 tracts being referred to in **Exhibit "A"**), and

Lots 1 and 2, Harris Branch Tract E-33, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600036, Plat Records of Travis County, Texas
(all collectively referred to herein as the "Property"),

locally known as U S Highway 290 East and Harris Branch Parkway/Giles 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 A, B, C, and D, constitutes the amended land use plan for the Harris Branch PUD and amends the Original Ordinance. The Harris Branch 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. C814-90-0003.21. 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 Property
- Exhibit B: Zoning Map
- Exhibit C: Amended Land Use Plan
- Exhibit D: Amended Site Development Regulations

PART 6. Exhibit "C" (*Site Development Limitations Table*) of the Original Ordinance, as amended, is modified to remove the maximum 3 story building height limit for properties zoned multifamily residence low density (MF-2), multifamily residence medium density (MF-3), limited office (LO) and neighborhood commercial (LR).

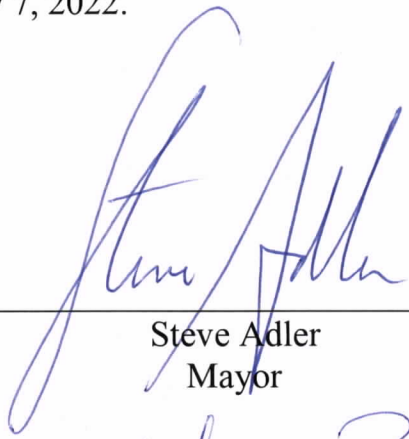
PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect.

PART 8. This ordinance takes effect on February 7, 2022.

PASSED AND APPROVED

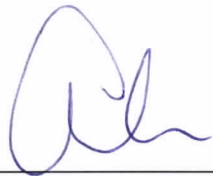
_____, January 27, 2022

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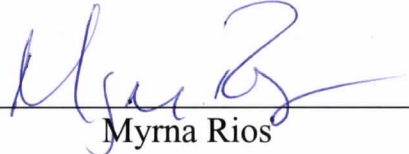
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
earlysurveying.com
TBPELS Firm No. 10194487

16.170 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 16.170 ACRES (APPROXIMATELY 704,375 SQ. FT.), IN THE MARIQUITA CASTRO SURVEY NO. 50, ABS. 160, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1220.210 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1996 AND RECORDED IN VOLUME 12731, PAGE 1051 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 16.170 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right-of-way line of E Parmer Lane (200' right-of-way width) as described in Document No. 2001157711 of the Official Public Records of Travis County, Texas, being the southwest corner of a 39.314 acre tract described in Document No. 2006057009 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the north right-of-way line of E Parmer Lane, being the southeast corner of the said 39.314 acre tract, bears South 78°14'08" East, a distance of 531.65 feet;

THENCE with the north right-of-way line of E Parmer Lane and crossing the said 1220.210 acre tract, the following three (3) courses and distances:

1. North 78°14'08" West, a distance of 71.71 feet to a TXDOT type II disk found;
2. North 78°14'08" West, a distance of 244.26 feet to a TXDOT type II disk found;
3. With a curve to the right, having a radius of 3719.72 feet, an arc length of 1090.90 feet, a delta angle of 16°48'12", and a chord which bears North 69°46'42" West, a distance of 1086.99 feet to a TXDOT type II disk found in the northwest line of the said 1220.210 acre tract;

THENCE North 34°31'38" East with the north right-of-way line of E Parmer Lane and the northwest line of the said 1220.210 acre tract, a distance of 9.42 feet to a concrete monument found;

THENCE North 32°45'29" East with the northwest line of the said 1220.210 acre tract which varies from the southeast line of Bales and Warren Subdivision, a subdivision of record in Volume 61, Page 64 of the Plat Records of Travis County, Texas, a distance of 979.43 feet to a calculated point for an angle point in the southwest line of the said 39.314 acre tract;

THENCE crossing the said 1220.210 acre tract and with the southwest line of the said 39.314 acre tract, the following twenty-one (21) courses and distances:

1. South 09°34'04" West, a distance of 149.36 feet to a calculated point;
2. South 02°31'43" West, a distance of 129.66 feet to a calculated point;
3. South 21°18'17" East, a distance of 111.43 feet to a calculated point;
4. South 33°14'35" East, a distance of 53.86 feet to a calculated point;
5. South 44°58'47" East, a distance of 67.16 feet to a calculated point;
6. South 57°05'41" East, a distance of 72.69 feet to a calculated point;
7. South 70°42'55" East, a distance of 87.72 feet to a calculated point;
8. South 58°17'30" East, a distance of 63.82 feet to a calculated point;
9. South 49°44'05" East, a distance of 133.07 feet to a calculated point;
10. South 60°07'04" East, a distance of 66.40 feet to a calculated point;
11. South 68°04'52" East, a distance of 90.39 feet to a calculated point;
12. North 87°59'26" East, a distance of 28.23 feet to a calculated point;
13. South 23°34'17" East, a distance of 28.94 feet to a calculated point;
14. South 52°14'05" East, a distance of 105.76 feet to a calculated point;
15. South 39°49'53" East, a distance of 146.88 feet to a calculated point;
16. South 75°49'14" East, a distance of 30.52 feet to a calculated point;

17. South 07°54'22" East, a distance of 24.34 feet to a calculated point;
18. South 15°48'06" East, a distance of 79.53 feet to a calculated point;
19. South 16°47'14" East, a distance of 82.34 feet to a calculated point;
20. South 17°25'02" East, a distance of 97.45 feet to a calculated point;
21. South 44°16'44" West, a distance of 84.55 feet to the **POINT OF BEGINNING**,
containing 16.170 acres of land, more or less.

Surveyed on the ground on May 26, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

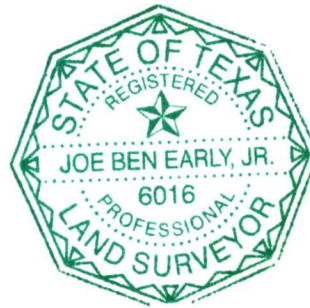
Attachments: Survey Drawing No. 1003-011-TRACT F



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

6/24/2020

Date



EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
TBPLS Firm No. 10194487

25.344 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 25.344 ACRES (APPROXIMATELY 1,103,976 SQ. FT.) IN THE MARIQUITA CASTRO SURVEY NO. 50, ABS. 160, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1220.210 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1996 AND RECORDED IN VOLUME 12731, PAGE 1051 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 34.751 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 AND RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.344 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south right-of-way line of E Parmer Lane (200' right-of-way width) as described in Document No. 2001157711 of the Official Public Records of Travis County, Texas, being the northeast corner of Lot 2-B, Parmer Commons Southeast Corner, a subdivision of record in Document No. 200900117 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Carter Burgess" cap found at the intersection of the south right-of-way line of E Parmer Lane and the east right-of-way line of Harris Branch Parkway (130' right-of-way width), bears North 78°11'11" West, a distance of 607.51 feet;

THENCE with the south right-of-way line of E Parmer Lane and crossing the said 34.751 acre tract and the said 1220.210 acre tract, the following two (2) courses and distances:

1. South 78°11'11" East, a distance of 615.42 feet to a 1/2" rebar with "Early Boundary" cap set, from which a TXDOT type II disc in concrete found in the north right-of-way line of E Parmer Lane, bears North 11°48'49" East, a distance of 199.67 feet;
2. With a curve to the right, having a radius of 2347.00 feet, an arc length of 1494.09 feet, a delta angle of 36°28'28", and a chord which bears South

59°57'20" East, a distance of 1468.99 feet to a rebar with aluminum "TXDOT" cap found in the east line of the said 1220.210 acre tract, being the northwest corner of a 30.501 acre tract described in Document No. 2020017937 of the Official Public Records of Travis County, Texas, from which a rebar with illegible aluminum cap found in the north right-of-way line of E Parmer Lane and the east line of the said 1220.210 acre tract, bears North 27°59'05" East, a distance of 211.68 feet;

THENCE South 28°08'58" West with the east line of the said 1220.210 acre tract and the west line of the said 30.501 acre tract, a distance of 409.55 feet to a 1/2" rebar found for a southeast corner of the said 1220.210 acre tract, being the northeast corner of a 15.03 acre tract described in Volume 10565, Page 318 of the Real Property Records of Travis County, Texas;

THENCE North 64°37'07" West with the south line of the said 1220.210 acre tract and the north line of the said 15.03 acre tract, a distance of 700.53 feet to a 1/2" rebar with "RPLS 4835" cap found for the northwest corner of the said 15.03 acre tract, being the easternmost corner of Lot 31 and northernmost corner of Lot 32, Block A, Speyside Section Two, a subdivision of record in Document No. 200100171 of the Official Public Records of Travis County, Texas;

THENCE crossing the said 1220.210 acre tract and the said 34.751 acre tract and with the north line of Lots 11-21, Block A, Speyside Section One, a subdivision of record in Document No. 200100003 of the Official Public Records of Travis County, Texas and the north line of Lots 22-31, Block A, of said Speyside Section Two, the following two (2) courses and distances:

1. North 61°55'54" West, a distance of 175.18 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 70°29'20" West, a distance of 1063.66 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of Lot 4-B, said Parmer Commons Southeast Corner, from which a 1/2" rebar with "Chaparral" cap found in the east right-of-way line of Harris Branch Parkway, being the northwest corner of Lot 1, Block A, of said Speyside Section One, bears South 77°11'50" West, a distance of 571.50 feet;

THENCE North 12°47'51" East crossing the said 34.751 acre tract and with the east line of said Lot 4-B, a distance of 147.81 feet to a 1/2" rebar with "Bury" cap found for the northeast corner of said Lot 4-B, being the southeast corner of Lot 3-B, of said Parmer Commons Southeast Corner;

THENCE North 12°40'08" East crossing the said 34.751 acre tract and with the east line of Lots 2-B and 3-B, of said Parmer Commons Southeast Corner, a distance of 348.98 feet to the **POINT OF BEGINNING**, containing 25.344 acres of land, more or less.

Surveyed on the ground on April 30, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

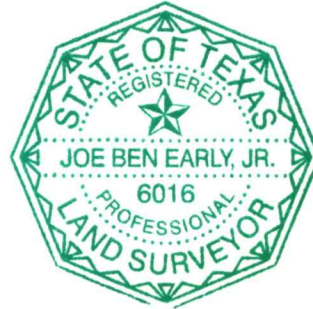
Attachments: Survey Drawing No. 1003-011-TRACT J



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487

5/15/2020

Date



EARLY LAND SURVEYING, LLC

P.O. Box 92588

Austin, TX 78709

512-202-8631

TBPELS Firm No. 10194487

4.140 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 4.140 ACRES (APPROXIMATELY 180,340 SQ. FT.) IN THE LUCAS MUNOS SURVEY NO. 55, ABS. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1220.210 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1996 AND RECORDED IN VOLUME 12731, PAGE 1051 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.140 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a stone column found in the northwest right-of-way line of Giles Road (130' right-of-way width) as described in Volume 9992, Page 370, Volume 9992, Page 385 and Volume 11134, Page 303 of the Real Property Records of Travis County, Texas, being the southernmost corner of Lot 69, Block H, Thornburry II, Section Two, a Small Lot Subdivision recorded in Document No. 201200202 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Chaparral" cap found for an angle point in the northwest right-of-way line of Giles Road, being the southernmost corner of Lot 113, Block H, Thornburry Section One, a Small Lot Subdivision recorded in Document No. 201000094 of the Official Public Records of Travis County, Texas, bears North 27°55'33" East, a distance of 72.37 feet, then South 62°20'35" East, a distance of 5.07 feet;

THENCE with the northwest right-of-way line of Giles Road and crossing the said 1220.210 acre tract, the following three (3) courses and distances:

1. South 27°55'33" West, a distance of 400.90 feet to a 1/2" rebar with "Early Boundary" cap set;
2. With a curve to the right, having a radius of 25.00 feet, an arc length of 38.81 feet, a delta angle of 88°57'01", and a chord which bears South 72°23'55" West, a distance of 35.03 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 26°52'17" West, a distance of 18.93 feet to a 1/2" rebar with "Early Boundary" cap set at the intersection of the northwest right-of-way line of Giles Road and the northeast right-of-way line of Blue Goose Road (right-of-way width varies) as shown on said Thornburry II, Section Two, being in the southwest line of the said 1220.210 acre tract;

THENCE North 63°27'50" West with the northeast right-of-way line of Blue Goose Road and the southwest line of the said 1220.210 acre tract, a distance of 374.78 feet to a 1/2" rebar with "Early Boundary" cap set;

THENCE North 26°51'02" East with the southeast right-of-way line of Blue Goose Road and crossing the said 1220.210 acre tract, a distance of 30.00 feet to a 1/2" rebar with "Delta" cap found for the southernmost corner of Lot 114, Block H, of said Thornburry II, Section Two, from which a 1/2" rebar with "Delta" cap found in the northeast right-of-way line of Blue Goose Road, being the westernmost corner of said Lot 114, bears North 63°03'09" West, a distance of 537.77 feet;

THENCE North 26°51'02" East crossing the said 1220.210 acre tract and with the southeast line of said Lot 114, a distance of 236.61 feet to a 1/2" rebar found for the easternmost corner of said Lot 114, being the southernmost corner of Lot 62, Block H, of said Thornburry II, Section Two, from which a 1/2" rebar found in the northeast line of said Lot 114, being the westernmost corner of said Lot 62, being the southernmost corner of Lot 61, Block H, of said Thornburry II, Section Two, bears North 63°00'55" West, a distance of 46.10 feet;

THENCE crossing the said 1220.210 acre tract and with the southeast line of said Lot 62, the following two (2) courses and distances:

1. North 26°51'02" East, a distance of 83.89 feet to a calculated point on the adjoiner side of a wood fence;
2. North 28°08'14" East, a distance of 103.45 feet to a 1/2" rebar with "CBD Setstone" cap found for the easternmost corner of said Lot 62, being an angle point in the southwest line of Lot 63, Block H, of said Thornburry II, Section Two;

THENCE South 62°04'41" East crossing the said 1220.210 acre tract and with the southwest line of Lots 63-69, Block H, of said Thornburry II, Section Two, passing a 1/2" rebar with "Delta" cap found for the southernmost corner of said Lot 63 and the westernmost corner of said Lot 64 at a distance of 41.74 feet and continuing for a total distance of 405.06 feet to the **POINT OF BEGINNING**, containing 4.140 acres of land, more or less.

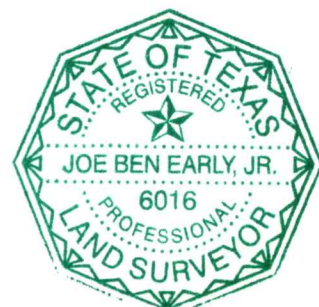
Surveyed on the ground on June 9, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1003-011-TRACT H

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

Date


6/16/2020



EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
TBPLS Firm No. 10194487

297.373 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 297.373 ACRES IN THE MARIQUITA CASTRO SURVEY NO. 50, ABS. 160, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1220.210 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 17, 1996 AND RECORDED IN VOLUME 12731, PAGE 1051 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A 21.056 ACRE TRACT CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD. IN A GENERAL WARRANTY DEED DATED DECEMBER 30, 1997 AND RECORDED IN VOLUME 13100, PAGE 1 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 297.373 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the north right-of-way line of E Parmer Lane (200' right-of-way width) as described in Document No. 2001157711 of the Official Public Records of Travis County, Texas, being the southeast corner of Lot 1, Block A, Commerce Park at Harris Branch, Section 2, a subdivision of record in Document No. 200500321 of the Official Public Records of Travis County, Texas, from which a TXDOT type II disc in concrete found at the intersection of the north right-of-way line of E Parmer Lane and the east right-of-way line of Harris Branch Parkway (130' right-of-way width), being in the south line of said Lot 1, bears North 78°11'11" West, a distance of 896.90 feet;

THENCE crossing the said 1220.210 acre tract and the said 21.056 acre tract and with the east line of said Lot 1, the following three (3) courses and distances:

1. North 12°05'33" East, a distance of 494.84 feet to a 1/2" rebar found;
2. South 81°28'05" East, a distance of 70.19 feet to a 1/2" rebar with "Chaparral" cap found;
3. North 11°56'21" East, a distance of 275.02 feet to a 1/2" rebar with "Chaparral" cap found for a northeast corner of said Lot 1, being the southeast corner of Lot 1-A, Block A, of said Commerce Park at Harris Branch, Section 2;

THENCE North $11^{\circ}44'29''$ East crossing the said 1220.210 acre tract and with the east line of said Lot 1-A, passing a 1/2" rebar found at a distance of 226.53 feet and continuing for a total distance of 226.99 feet to a calculated point in the south right-of-way line of Silicone Drive (90' right-of-way width) as shown on Commerce Park Section Two, Phase One, a subdivision of record in Document No. 200300287 of the Official Public Records of Travis County, Texas, being the northeast corner of said Lot 1-A, from which a 1/2" rebar with "Chaparral" cap found in the south right-of-way line of Silicone Drive and the north line of said Lot 1, bears North $78^{\circ}10'14''$ West, a distance of 985.08 feet;

THENCE South $78^{\circ}10'14''$ East with the south right-of-way line of Silicone Drive and crossing the said 1220.210 acre tract, a distance of 527.85 feet to a 1/2" rebar found for the southeast termination of Silicone Drive;

THENCE North $11^{\circ}35'14''$ East with the east termination of Silicone Drive and crossing the said 1220.210 acre tract, a distance of 90.00 feet to a 1/2" rebar with "Chaparral" cap found for the northeast termination of Silicone Drive;

THENCE North $78^{\circ}10'14''$ West with the north right-of-way line of Silicon Drive and crossing the said 1220.210 acre tract, a distance of 63.00 feet to a calculated point at the intersection of the north right-of-way line of Silicon Drive and the east right-of-way line of Titanium Street (90' right-of-way width) as shown on said Commerce Park Section Two, Phase One, from which a rebar with "GNR" cap, bears North $12^{\circ}10'17''$ East, a distance of 0.66 feet;

THENCE with the east right-of-way line of Titanium Street and crossing the said 1220.210 acre tract, the following six (6) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, an arc length of 23.59 feet, a delta angle of $90^{\circ}05'33''$, and a chord which bears North $33^{\circ}07'46''$ West, a distance of 21.23 feet to a calculated point, from which a rebar with "Baseline" cap found, bears South $83^{\circ}27'42''$ East, a distance of 0.96 feet;
2. North $11^{\circ}51'00''$ East, a distance of 759.51 feet to a 1/2" rebar found;
3. With a curve to the right, having a radius of 455.00 feet, an arc length of 121.16 feet, a delta angle of $15^{\circ}15'25''$, and a chord which bears North $19^{\circ}33'54''$ East, a distance of 120.80 feet to a 1/2" rebar with "Chaparral" cap found, from which a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of Titanium Street, bears North $62^{\circ}58'53''$ West, a distance of 90.64 feet;
4. North $27^{\circ}06'34''$ East, a distance of 1484.87 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar with "Chaparral" cap found in the west right-of-way line of Titanium Street, bears North $62^{\circ}53'26''$ West, a distance of 90.64 feet;

5. With a curve to the left, having a radius of 545.00 feet, an arc length of 113.78 feet, a delta angle of $11^{\circ}57'41''$, and a chord which bears North $21^{\circ}07'43''$ East, a distance of 113.57 feet to a 1/2" rebar with "Early Boundary" cap set;
6. With a curve to the right, having a radius of 15.00 feet, an arc length of 22.83 feet, a delta angle of $87^{\circ}13'18''$, and a chord which bears North $57^{\circ}53'53''$ East, a distance of 20.69 feet to a 1/2" rebar with "Early Boundary" cap set at the intersection of the east right-of-way line of Titanium Street and the south right-of-way line of E Howard Lane (114' right-of-way width) as described in Document No. 2003261359 of the Official Public Records of Travis County, Texas;

THENCE with the south right-of-way line of E Howard Lane and crossing the said 1220.210 acre tract, the following five (5) courses and distances:

1. South $79^{\circ}20'38''$ East, a distance of 2134.04 feet to a 1/2" rebar with "Early Boundary" cap set;
2. With a curve to the right, having a radius of 943.00 feet, an arc length of 725.51 feet, a delta angle of $44^{\circ}04'53''$, and a chord which bears South $57^{\circ}18'50''$ East, a distance of 707.75 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South $35^{\circ}16'23''$ East, a distance of 170.12 feet to a 1/2" rebar with "Early Boundary" cap set;
4. With a curve to the left, having a radius of 1057.00 feet, an arc length of 493.34 feet, a delta angle of $26^{\circ}44'31''$, and a chord which bears South $48^{\circ}38'39''$ East, a distance of 488.87 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar with "Chaparral" cap found in the north right-of-way line of E Howard Lane, bears North $28^{\circ}01'06''$ East, a distance of 114.00 feet;
5. South $61^{\circ}58'54''$ East, a distance of 459.75 feet to a mag nail with "Early Boundary" washer set in the southeast line of the said 1220.210 acre tract, being in the northwest line of a 269.567 acre tract described in Document No. 2000102360 of the Official Public Records of Travis County, Texas, from which a rebar with aluminum "Travis County" cap found in the north right-of-way line of E Howard Lane, bears North $28^{\circ}00'22''$ East, a distance of 114.00 feet;

THENCE South $28^{\circ}00'22''$ West with the southeast line of the said 1220.210 acre tract and the northwest line of the said 269.567 acre tract, a distance of 2868.00 feet to a 1/2" rebar found for the easternmost corner of a 78.516 acre tract described in Document No. 2003006187 of the Official Public Records of Travis County, Texas;

THENCE with the southwest line of the said 1220.210 acre tract and the northeast line of the said 78.516 acre tract, the following three (3) courses and distances:

1. North $62^{\circ}11'07''$ West, a distance of 615.20 feet to a 1/2" rebar found;
2. North $62^{\circ}06'09''$ West, a distance of 697.84 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North $62^{\circ}17'13''$ West, a distance of 616.54 feet to a 1/2" rebar found for the northernmost corner of the said 78.516 acre tract;

THENCE South $28^{\circ}03'51''$ West with the southeast line of the said 1220.210 acre tract which varies from the northwest line of the said 78.516 acre tract, a distance of 1128.01 feet to a rebar with illegible aluminum cap found in the northeast right-of-way line of E Parmer Lane, from which a rebar with aluminum "TXDOT" cap found in the southwest right-of-way line of E Parmer Lane, bears South $27^{\circ}59'05''$ West, a distance of 211.68 feet;

THENCE with the northeast right-of-way line of E Parmer Lane and crossing the said 1220.210 acre tract and the said 21.056 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 2547.13 feet, an arc length of 1547.71 feet, a delta angle of $34^{\circ}48'52''$, and a chord which bears North $60^{\circ}46'44''$ West, a distance of 1524.01 feet to a TXDOT type II disc in concrete found;
2. North $78^{\circ}11'11''$ West, a distance of 325.87 feet to the **POINT OF BEGINNING**, containing 297.373 acres of land, more or less.

Surveyed on the ground on April 30, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1003-011-BASE


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487


Date



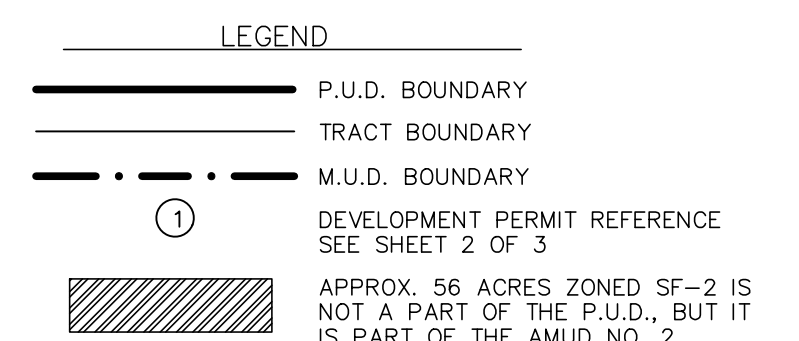
 ZONING BOUNDARY

Exhibit B

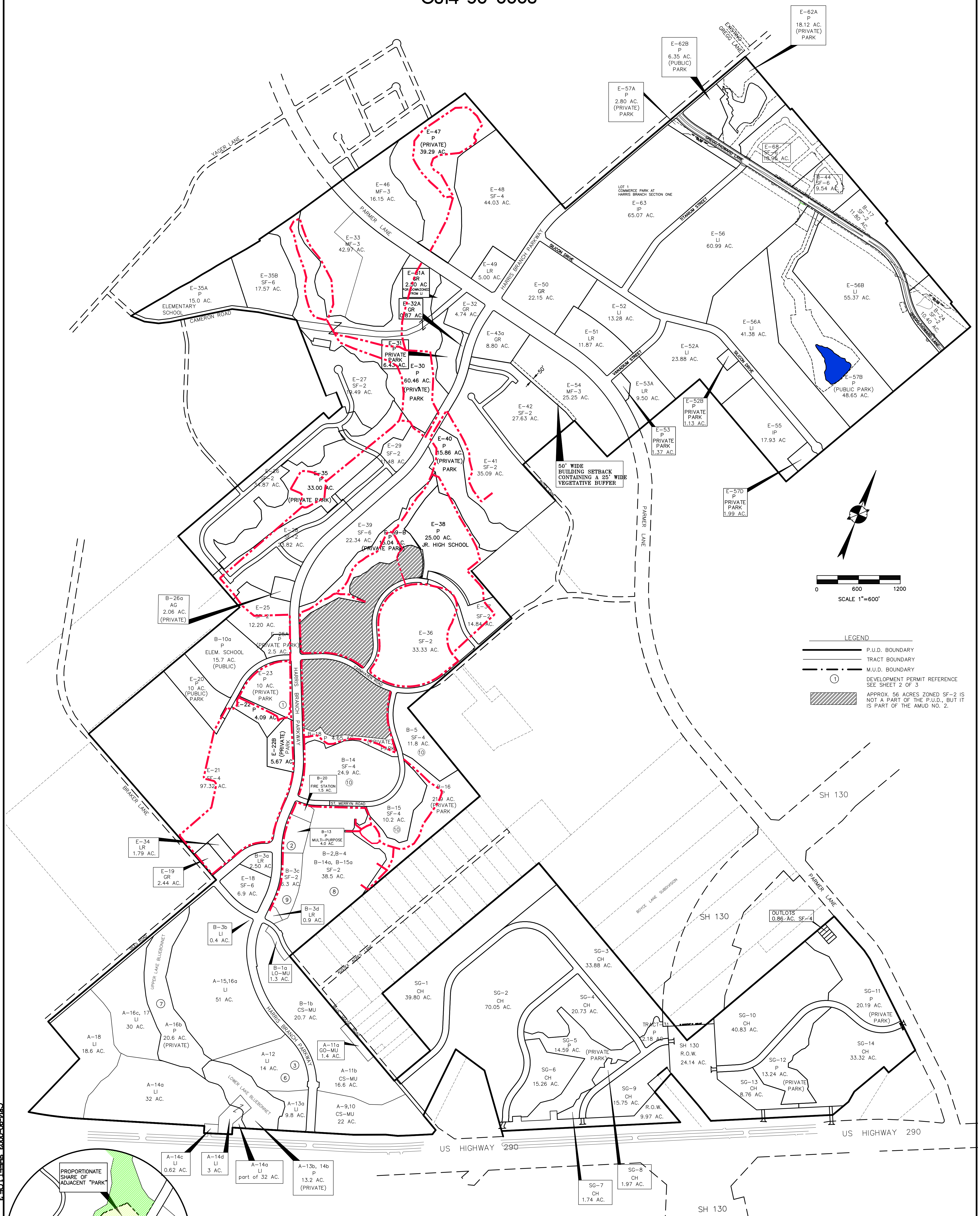
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or


$$1'' = 2,000'$$

C814-90-0003

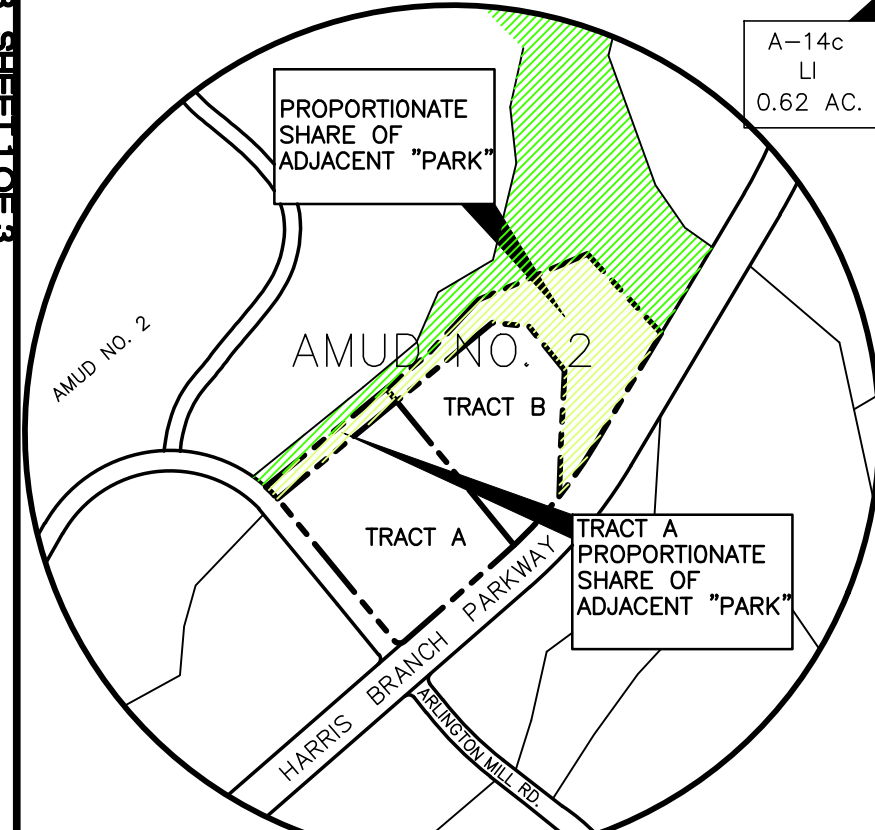


P.U.D. LAND USE PLAN
C814-90-0003

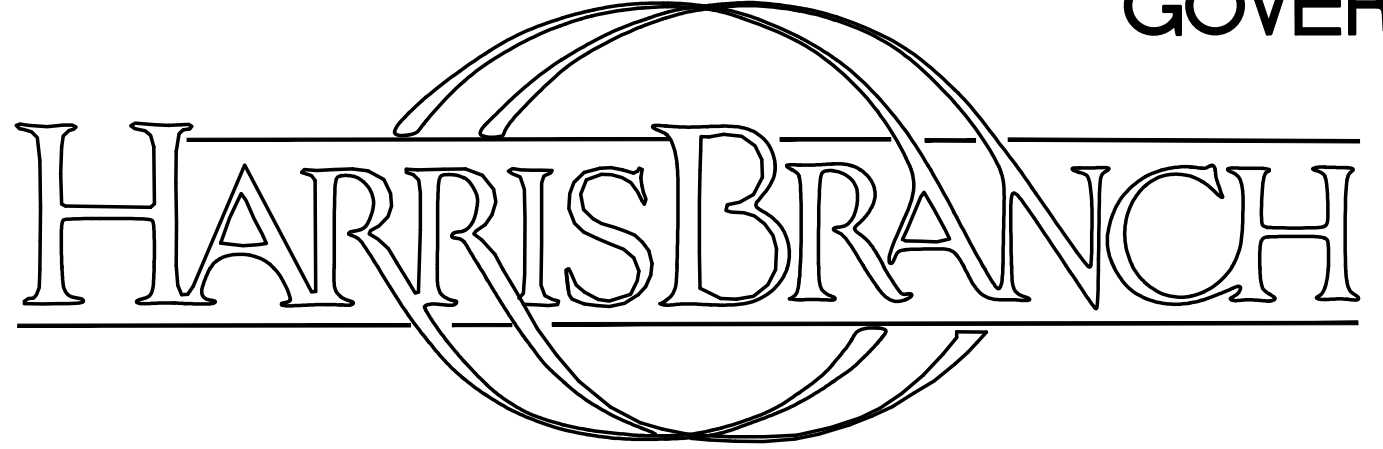


LEGEND

- P.U.D. BOUNDARY
- TRACT BOUNDARY
- M.U.D. BOUNDARY
- DEVELOPMENT PERMIT REFERENCE
- APPROX. 56 ACRES ZONED SF-2 IS NOT A PART OF THE P.U.D., BUT IT IS PART OF THE AMUD NO. 2.



SEE REVISION 7, SHEET 2 FOR NOTES GOVERNING PARKLAND REQUIREMENTS



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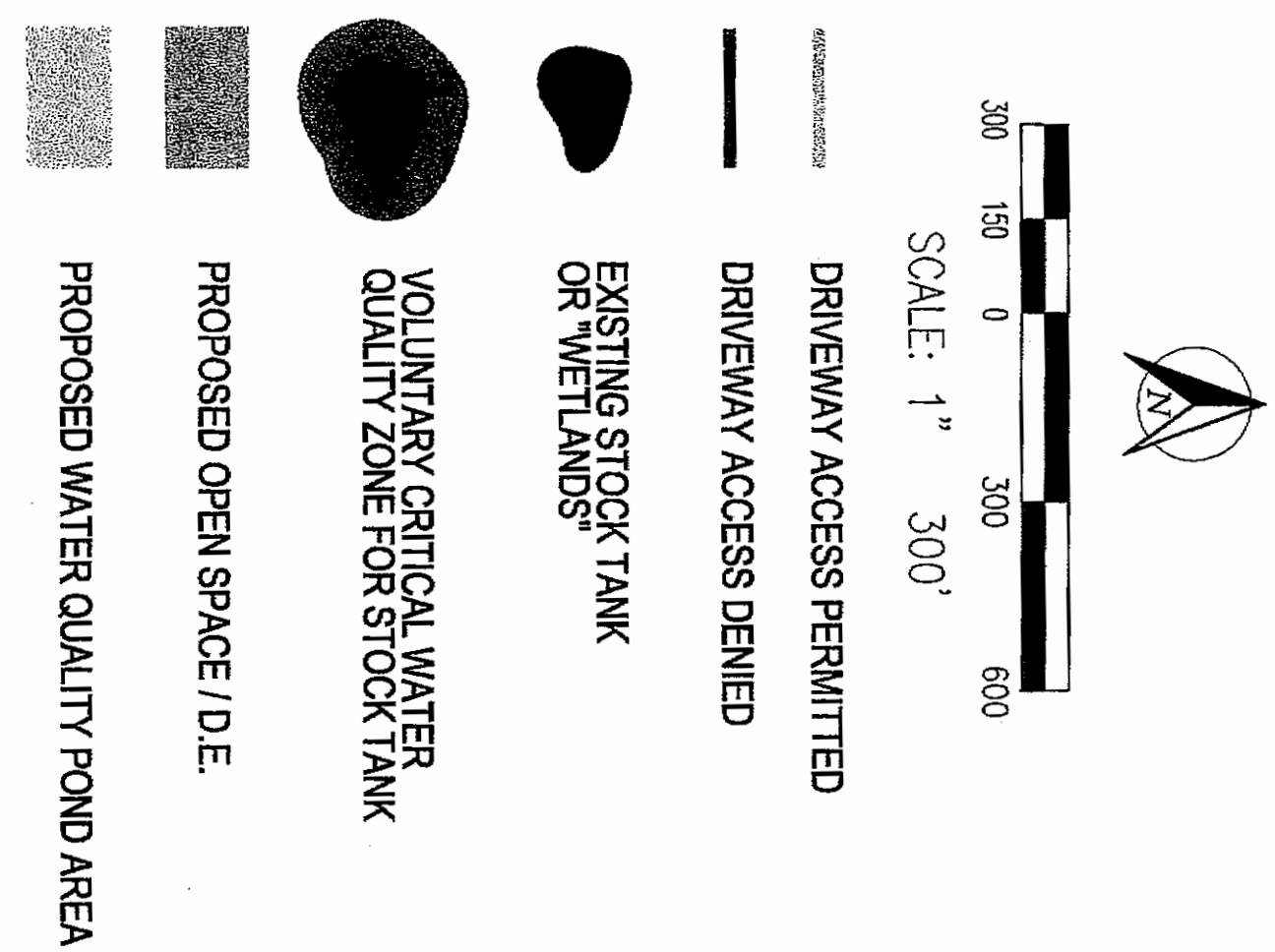


EXHIBIT "D"
SITE DEVELOPMENT LIMITATIONS

	<u>SF-2</u>	<u>SF-4A</u>	<u>SF-6</u>	<u>MF-2</u>	<u>MF-3</u>	<u>LO</u>	<u>GO</u>	<u>LR</u>	<u>GR</u>	<u>LI</u>	<u>IP</u>
MIN. LOT SIZE (Square Feet):	5,750	3,600	5,750	8,000	8,000	5,750	5,750	5,750	5,750	43,560	43,560
MIN. CORNER LOT (Square Feet):	6,900	4,500								43,560	
MIN. LOT WIDTH (Feet):	50	40	50	50	50	50	50	50	50	50	100
MIN. CORNER LOT WIDTH (Feet):	60	50									
MAX. DWELLING UNITS PER LOT:	1	1		**	***						
MAX. HEIGHT (Feet):	35	35	35	40	40	40	60	40	60	60	60
MIN. SETBACKS (Feet):											
FRONT YARD:	25	20	25	25	25	25	15	25	10		25
STREET SIDE YARD:	15	10	15	15	15	15	15	15	10		25
INTERIOR SIDE YARD:	5	*	5	5	5	5	5			****	****
REAR YARD:	10	*	10	10	10	5	5			****	****
MAX. BUILDING COVERAGE:	40%	45%	40%	50%	55%	50%	60%	50%	75%	75%	50%
MAX. IMPERIOUS COVER:	45%	55%	55%	60%	65%	70%	80%	80%	90%	80%	80%

*See Sec. 13-2-636 **See Sec. 13-2-640 ***See Sec. 13-2-641 ****See Sec. 13-2-675