

ORDINANCE NO. 2011215-079

AN ORDINANCE AMENDING ORDINANCE NO. 20100729-120 TO INCREASE BY 0.83 ACRES THE BOUNDARIES OF THE PROJECT KNOWN AS THE BULL CREEK PLANNED UNIT DEVELOPMENT PROJECT AND REZONING THE 0.83 ACRES FROM INTERIM-LAKE AUSTIN RESIDENCE (I-LA) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; MODIFYING THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4909, 4923, 4925, AND 4929 FM 2222 ROAD.

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

PART 1. Bull Creek Planned Unit Development (“Bull Creek PUD”) is comprised of approximately 55 acres of land located generally in the 4900 block of FM 2222 Road in Travis County and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20100729-120 (the “Original Ordinance”) as approved July 29, 2010.

PART 2. 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 described in the Original Ordinance and as Tract One below, and to change the base district from interim-Lake Austin residence (I-LA) district to planned unit development (PUD) district on the property being added as Tract Two to the Bull Creek PUD, as follows:

Tract One: Approximately 53.8741 acres in Travis County, consisting of two tracts of land and being more particularly described in Exhibit “A” incorporated into this ordinance; and

Tract Two (the “Tower Lot”): A 0.83 acre tract being all of Lot 2, Bull Creek Road Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 28, Page 17, of the Plat Records of Travis County, Texas (collectively, the “Property”),

locally known as 4909, 4923, 4925, and 4929 FM 2222 Road, in the City of Austin, Travis County, Texas, and further described in Zoning Case No. C814-2009-0139.02, on file at

5505 Paradox Cove,

the Planning and Development Review Department, and generally identified the map attached as Exhibit “B”.

PART 3. This ordinance and the attached Exhibits “A” through “O” are the amended land use plan (“Bull Creek Land Use Plan”) for the Bull Creek PUD and amends the Original Ordinance. Development of and uses within the Bull Creek PUD shall conform to the limitations and conditions set forth in this ordinance and in the attached Bull Creek Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls.

PART 4. 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: Description of Property: Tracts One and Two

Exhibit B: Amended Zoning Map

Exhibit C: Amended Land Use Plan

Exhibit D: ~~Amended Notes~~ Residential Notes

Exhibit E: Civic Notes

Exhibit ~~X~~ F: ~~Ecological Preservation/Rehabilitation Plan~~ Restoration Plan

~~Exhibit F: Constructed Habitat for Migratory Waterfowl Plan~~

Exhibit G: Amended Green Building & Environmental Benefits (G-1, G – 2, G- 3)

Exhibit H: Artwork

Exhibit I: Swim Pier

Exhibit J: Environmental Modification Plan – Cut & Fill

Exhibit K: Environmental Modification Plan – Construction on Slopes

Exhibit L: Amended Slope Analysis (L -1, L - 2)

Exhibit M: Driveway Details

Exhibit N: Amended Critical Environmental Features (N-1)

Exhibit O: Amended Tree Protection (O – 1, O- 2)

PART 5. In accordance with Chapter 25-2, Subchapter V, Article 2, Division 5 (*Planned Unit Developments*) of the Code, the Bull Creek PUD development shall comply with the requirements for a PUD, except as otherwise modified by this ordinance.

A. Use Regulations.

1. Except as otherwise provided in this ordinance the Property is subject to Lake Austin residence (LA) district permitted and conditional uses and site development regulations.
2. Crop production use and urban farm use are additional permitted uses of the Property.

3. Cultural Services use is a by-right permitted use of the Property.

4. ~~3~~ Section 25-2-863 (C) (*Urban Farms*) of the Code is modified to allow an urban farm on a site greater than five acres.

5. ~~4~~ Section 25-2-893 (C) (*Accessory Uses for a Principal Residential Use*) of the Code is modified to allow two guest houses. The structure on the Tower Lot may be used as a guest house, in addition to the two guest houses on the Tract One property. Upon conversion of the Property, the guest houses may be converted to a civic use.

6. ~~5~~ Section 25-2-900 (*Home Occupations*) of the Code is modified so that only the following home occupation regulations apply: a) a home occupation may occur within the primary residence, the Tower Lot, or accessory structures, and b) a home occupation may include the occupant of the primary residence and staff assisting with property and household management, domestic service household maintenance (interior and exterior), landscaping, security, bookkeeping, and personnel working for the owner or owner's nonprofit foundation. Please reference the following page for additional sections added to Part 5. Section A.

B. Zoning and Site Development Regulations.

1. With the addition of the Tower Lot, the maximum impervious cover is 20 percent. ~~15 percent.~~ [14] percent. Section 25-8-64 (*Impervious Cover Assumptions*) of the Code is modified to allow impervious cover to be calculated over the entire Property and not on a lot by lot basis.

2. Section 25-2-551(B) ~~(3)~~ (*Lake Austin (LA) District Regulations*) of the Code is modified to allow additional improvements within the shoreline setback area as shown on Exhibits C and J. These improvements may include a ~~constructed habitat for migratory waterfowl~~, but are not limited to, habitat pond, decks, trails, impervious walks, boardwalk, terraces, skyspace structure, site electrical, weir system, berms, swimming area, and related improvements. Maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities is allowed. artwork and their supporting foundations, & pervious walkways

3. Section 25-2-551(B) ~~(5)~~ ^{(E)(2)} (*Lake Austin (LA) District Regulations*) of the Code is modified to allow development of a guest house and recreation building on limited gradients that exceed 35 percent in accordance with Exhibit K.

Additional Use Regulations:

Add new Part 5. Section A(7):

7. Section 25-2-897 (*Accessory Uses for a Principal Civic Use*) of the Code is modified to allow an art studio, classroom, meeting facility, gift shop, coffee bar, snack shop, and cafeteria as an accessory use to a principal civic use.

Add new Part 5. Section A(8):

8. Upon conversion of the Property to a civic use, any structure, including the parking areas located on the Property may be used for a civic use.

5. ~~4.~~ Section 25-2-492 (*Site Development Regulations*) of the Code is modified to allow interior side yard setbacks to be zero feet.
6. ~~5.~~ Section 25-2 Subchapter F: Residential Design and Compatibility Standards, 2.5 (*Side Yard Setbacks*) and 2.6 (*Setback Planes*) of the Code are modified to allow interior side yard setbacks to be zero feet and interior lot line setback planes not to apply.

C. Hill Country Roadway.

1. The PUD shall comply with the Hill Country Roadway Ordinance except as shown in this Subsection C.
 - a) Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) of the Code is modified to allow compliance with Exhibit K for construction on slopes. Artwork and its supporting foundations, and buildings associated with the civic use shall be excluded from FAR Calculations.
 - b) Section 25-2-1123 (*Construction on Slopes*) of the Code is modified to allow construction of the guest house to comply only with Exhibit K.
 - c) Section 25-2-1126 (*Building Materials*) of the Code is modified to allow reflective and non-native building materials for structures built 100 feet behind a 10-foot high masonry wall that is constructed 100 feet from the right-of-way of FM 2222 Road. A vegetative buffer with native plants and trees shall be provided as additional screening.
 - d) A 100-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to the FM 2222 right-of-way. At approximately the 100-foot setback line a 10-foot high wall or fence shall be constructed for visibility and sound attenuation. Additional native trees will be planted to supplement the existing native vegetation. Entryway features are allowed within the setback in the vicinity of the driveways.
including, but not limited to, monument signs, artwork, lighting, flag poles, gatehouse, gates, and driveway turnaround
 - e) At least 10 percent of the site within the Hill Country Roadway 1000 foot setback area shall be left in a natural state, except for vegetative management activities in accordance with a) the existing wildlife management plan approved by the Travis County

Appraisal District for the property and, b) the Ecological Conservation and Preservation Plan outlined in Exhibit ~~X~~ of this ordinance.

Please reference the following page for additional sections added to Part 5. Section C(1).

2. The City acknowledges and agrees that the existing building on the Tower Lot is a legal noncomplying structure, and as such, shall be subject to applicable City Code provisions.

AND THE RESTORED
EXISTING BOAT
HOUSE

D. Environmental Regulations.

1. Development of the Property shall comply with the criteria, plans, or requirements as written or illustrated on Exhibits D, E, F, G, J, K, L, N, and O.
2. Section 25-8-261(C) (*Critical Water Quality Zone Development*) of the Code is modified to allow the following improvements within the critical water quality zone as shown on Exhibit C and described in Exhibit J:

Habitat Pond, Riparian
Habitat, Exclosures,
Existing and Proposed
Guest House, Caretaker
Residence

pervious & impervious
walkways, low water
crossing

- a) ~~migratory bird habitat,~~ birdbath facilities, decks, levees, trails, sidewalks, boardwalk, remnant foundation, terraces, skyspace structure, security equipment, wiring, swimming area, and related facilities;
- b) maintenance and remodel of existing swimming area, boat docks, walkways, and terraces; and
- c) cut and fill as required for the above improvements in accordance with Exhibit J.

site electrical, weir
system,

artwork and its
supporting foundations,

3. Section 25-8-281(B) (*Critical Environmental Features*) of the Code is modified to allow critical environmental features ("CEF") to be located on a residential lot.
4. Section 25-8-281(C) (*Critical Environmental Features*) of the Code is modified to provide buffer requirements for the CEFs on the Property in accordance with Exhibit N.
5. For the purposes of calculating impervious cover for the Property, walkways built in accordance with the pervious walkways detail provided in Exhibit F shall be counted as pervious cover and shall satisfy the requirements outlined in Section 1.6.7 of the ECM.

Additional Hill Country Roadway Regulations:

Add new Part 5. Section C(1)(f):

- f) For a civic use and its related accessory uses, the maximum building height shall not exceed 35 feet. Artwork is excluded from the height limitation.

5. Sections 25-8-281 (*Critical Environmental Features*) and Section 25-8-282 (*Wetland Protection*) of the Code do not apply to any proposed manmade environmental features.
6. Section 25-8-302 (*Construction of a Building or Parking Area*) of the Code is modified to allow small portions of building and parking areas to be constructed on slopes greater than 25 percent, as shown on Exhibit K. Terracing shall be optional for portions of the slopes that are not constructed on, but spanned by a building.
7. Section 25-8-341 (*Cut Requirements*) of the Code is modified to allow cuts to exceed four feet in accordance with Exhibit J.
8. Section 25-8-342 (*Fill Requirements*) of the Code is modified to allow fills to exceed four feet in accordance with Exhibit J.
9. The requirements of Sections 3 through 3.3.5 (*Tree Survey*) of the Environmental Criteria Manual ("ECM") are modified to allow only trees of eight inch and greater diameter to be surveyed and for single family tree regulations to apply. Upon conversion of the Property to a civic use, this provision shall not apply.
10. CEF Buffers and Construction. The following conditions apply to the 50-foot wide buffer for Rimrocks 1 and 2 as shown on Exhibit N:
 - a) a 40-foot limit of construction shall be maintained from Rimrock 1 and 2;
 - b) the 10-foot wide area with the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from the City of Austin Standard Specification Item No. 609S, and
 - c) erosion and sedimentation controls must be placed at the limits of construction.
11. A 150-foot wide buffer shall be provided for the emergent wetland fringe located within Bull Creek. The following may be located within the buffer area:

AS SHOWN ON
EXHIBIT N,



Habitat pond & riparian habitat,
pervious and impervious walkways,
restored existing boat house

artwork and its supporting
foundations

Trails, existing retaining wall, proposed trees, stone stairs, regraded slope, ~~migratory habitat for waterfowl~~, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities.

12. A setback is not required for or associated with a cypress fringe located on portions of the Property.

13. Artwork may not be installed within 50-ft of a Critical Environmental Feature.

- E. Shoreline Swim Area/Docks and Wetlands Area. 14. The PUD will establish a Sustainable Land Management Plan and manage invasive species in accordance with Note 1

15. 75% of native caliper inch will be preserved, to be determined at time of site plan review, and 2 on Exhibit F(Restoration Plan). Additionally, 75% native caliper inch of protected trees and 100% of native caliper inch of heritage trees will be preserved to be determined at time of site plan review.

Swim area reconstruction shall not exceed 50 feet from the shoreline in accordance with Exhibit I.

16. The PUD shall maintain recycling facilities in each building.

2. Shoreline modifications for the swim area will exceed Code and ECM requirements in order to preserve the natural and traditional character of the shoreline as set forth under Section 25-7-61(A)(5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*), maintain the integrity of protected riparian areas and minimize damage to physical and biological characteristics set forth in Section 1.7.7(A) ECM. Parts of the proposed plan will:

- a) maintain the water quality benefits and biological integrity of a functioning, natural vegetated shoreline by providing landscape details which replace existing shoreline vegetation with more desirable native species that provide bank stabilization and natural character;
- b) provide the slope of a natural shoreline with minimal stone toe armor pursuant to the current recommendations for bank stabilization of City of Austin Environmental Resource Management Division wetlands biologist;
- c) provide native wetland plantings as mitigation for any impacts to protected wetland areas with the approval of City of Austin Environmental Resource Management Division wetlands biologist; and
- d) provide the seal of a Texas professional engineer to certify that the hydraulic and structural design of dock and shoreline treatment are adequate that the improvement complies with the ordinances of the City, Drainage Criteria Manual, and the laws of the State as set

forth in Section 25-7-62 (*Certificate of Professional Engineer Required for Certain Alterations and Improvements*) of the Code.

3. Additionally, boat slips may not exceed 12, and a boat slip may not be used for commercial purposes. The Tower Lot may maintain the two additional boat slips associated with it, in addition to the 12 boat slips existing on the Tract One property. However, they may not be used for commercial purposes.

4. The property owner and operator of the civic use shall agree to keep the shoreline clean of trash and debris.

F. Transportation Regulations

1. The southern internal driveway shall be built in accordance with Exhibit M.
2. The requirements of the Transportation Criteria Manual Section 5.3P and the City of Austin Standard Detail 433S-1 are modified to allow a driveway apron to slope away from the street and to exceed a two percent grade for the driveway apron. (See Exhibit M)

Please reference the following page for additional sections added to Part 5. Section F.

G. Drainage Regulations.

1. Section 25-7-152 (*Dedication of Easements and Rights-of Way*) of the Code is modified so that a drainage easement dedicated to the public is not required for flows onto the property; provided however, the property shall accept flows from adjacent tracts in accordance with natural drainage patterns. An easement for the FEMA floodplain shall satisfy dedication requirements along Bull Creek.

- H. Artwork. ~~At least 2~~ art installations shall be provided on the Property in accordance with Exhibit H.

and its supporting foundations

1.

Please reference the following page for additional sections added to Part 5.

PART 6. Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance No. 20100729-120, as amended, remain in effect.

and Ordinance No.
20111215-079

Additional Transportation Regulations:

Add new Part 5. Section F(3):

3. Modify Section 25-6-472(A) Appendix A to require a minimum of 50 parking spaces, but no more than 100 parking spaces, for a civic use and its related accessory uses.

Add new Part 5. Section F(4):

4. Daily vehicular trips shall not exceed 400. A trip is defined as the one-way direction of a vehicle onto or off the Property. Upon conversion of the site to a civic use, traffic data shall be captured and provided to the City of Austin six months after opening for a period of two (2) years to ensure daily traffic volumes have stayed within the threshold outlined above. The City shall have the right to audit the supporting documents for the annual report. If the owner meets the trip cap each year with proof in the annual report for two consecutive years, the annual reporting will no longer be required. ATD may require additional traffic count reports if complaints are received within the first five years the civic uses are in operation. ATD may enforce compliance with this section through legal means including injunction relief. Any use of the property for any purpose shall be required to comply with the limitations on vehicle trips set forth in this section.

Add new Part 5. Section F(5):

5. The driveway design and location on RR 2222 is subject to TxDOT approval. Any changes to the PUD resulting from and related to the driveway design may be approved administratively.

6. General public access to the property shall be made through a reservation system.

7. Upon conversion of the Property to a civic use, the driveway currently located at the northern end of the property shall operate as a right-in/right-out driveway and no more, pending driveway permit approvals from the Texas Department of Transportation (TxDOT). This driveway shall provide a right-turn deceleration lane designed to TxDOT standards, pending driveway permit approvals from TxDOT.

8. Upon conversion of the Property to a civic use, the driveway currently located at the southern end of the property shall provide the necessary roadway improvements to operate as a full purpose driveway (e.g. right-in, right-out, left-in, left-out), pending driveway permit approvals from TxDOT. This includes widening RM 2222 to provide a left-turn bay and a right-turn deceleration lane designed to TxDOT Standards.

9. A Transportation Demand Management Plan shall be required to be reviewed and approved by the City of Austin prior to the release of an application permit for the civic use.

Additional Sections added to Part 5:

J. Sound Amplification

1. The use of amplified sound in an area not fully enclosed by permanent walls and a roof may not exceed 30 days per calendar year, with a 10 PM cutoff 10 days a year and an 8 PM cutoff the remaining 20 days.

2. The use of sound equipment that produces sound audible beyond the property line is prohibited between 10 p.m. and 10 a.m.

3. Regardless of the proposed use, the PUD shall be subject to the sound restrictions outlined in Section 9-2-5 (Restriction on Use of Sound Equipment in a Residential Area) of the City of Austin Land Development Code.

K. Lighting

1. Lighting for the artwork and trees may be low level lighting. Only a very small amount of light will escape skyward. Light fixtures will have a diffusing cover over them. Luminaries shall not shine directly onto neighboring properties, roadways, or distribute excessive light skyward.

2. All other lighting for the property will comply with the following standards:

a. Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.

b. Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.

c. Set a Total Outdoor Light Output: maximum lumens allowed per net acre:

i. Nonresidential Property: 100,000 lumens/net acre

ii. Residential Property: 25,000 lumens/net acre

d. Prevent light trespass: focus light on activity and use activity appropriate lighting

e. Use full cut off or fully shielded light fixtures

J. Green Energy Facilities

1. Owner may construct/place additional sustainability facilities on the Property in the future including but not limited to solar panels, battery storage, wind appliances, thermal energy, and other components of a micro grid at locations to be determined. Such facilities shall be in compliance with applicable City of Austin requirements.

PART 7. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

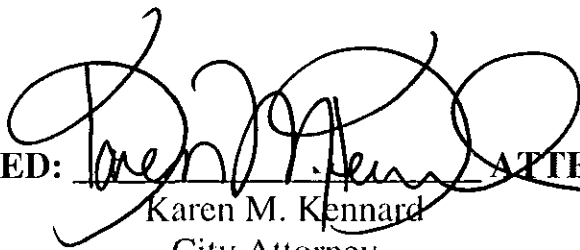
December 15, 2011

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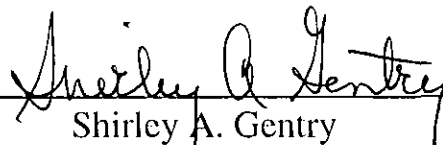
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

TRACT 1

FIELD NOTES FOR

44.572 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44 572 ACRE TRACT OF LAND CONVEYED TO KEY ENTERPRISES, INC., TED L. STEWART AND RON AMENI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY MET 3 AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Northeast corner of said 44.572 acre tract, being at the Southeast corner of Lot 1, Bull Creek Road Subdivision, a subdivision recorded in Plat Book 28, Page 17 of the Plat Records of Travis County, Texas, being in the West r.o.w. line of F.M. Hwy No. 2222, for the PLACE OF BEGINNING hereof;

THENCE along the East line of said 44.572 acre tract, being along the West r.o.w. line of F.M. Hwy No. 2222 for the following courses:

Along a curve to the left whose radius is 408.15 feet, whose arc is 57.65 feet and whose chord bears S 07°20'50" W for a distance of 57.60 feet to a 1/2 inch iron pin found

S 01°29'54" E for a distance of 119.52 feet to a 1/2 inch iron pin found

S 03°17'00" W for a distance of 751.90 feet to a 1/2 inch capped iron pin set for the Southeast corner of said 44.572 acre tract;

THENCE along a Southerly line of said 44.572 acre tract for the following courses:

N 88°15'00" W for a distance of 287.50 feet to a 1/2 inch capped iron pin set

N 60°30'00" W for a distance of 387.50 feet to a 1/2 inch capped iron pin set

N 88°30'00" W for a distance of 200.00 feet to a 1/2 inch capped iron pin set

S 44°30'00" W for a distance of 222.50 feet to a 1/2 inch capped iron pin set

S 01°30'00" W for a distance of 180.00 feet to a 1/2 inch capped iron pin set

S 36°20'00" E for a distance of 353.21 feet to a 1/2 inch capped iron pin set

S 39°20'00" W for a distance of 540.43 feet to a point at the water's edge of the North bank of Lake Austin, for a Southerly corner of said 44.572 acre tract;

THENCE along the water's edge of the North bank of Lake Austin for the following courses:

N 50°41'13" W for a distance of 293.66 feet to an angle point

N 54°13'50" W for a distance of 481.15 feet to an angle point

FIELD NOTES
FOR

44.572 ACRES OF LAND - Page Two

N 49°50'24" W for a distance of 135.83 feet to a point at the water's edge of the East bank of Bull Creek, for the Southwest corner of said 44.572 acre tract;

THENCE along the water's edge of the East bank of B. . Creek for the following courses:

N 03°09'58" E for a distance of 9.95 feet to an angle point

N 39°03'55" E for a distance of 500.02 feet to an angle point

N 33°35'47" W for a distance of 57.70 feet to an angle point

N 25°18'41" W for a distance of 152.65 feet to an angle point

N 17°04'31" W for a distance of 23.61 feet to an angle point

N 13°59'42" W for a distance of 159.33 feet to an angle point

N 00°28'15" W for a distance of 177.67 feet to an angle point

N 11°27'02" E for a distance of 183.31 feet to an angle point

N 24°04'28" E for a distance of 73.27 feet to a 60-d nail set in a tree stump for the Northwest corner of said 44.572 acre tract;

THENCE along the North line of said 44.572 acre tract for the following courses:

N 89°29'31" E for a distance of 232.09 feet to a ½ inch iron pin found

N 89°10'10" E for a distance of 76.00 feet to an iron bolt found

N 89°15'25" E for a distance of 569.23 feet to a ½ inch iron pin found

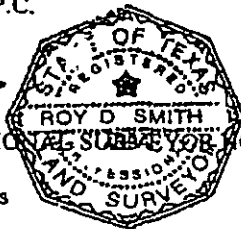
N 89°00'02" E for a distance of 555.61 feet to a ½ inch iron pin found

N 89°14'44" E for a distance of 216.58 feet to the PLACE OF BEGINNING and containing 44.572 acres of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
August 18, 2005
44.572 ac. - T.J. Chambers



TRACT 2

Part A: Lot 1, BULL CREEK ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 28, Page(s) 17 of the Plat Records of Travis County, Texas

and

Part B: Being 8.495 acres of land, more or less, and lying in and situated out of the Thomas J. Chambers Survey in Travis County, Texas and being more particularly described on Exhibit B-1 attached hereto and made a part hereof.

EXHIBIT B-1

LEGAL DESCRIPTION: BEING A 8.495 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN FOUR PARCELS OF LAND CONVEYED TO 4-D PARTNERS L.P. AS TRACTS 2-5 BY DEED RECORDED IN DOCUMENT NO. 19999133413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2007:

BEGINNING at an iron pipe found in the northerly line of that certain 44.572-acre tract of land conveyed to Danforth Partners I, LTD by deed recorded in Document No. 2001057457 of said deed records for the southeast corner of said 4-D Partners Tract 5 (3.845 acres) and the southwesterly corner of Lot 1, Bull Creek Road Subdivision, a subdivision of record in plat book 28, page 17 of the Plat Records of Travis County, Texas;

THENCE along the north line of said Danforth tract and the south line hereof and said 4-D Partners tract the following six (6) calls:

1. N 89°45'40" W a distance of 555.41 feet to a ½" iron rod found for angle point and common corner of tracts 2 and 5;
2. N 89°25'30" W a distance of 152.99 feet to a ½" iron pipe found for angle point and common corner of tracts 2 and 3;
3. N 89°22'13" W a distance of 122.77 feet to a ½" iron rod found for angle point;
4. N 89°36'49" W a distance of 293.52 feet to a 5/8" iron bolt found for angle point and common corner of tracts 3 and 4;
5. N 89°35'58" W a distance of 75.97 feet to a ½" iron rod found for angle point;
6. N 89°26'01" W a distance of 234.85 feet to a calculated point in Lake Austin for the southwest corner hereof and said 4-D Partners L.P. Tract 4;

THENCE along Lake Austin and Bull Creek the following eleven (11) calls:

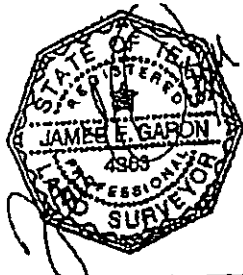
1. N 33°56'59" E a distance of 39.50 feet to a ½" iron rod found for angle point;
2. N 38°51'40" E a distance of 162.51 feet to a ½" iron rod found for angle point;

October 9, 2007

3. N 58°15'39" E a distance of 92.69 feet to a ½" iron rod found for angle point;
4. N 67°58'38" E a distance of 140.40 feet to a ½" iron rod found for angle point;
5. N 81°34'15" E a distance of 137.21 feet to a ½" iron rod found for angle point;
6. S 89°24'48" E a distance of 209.81 feet to a ½" iron rod found for angle point;
7. N 89°52'53" E a distance of 85.01 feet to a ½" iron rod set for angle point;
8. S 78°00'25" E a distance of 71.35 feet to a ½" iron rod found for angle point;
9. N 89°12'18" E a distance of 215.78 feet to a calculated point in water;
10. S 81°08'51" E a distance of 94.90 feet to a calculated point in water;
11. N 87°20'09" E a distance of 373.03 feet to a ½" iron rod set for the northeast corner hereof and said 4-D Partners tract 5 and the northwest corner of the aforesaid Lot 1, Bull Creek Road Subdivision;

THENCE S 15°57'31" W a distance of 291.00 feet along the west line of said Lot 1 to the POINT OF BEGINNING, containing 8.495 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon
 Registered Professional Land Surveyor
 Server: Col\Travis\Surveys\Thomas J Chambers\B58607.doc

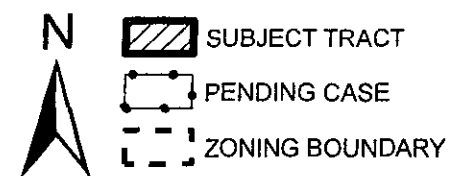
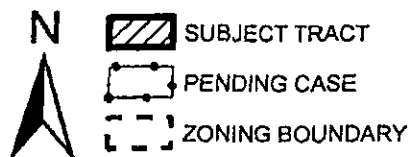
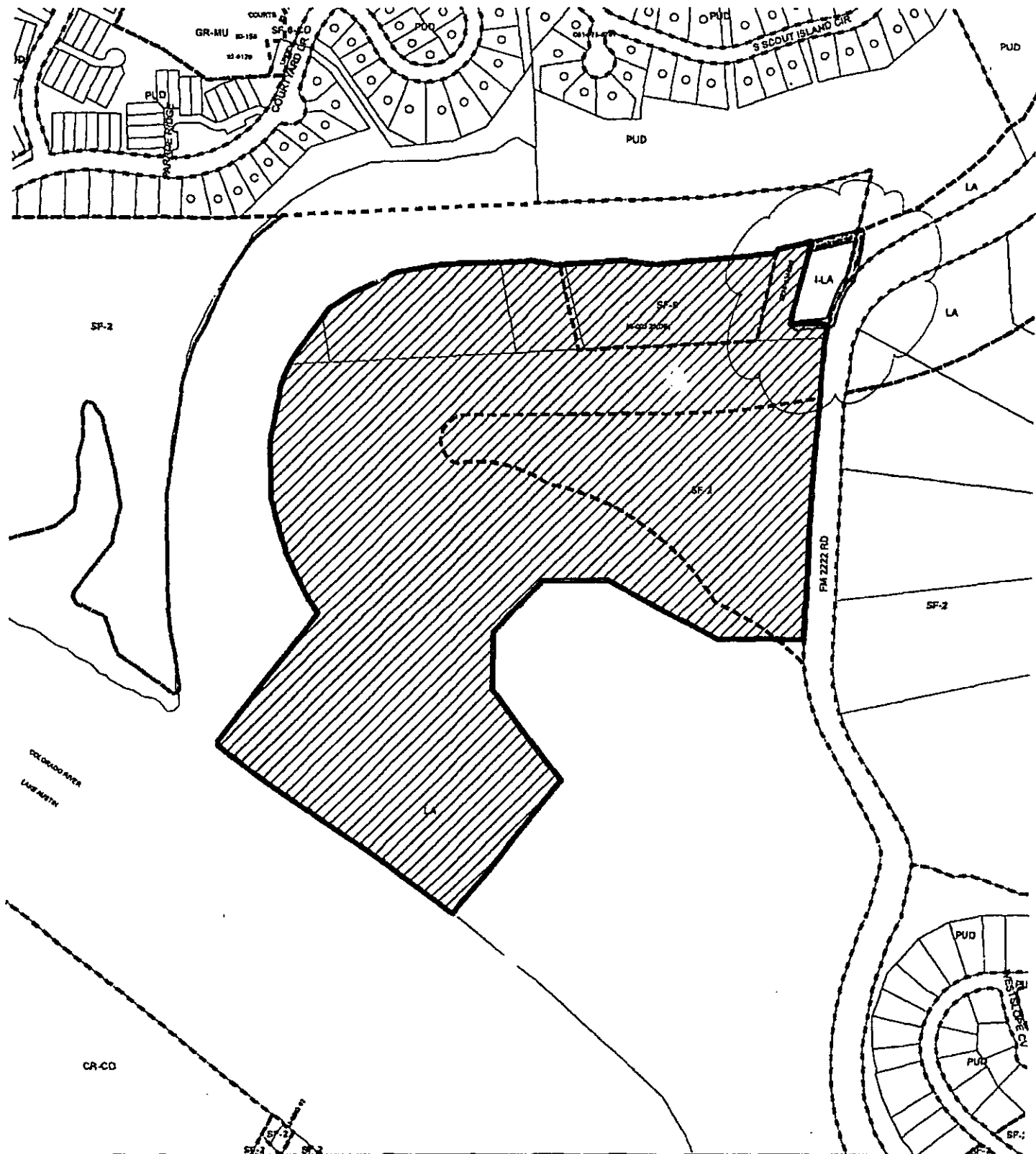


EXHIBIT B
ZONING CASE#: C814-2009-0139.02
LOCATION: 4909 FM 2222 RD
SUBJECT AREA: 54.7041 ACRES
GRID: G29
MANAGER: CLARK PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT B

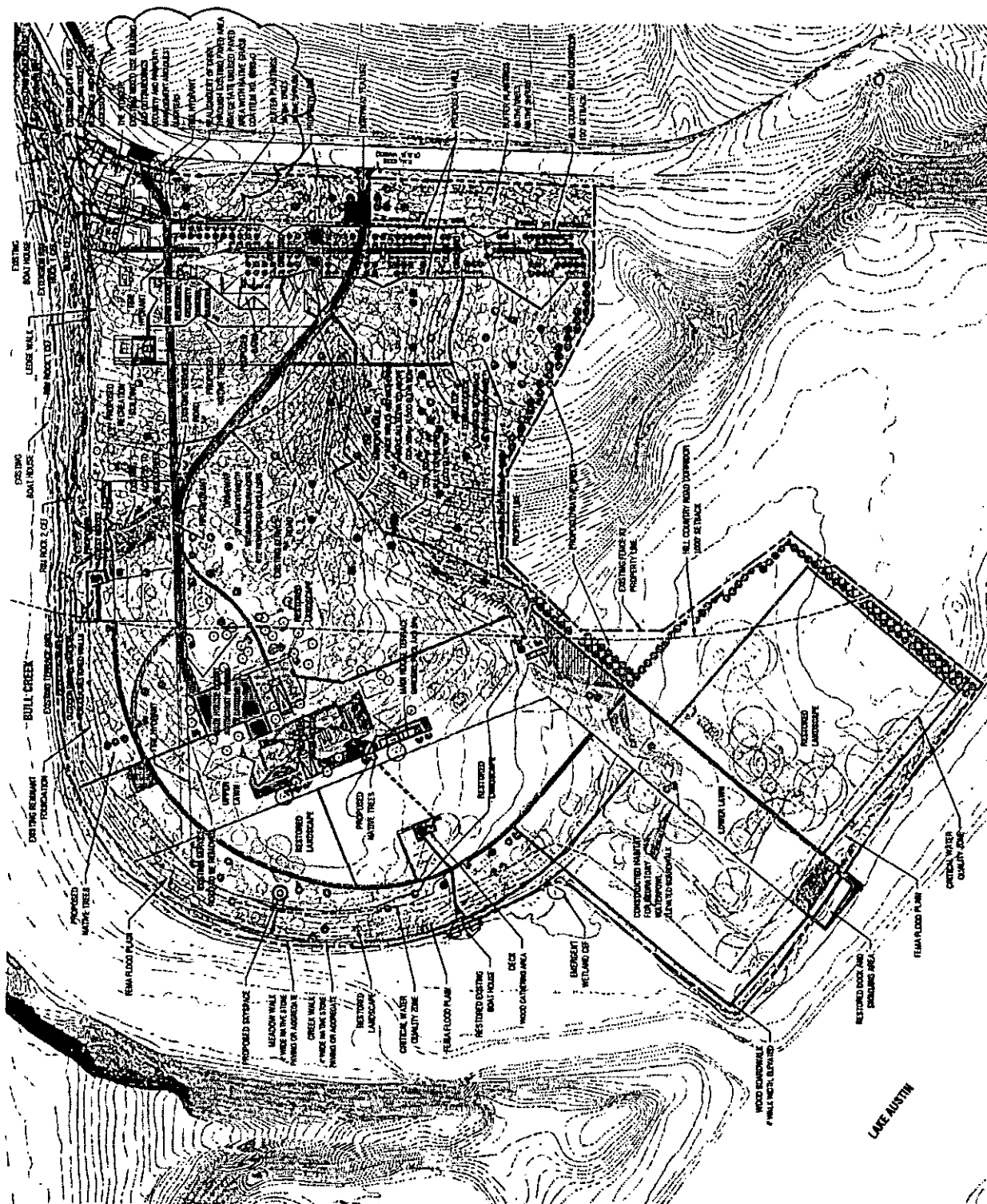


PLANNED UNIT DEVELOPMENT

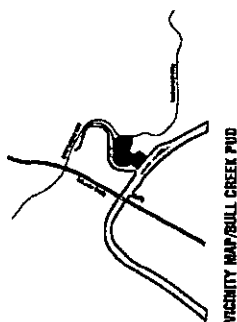
EXHIBIT B
 ZONING CASE#: C814-2009-0139
 LOCATION: 4909, 4923 & 4925 FM 2222
 SUBJECT AREA: 53.8741 ACRES
 GRID: G29
 MANAGER: C. PATTERSON



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



09/01/2011 BULL CREEK PUD EXHIBIT C - LAND USE PLAN
CITY OF AUSTIN CASE NUMBER: C014-2009-0139



SEE FULL SIZE EXHIBIT
FOR REDLINED CHANGES

NOTE: PROPOSED SITE DEVELOPMENT REGULATIONS, WAIVERS FROM AND MODIFICATIONS OF THE CODE ARE LISTED ON THE EXHIBITS SUPPORTING THE LAND USE PLAN.

NOTE: ALL BUILDINGS AND STRUCTURE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN.

NOTE: INSTALLED FIRE PROTECTION SYSTEMS TO BE APPROVED AND INSPECTED BY AUSTIN FIRE DEPARTMENT, IN ACCORDANCE WITH EXHIBIT D, GENERAL NOTE B.

ACREAGE: 53.8741



BULL CREEK PUD
EXHIBIT D - NOTES

RESIDENTIAL

1. During construction, the existing structure on the property may be used as a dwelling and for activities to assist the site with construction.
2. The project will comply with the single family residential tree removal and clearing requirements of the City Code in effect on the date the PUD application was submitted. The PUD is for one single family residence with accessory uses. A tree clearing permit shall be required only for 19 inch diameter and larger protected trees.

~~3. Lighting for the skyspace structure shall only allow a low level of interior lighting outward. Only a very small amount of light will escape skyward through the opening, but no lights will be directed at the opening itself. Light fixtures will have a diffusing cover over them. Luminaires shall not shine directly onto neighboring properties, roadways or distribute excessive light skyward.~~

Note has been relocated to Part 5 Section K of the redlined ordinance.

3. ~~4.~~ The proposed main house, barn, recreation center, and guest house structures provide fire sprinkler protection. As part of the building permit process, the Owner work with Austin Fire Department to develop final designs in accordance with NFPA standards.

4. ~~5.~~ In lieu of a dedicated drainage easement, the Owner shall:

- a. Continue to accept and convey all offsite runoff through the Property.
- b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
- c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
- d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.

and the proposed habitat pond, berm and deck improvements in the lower meadow.

5. ~~6.~~ Administrative site plans shall be submitted for review and approval for new improvements to the swim area, boat docks, ~~and proposed habitat for migratory waterfowl.~~ If environmental variances are requested for the recreation building, then an administrative site plan shall be submitted for it. Due to the overall residential use, no other site plans shall be required.

Site plan regulations, such as landscaping and other requirements applicable to commercial uses shall not be applied to the administrative site plan(s). Tree surveys shall be submitted when required by single family regulations, in accordance with such regulations for 19 inch and greater trees.

6. ~~7.~~ Parking at the Tower Lot shall be for home occupation or residential use only.

7. ~~8.~~ Trees on the Tower Lot shall be subject to the Heritage Tree Ordinance as of the date of this PUD amendment #2 submittal.

8. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.

9. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this Ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as conforming uses.

BULL CREEK PUD
EXHIBIT E - CIVIC NOTES

1. Prior to, during construction, and operation of a civic use on the Property the existing structures may be used for residential purposes and for activities associated with a civic use.
2. Until the use of the Property changes as set forth in Section 3 below, the Property shall be considered a residential PUD using Lake Austin (LA) as the base zoning district.
3. A change of use shall be deemed to occur upon the issuance of a certificate of occupancy for a structure intended for civic use. The change of use shall only apply to a structure intended for a civic use regardless of which lot it is located on. All such structures or improvements shall comply with the applicable site development requirements for the intended use as set forth in this Ordinance. All residential structures and improvements existing at the time of such change in use may continue to exist as conforming uses.
4. In lieu of a dedicated drainage easement, the Owner shall:
 - a. Continue to accept and convey all offsite runoff through the Property.
 - b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.
 - c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.
 - d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.
5. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.
6. A new tree survey shall be submitted when a site plan is filed for a civic use.
7. Site plans approved for a civic use shall expire 10 years after date of approval.
8. Corrections to released site plans shall be allowed for:
 - artwork and its supporting foundations; and
 - walkways
9. Existing parking areas may be used for home occupation, residential use or civic use, without modification to such areas.
10. Unless located within a flood hazard area, regardless of size and orientation, a building permit shall not be required for the artwork or its supporting foundations so long as the improvements are not occupiable.
11. Trade permits shall be required for electric, mechanical, and plumbing improvements, if necessary.
12. Development of the Property is exempt from Chapter 25-2, Subchapter E - Design Standards and Mixed Use, Section 2.2, 2.3, 2.4, 2.8, and Article 3.
13. Green water quality controls will be provided for development greater than 8,000 SF, as described in Section 1.6.7 of the ECM, to treat 100% of the water quality volume.
14. The Critical Water Quality Zone will increase from 75-ft to 100-ft for a civic use.
15. Any improvement proposed in the Critical Water Quality Zone shall be located no closer than 50-ft from the shoreline.
16. The development associated with the "Proposed Civic Building" and "Proposed Civic Parking" as shown on Exhibit F shall:
 - 1) be designed such that conveyance of overland storm water flows will not reach velocities of erosive force within the CEF buffer and, shall be directed away from the crest of the rim rock
 - 2) 100% of the storm water from this new building and associated hardscape and parking will be treated and managed using rain gardens and bio-swales.
 - 3) The proposed building shall provide additional native plantings and trees upslope of the rim rock CED and superior to the requirements of 609s.
 - 4) Provide signage and fencing along the perimeter of the rim rock CEF buffer to establish a no-mow zone and prevent accidental clearing of vegetation by maintenance staff.
 - 5) At the time of site plan submittal, engage geotechnical and structural experts to design the proposed building to the highest standard of care for the preservation and protection of the CEF.
17. The civic building shall be setback a minimum of 65-ft from the rim rock CEF as shown on Exhibit F.

**EXHIBIT ~~F~~ – BULL CREEK PUD
ECOLOGICAL PRESERVATION/REHABILITATION PLAN**

The Bull Creek PUD property has remained more or less intact in the midst of a highly developed urban area. However, over the years it has been overgrazed by domestic livestock and generally neglected which has resulted in a proliferation of nonnative and invasive species. Its diverse attractions include lake and creekside frontage, gently rolling hills, arroyos, mature oaks and junipers, and a wide expanse of meadows. Thus, the property has the potential to become a species-rich biosphere with many benefits to wildlife, water quality and the neighboring landscape.

GOAL

To initiate an on-going program of landscape interventions designed to hasten positive changes that will help the property self-heal, so that more diverse plant communities with greater ecological stability will thrive. The intention is to make the property more hospitable and attractive to wildlife and humans alike.

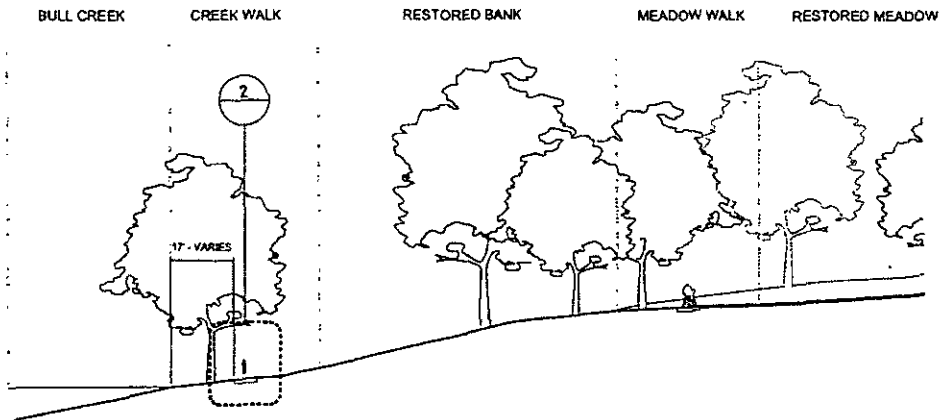
PREVIOUSLY INITIATED WORK

1. Meadow Rehabilitation – Native grasses have been planted to restore the grassland area to its natural state. This process was started in 2008 and efforts will continue for four seasons on approximately 12 acres of the site.
2. Removal of Invasive Tree Species – Non-native species of trees have been removed. However, this is an ongoing project and most efforts have been focused on woody plant species. This program of removing aggressive invasive species will be part of the continuing management plan for the property.
3. Native Hardwood Tree Plantings – Over the last year, the following trees and shrubs have been planted, with appropriate irrigation, to create diversity to the woodlands areas on the site: 125 – 15 gallon trees, 6 – 20 gallon trees, 27 – 30 gallon trees, 30 – 65 gallon maple trees (4 inch caliper balled and burlapped), for a total of 188 trees and shrubs. Numerous additional trees are proposed to be planted over the next several years.
4. Slope Stabilization – Slope stabilization has been installed where dense stands of invasive species have been removed and in the woodlands areas where some of the cedar or ashe juniper have been thinned to help control erosion. In accordance with the proposed removal of invasive species, additional slope stabilization is proposed.

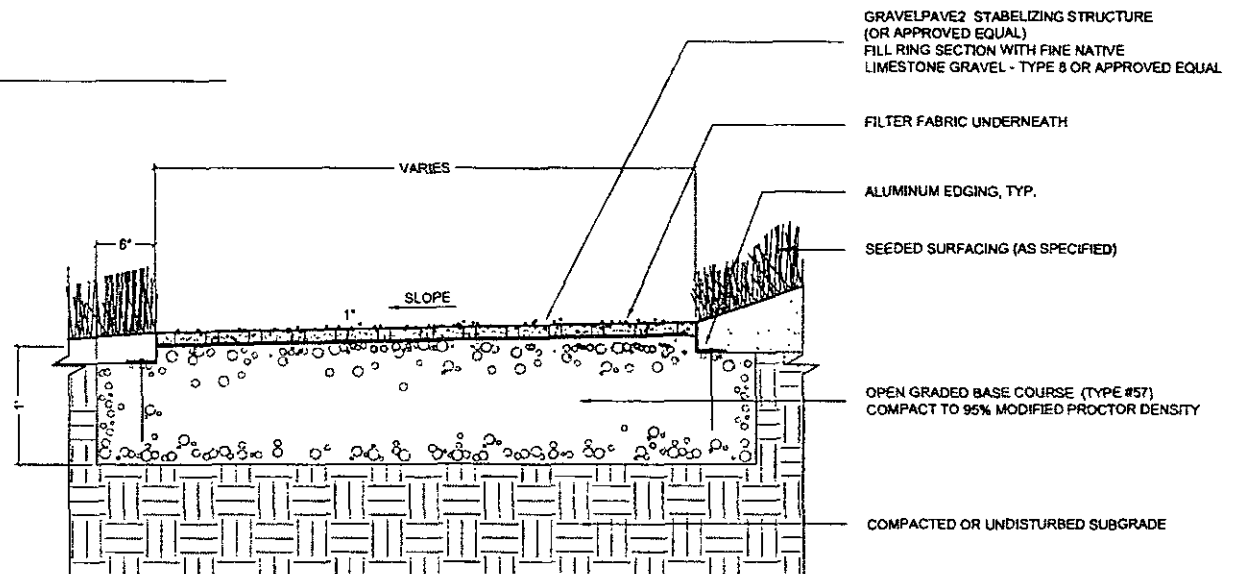
GENERAL STRATEGIES FOR IMPROVING CONDITIONS

1. Remove invasive species each growing season and replacing with native trees, shrubs, grasses, and forbs.
2. Through plowing, direct seeding of native grasses and forbs, and cultivation of cover crops, suppress noxious weeds, reduce soil compaction, and gradually increase the successful establishment of native grasses and wildflowers.

3. Improve soil ecology through a program of organic fertilization and inoculation with micro-organisms. This will enhance the establishment of native grasses.
4. Reduce the domination of ashe juniper through select clearing, in order to allow understory plants a chance to thrive.
5. Enrich the woodlands by planting more native hardwoods and shrubs over multi-seasons.
6. Improve the filtering of stormwater run off by the establishment of native grasslands, and by proper management techniques such as timely mowing, creation of swales to guide runoff to areas where it can be absorbed, and to monitor fragile and unstable areas to avoid wash outs.
7. Stabilize eroded slopes, old roads, bare areas, and other remnants of past land uses practices by setting check logs, rock berms, and mulch.
8. Construct "guzzlers" or wildlife water features to provide water during drought periods.
9. Coordinate landscape efforts to comply with wildlife management plans. This includes following Plateau Consultant's guidelines for clearing, mowing, and other activities.
10. Avoid or strictly limit use of any chemicals that could have a negative effect on groundwater quality or wildlife.
11. Provide brush piles in certain areas of the property for wildlife use.
12. Seek the advice and consultation of other experts such as the U.S. Fish and Wildlife Service, the Ladybird Johnson Wildflower Center, Texas A&M range ecologists, and the Natural Resource and Conservation Service on restoration projects.
13. Continue to conduct annual bird and mammal surveys to assess the health of the wildlife population.

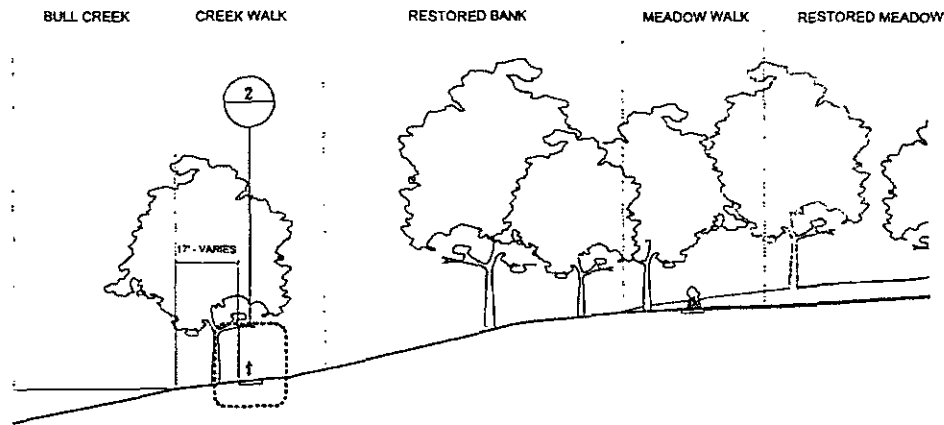


1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

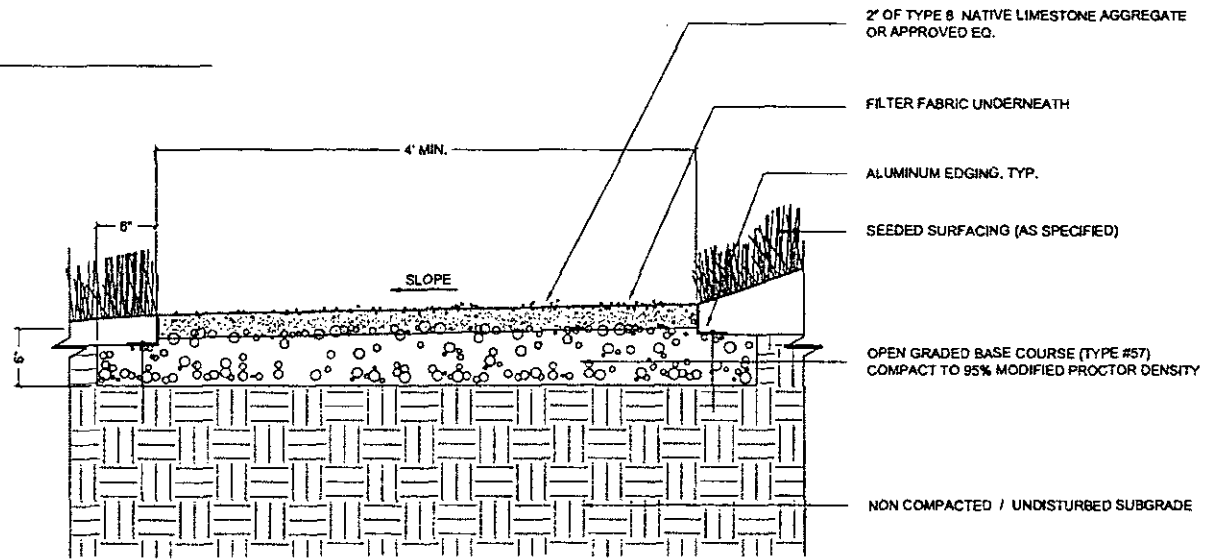


2 VEHICULAR PERVIOUS WALK SECTION - TYP.
SCALE: 1/8"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS

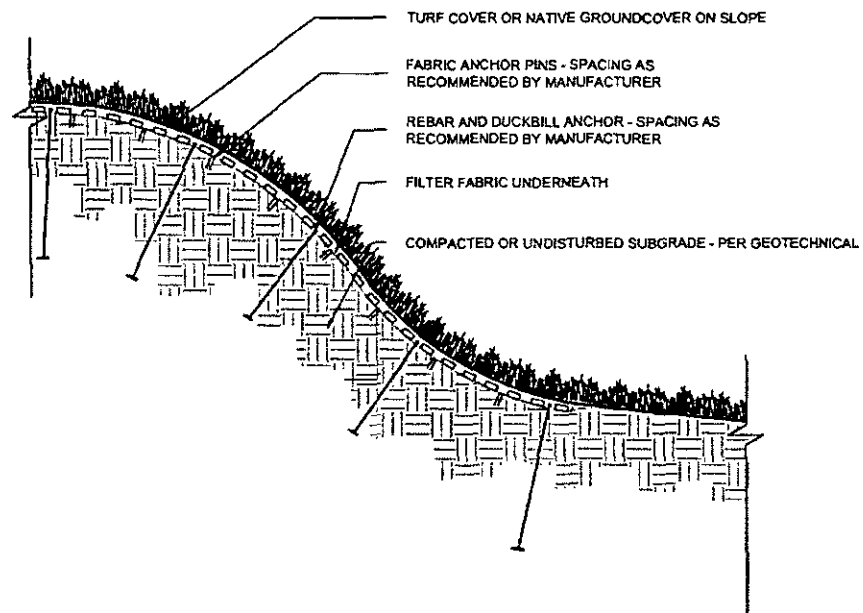


1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



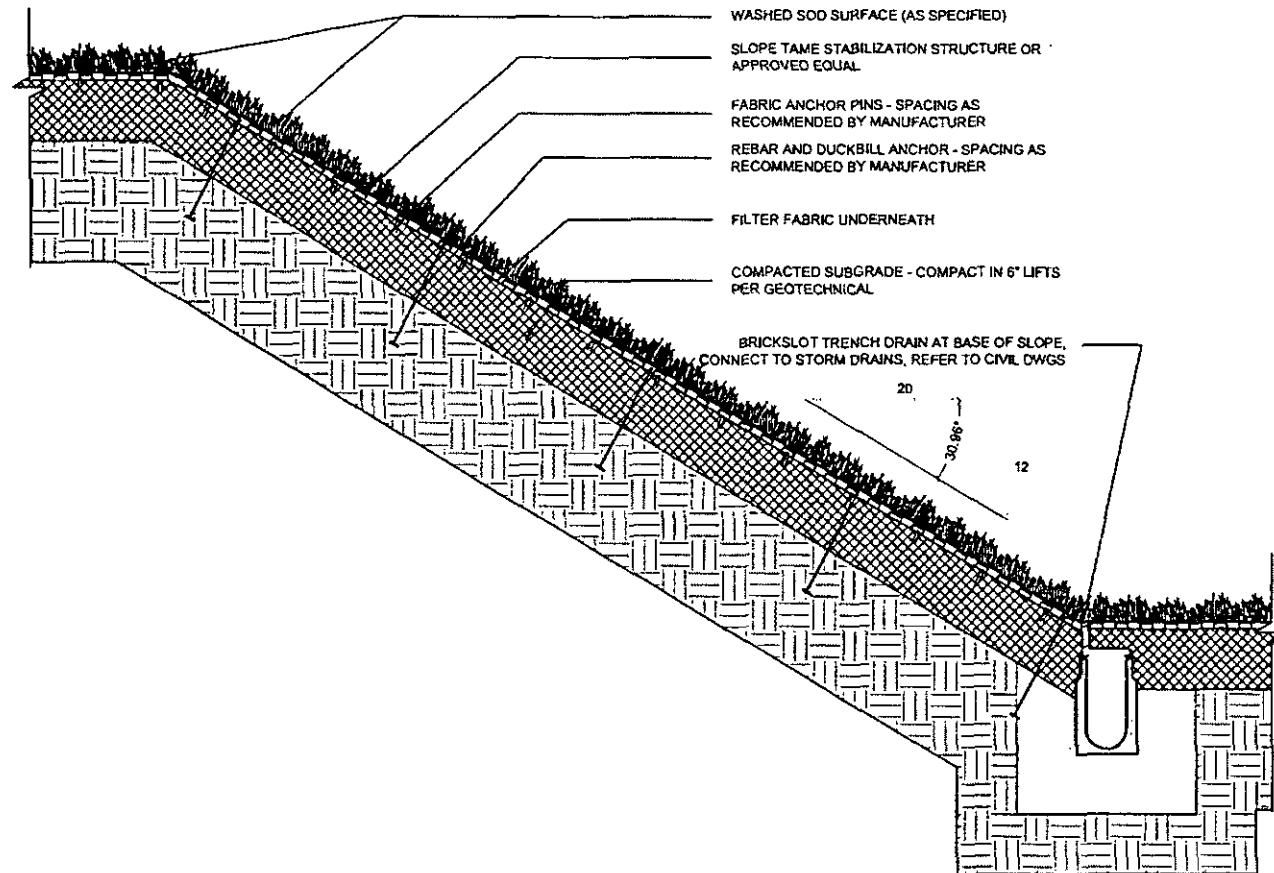
2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.
SCALE: 1/4"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



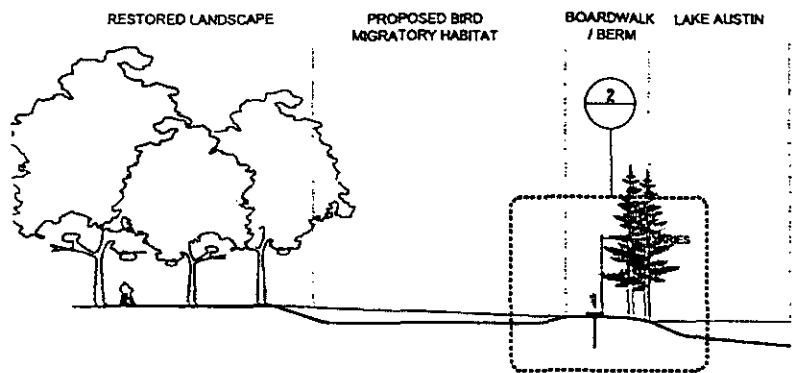
1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.
SCALE: 1"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



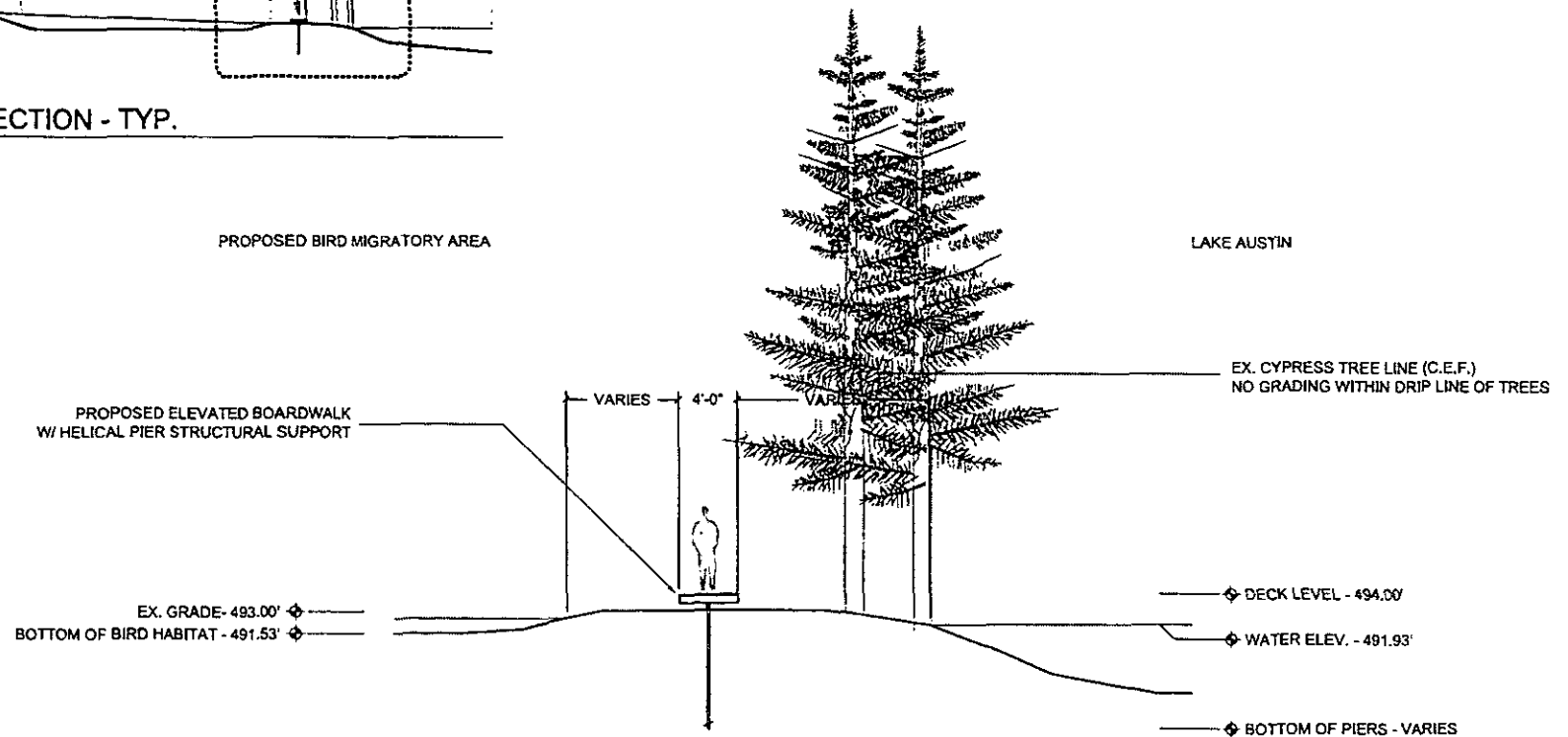
1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
SCALE: 1"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



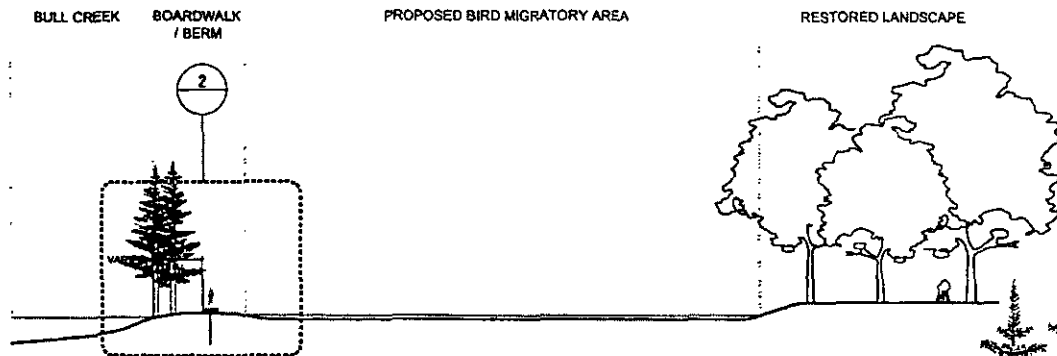
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

PROPOSED BIRD MIGRATORY AREA

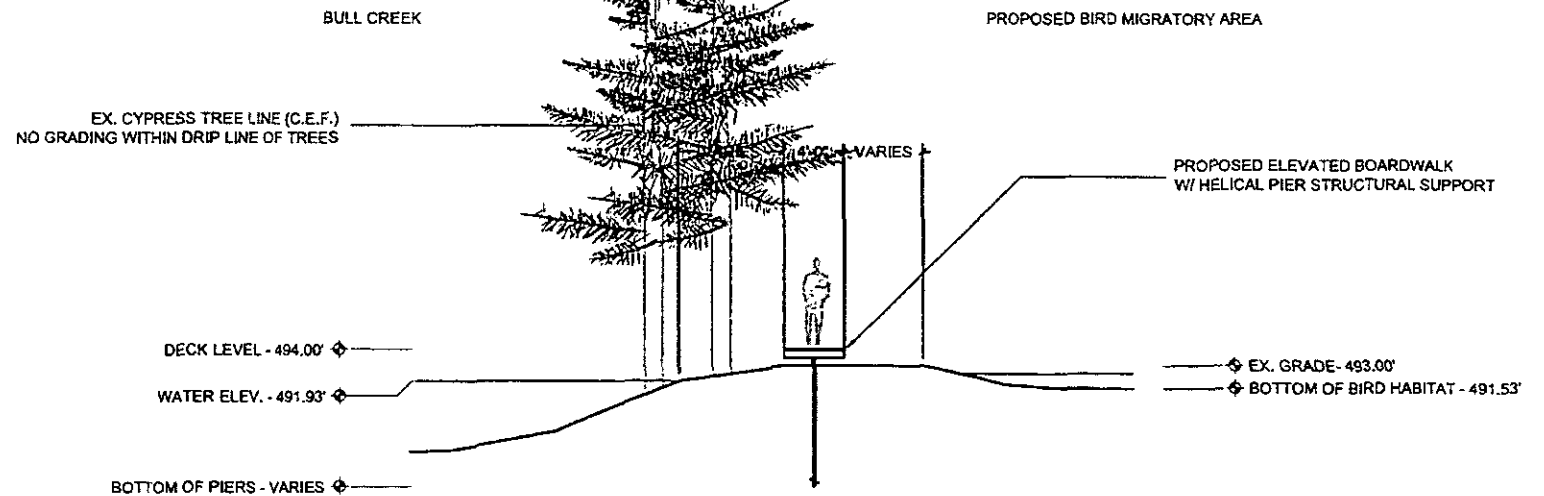


2 BOARDWALK SECTION - TYP. @ LAKE AUSTIN
SCALE: 1/8"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS



1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ BULL CREEK
SCALE: 1/8"=1'-0"

SEE FULL SIZE REPLACEMENT SHEETS

BULL CREEK PUD

EXHIBIT F – CONSTRUCTED HABITAT FOR MIGRATORY WATERFOWL PLAN

Aerial maps from before 1960 show that the previous owners impounded the western edge of the property where Bull Creek flows into Lake Austin to create more pasture land. Though composed of untold amounts of fill and contained by a low concrete bulkhead, this area composed of roughly three acres continues to have a high water table.

Because of these conditions, it is proposed that this area comprising approximately three acres bordering on Bull Creek and Lake Austin be converted into a constructed seasonal habitat for migratory waterfowl. This will involve dividing the area into three shallow basins that will allow each separate area to be filled up to two feet deep with water so as to provide a forage site for migratory birds.

While Lake Austin is important to all kinds of wildlife, it is too deep to provide ducks and other birds the opportunity to wade and peck at muddy bottoms for plants, small fish, tadpoles and insects to eat. Lake Austin's shoreline has almost been completely urbanized with lawns, planted vegetation and golf courses, and therefore has very few remaining seasonal wetlands to attract birds on their ancient migrations. From their vantage point high above, birds can gauge the depth of water by the particular reflected glare. They can also see to the bottom of the shallow zone, and that will attract them to this spot.

The US Fish and Wildlife Service (USFWS) have offered to provide technical expertise for the design, construction supervision, and other advice concerning how best to attract waterfowl and other wildlife to this unique and diverse ecosystem.

Installation of this constructed habitat is contingent upon obtaining the appropriate permits from all applicable jurisdictions, as well as the results of ongoing studies that the size, location, and depth have a positive impact on migratory waterfowl.

BULL CREEK PUD
EXHIBIT G – GREEN BUILDING AND ENVIRONMENTAL BENEFITS

OVERALL

The proposed land use plan will greatly reduce the amount of development that could occur on the property. City staff has estimated that current zoning and subdivision regulations allow 23 single family residences and six condominium units, while the proposed plan is for one single family residence with related accessory uses.

GREEN BUILDING

The Project currently proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items presently being studied along with the design of the main house and accessory structures include, but are not limited to the following:

Water Conservation

1. Reuse of gray water - Pending permitting and feasibility issues, the project intends to incorporate reuse water systems into the building design.
2. Irrigation from Lake Austin - The Owners currently have a permit to draw water for irrigation of the planting on site. The overall percentage of the site that is covered with vegetation which requires irrigation is low and the dominant planting strategy involves using drought-tolerant natives.
3. Water conservation, low flow fixtures - Water efficient plumbing fixtures will be used wherever possible in the project.

Energy Use

1. Green roof - A portion of the main house roof will incorporate a green roof with vegetation.
2. Photovoltaics – Subject to appropriate metering, the roof of the barn is planned to be covered with solar PV panels to generate electricity. The barn is envisioned as an energy center with solar panels consolidated for power generation across the site and to all buildings. The buildings may be metered separately for their individual power consumption but the barn is anticipated to be the central plant for much of the mechanical and electrical equipment.
3. Commissioning - A commissioning agent has been brought into the project to ensure that building systems are running at their intended design criteria.
4. Green energy subscription – The Owners will purchase Green Energy through Austin Energy, as needed.

5. Geothermal – The proposed geothermal heat exchange system is a central plant system. It is more efficient than a traditional chiller and boiler system, therefore reducing energy consumption of the central plant system over the year.
6. Reduced lighting loads, reduced site levels - A building management system will be installed to allow for lights to be dimmed and controlled from any point in house. Site lighting levels will be markedly reduced from what would be present in a conventional subdivision.
7. Energy use efficiency through glass performance - High performance glazing will be used throughout the project to achieve energy-efficient envelope design while allowing daylight into the spaces.
8. Maximize vegetated areas - The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

Environmental Impact

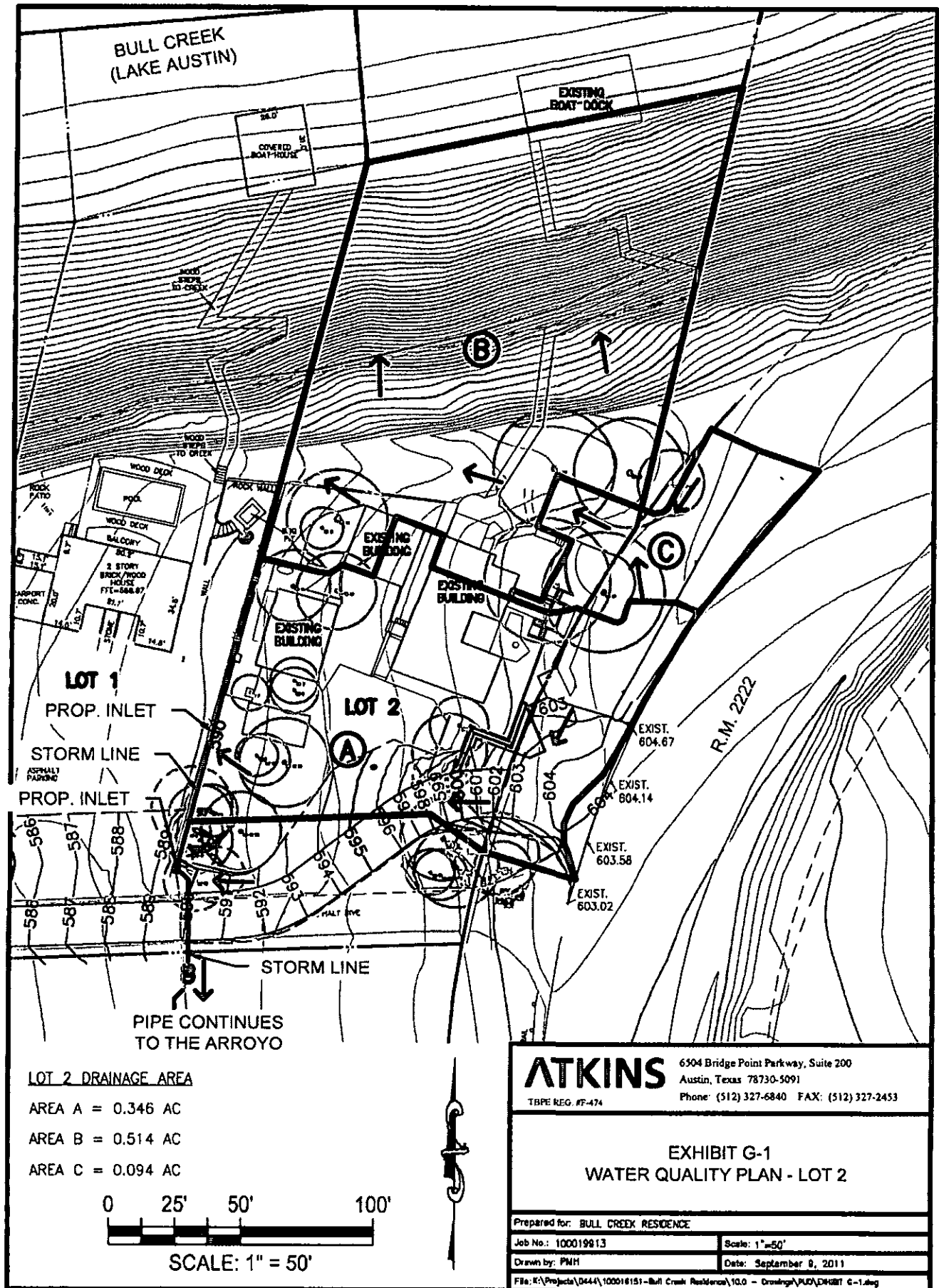
1. Storm water runoff and water quality for watershed protection - All roof and area drainage will be collected and redistributed on site via non-erosive devices.
2. Reduced impervious cover - The guesthouse free spans a natural ravine to reduce site disturbance. The recreation pavilion has a paddle tennis court on its roof to reduce the amount of impervious coverage.
3. Recycling storage - Each building will have facilities for recycling.
4. Bicycle storage for staff - The barn will have bicycle racks for house staff and grounds crew.
5. Certified wood - Certified wood will be used wherever possible on interior finishes and millwork.
6. Construction waste management - Contractor will recycle waste materials and excavated dirt as part of Austin Energy's Green Building program.
7. Utilizing existing site features - Regrading of the site is minimal. It is primarily limited to building and parking areas.
8. Restore or protect open areas - Much of the site has been impacted by overgrazing. At project completion there will be more plant material per acre than currently. Improvement of the soil quality is an ongoing part of the restoration program.

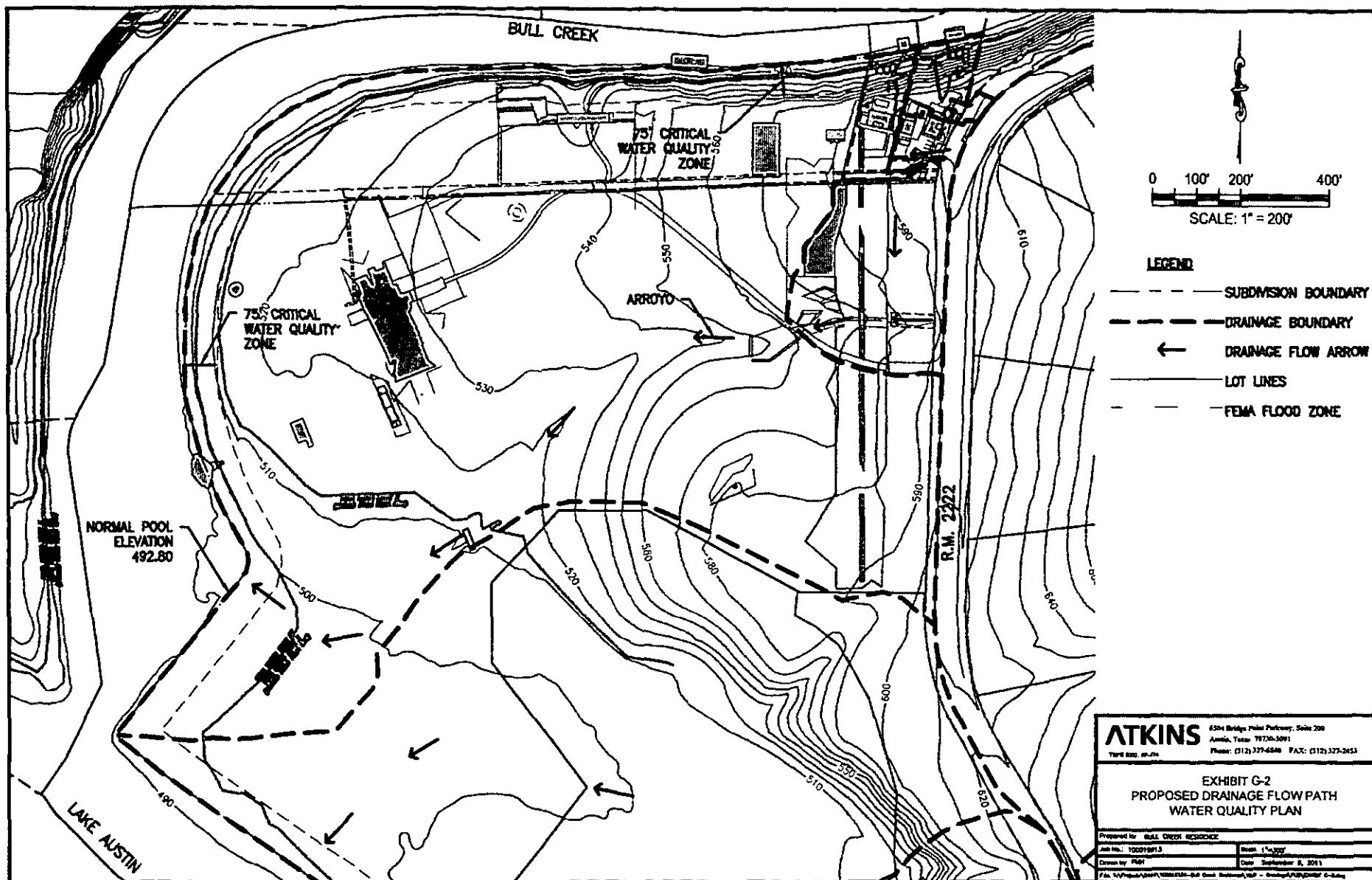
ENVIRONMENTAL

In addition to the innovative ecological preservation and conservation plan, constructed habitat for migratory waterfowl, and green building elements included within this single family project, there are other more traditional environmental benefits from the project. These include the following:

20 percent

1. A reduction of impervious cover and overall density well below that which is otherwise allowed by the code. A maximum of ~~15 percent~~ impervious cover is proposed over the entire 54.7049 acre ~~property~~ with far fewer structures than could be constructed under conventional zoning.
2. Revegetation and restoration of ~~three acres of land to~~ ^{the} ^{will} enhance the spread of water and minimize erosion. These areas will function as rough textured medium to tall height prairie grasses, which slow down and disperse storm water, enhancing the water quality along the drainage feature that runs through the property.
3. An integrated pest management plan shall be established.





BULL CREEK PUD
EXHIBIT G-3 - ENVIRONMENTAL BENEFITS FOR THE TOWER LOT

The Tower lot is Lot 2 of the Bull Creek Road subdivision and the current improvements were constructed prior to the requirement of water quality improvements. Below is a water quality plan to provide substantial environmental benefit over what is currently included.

The Tower lot is a 0.804 acre lot with a Net Site Area (NSA) of 0.389 acres which drains directly into Bull Creek over a Critical Environmental Feature (CEF). Current development on the lot has created an impervious cover of 0.364 acres or 94 percent compared to the NSA. The proposed water quality plan for this lot will provide some treatment of the runoff from a majority of the site, by rerouting runoff to flow interior to the 54 acre PUD. Approximately 65 percent of the impervious cover will be diverted from flowing into Bull Creek and directed into the interior of the PUD. An inlet and pipe will carry the flow to a discharge point that will allow overland flow to the existing arroyo through the PUD. This arroyo flows toward Lake Austin through 1440 feet of natural channel which empties into a ponding area near Lake Austin. Run off from this catchment area ponds in a low area near the lake and then flows across a flat grassy area before entering into Bull Creek near its mouth with Lake Austin. Therefore, the pollutant load from this area of Lot 2 will be naturally treated with high removal rates assumed.

The other 35 percent of the site impervious cover is mostly roof tops, decks and sidewalks and will flow to Bull creek as it currently does.

BULL CREEK PUD
EXHIBIT H – ARTWORK

PROVIDES

some of

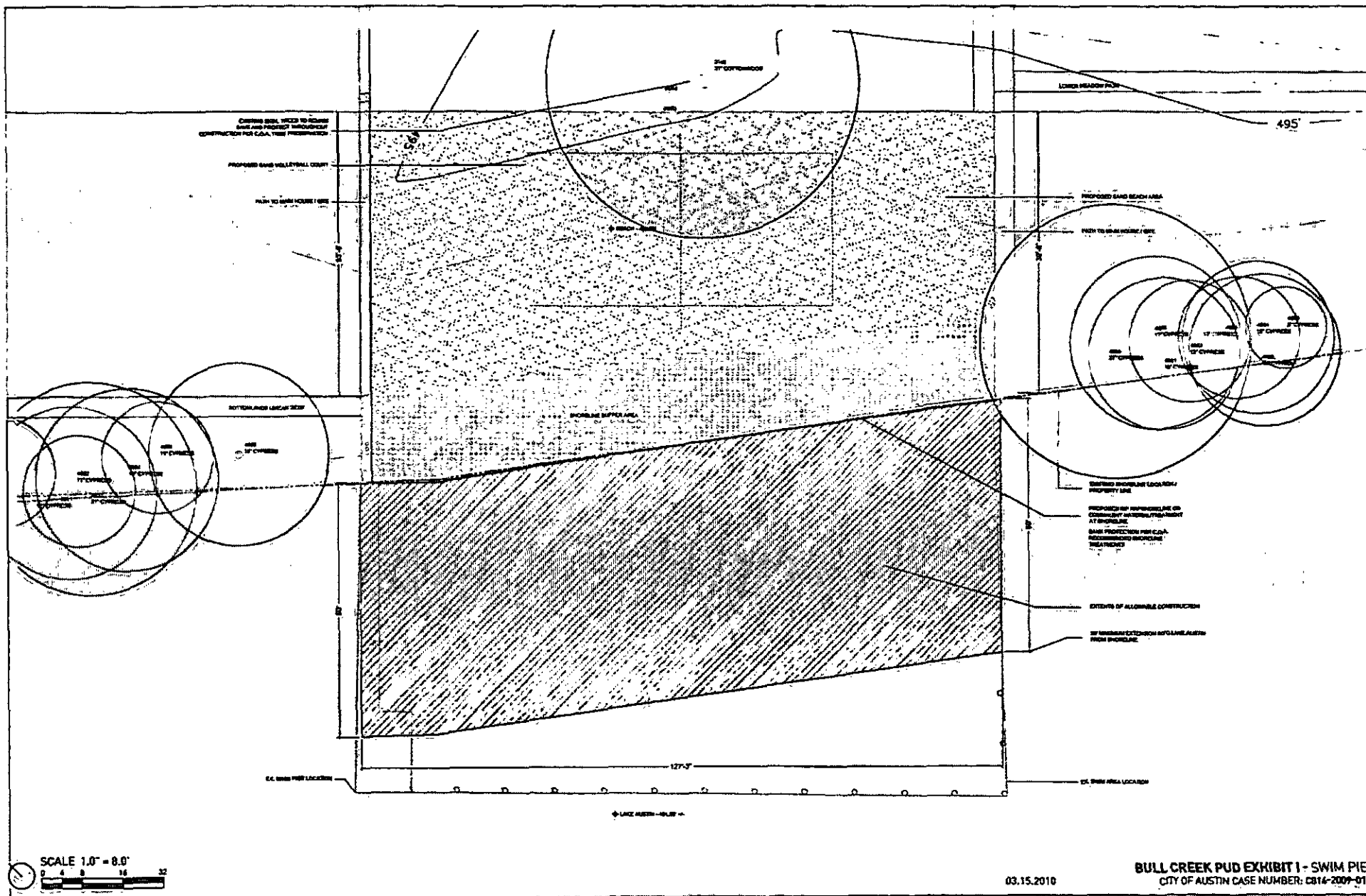
1. The project presently ~~proposes to incorporate~~ ⁴³ at least ~~two~~ art installations which may be seen from Lake Austin or Bull Creek. Approximate locations of these installations are shown on Exhibit C.

~~The first piece has been commissioned by artist James Turrell, who specializes in skyspace structures which utilize natural light, combined with a complex internal lighting system, to create a visually pleasing experience.~~

~~In addition, the owners have proposed to commission artist Jorge Pardo to assist with the remodeling of one of the existing boat docks. Jorge Pardo is well known for his work in maintaining the functionality of everyday items, but at the same time increasing their aesthetic value as works of art.~~

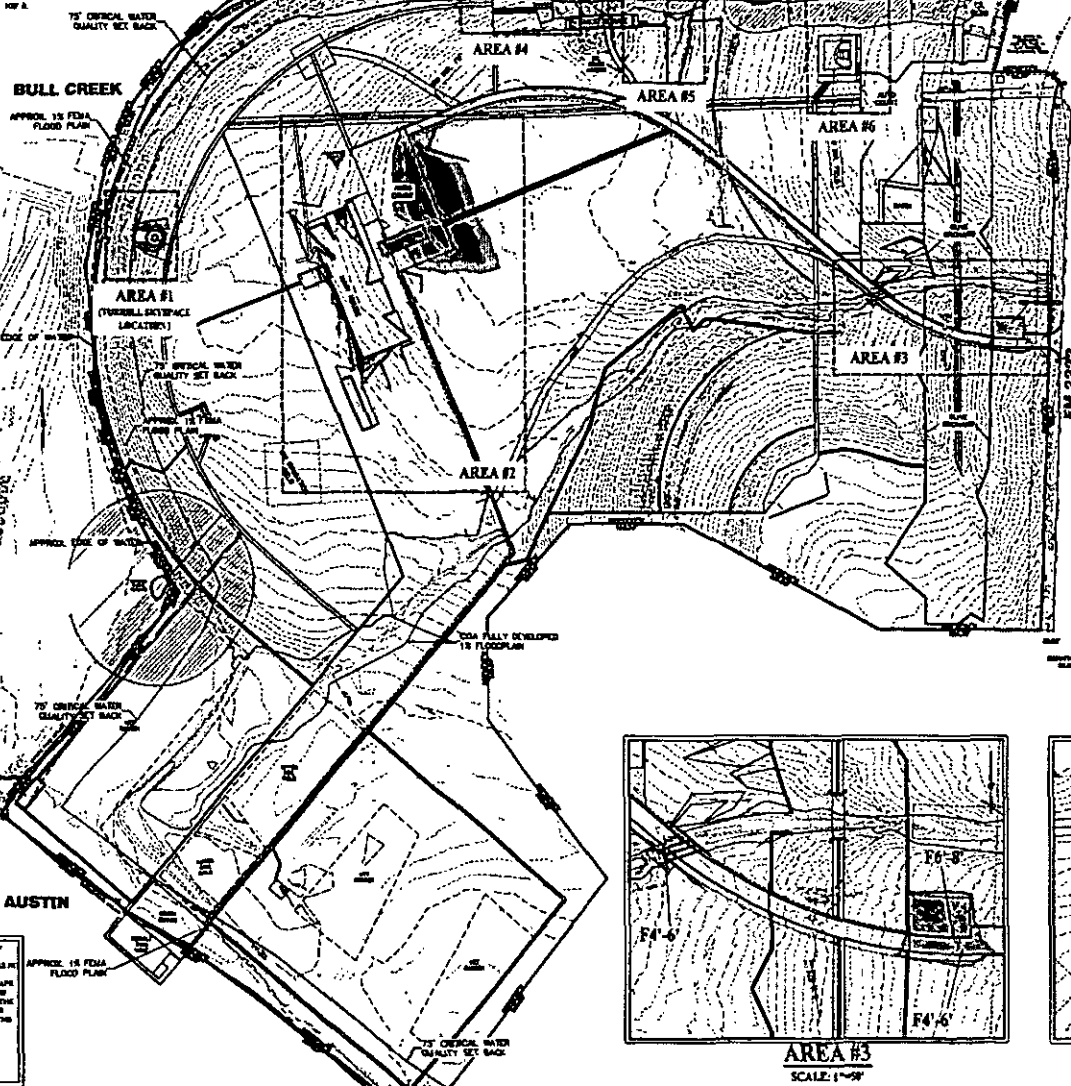
2. Additional artwork may be installed on the Property in accordance with this Ordinance.

3. While the primary use of the property remains single-family residential, any changes or additions to the residence and existing accessory structures may be processed using the residential permit process including Section 25-5-2 (Site Plan Exemptions). Unless authorized by 25-5-2 (Site Plan Exemptions), all other development, including but not limited to parking, drives, artwork, maintenance facilities, trails, docks and other shoreline improvements, etc., will require the submittal of an administrative site plan, or a revision and/or correction to an existing site plan as determined by the Director of Development Services Department.









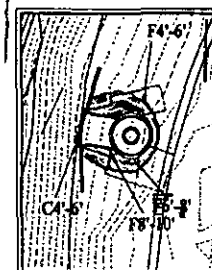
GRAPHIC SCALE

100 FEET
1000 FEET

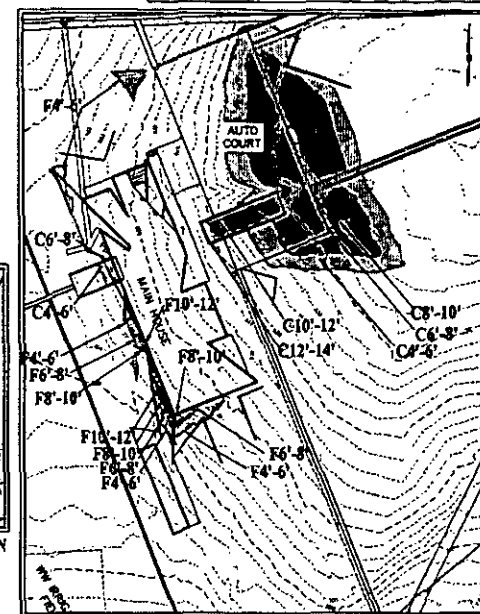


Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SQ)	AREA (%)
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8.000	10.000		816.8	8.3
10.000	11.531		238.7	2.5

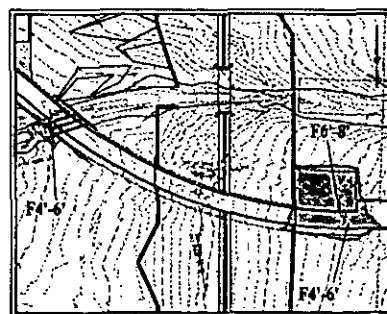
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (SQ)
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-10.000	-8.000		827.4	14.1
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-15.402	-14.000		59.1	0.1



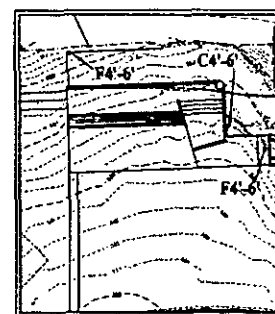
**EXACT FINAL LOCATION
TO BE DETERMINED
AREA #1
SCALE: 1"=48'**



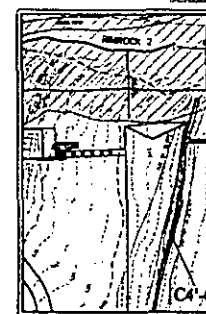
AREA #2
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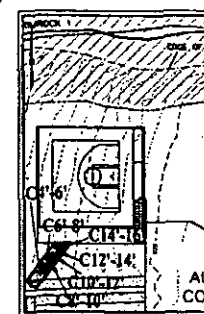
AREA #3
SCALE: 1"=50'



AREA #4
SCALE: 1"=10'



AREA #5
SCALE: 1"=8'

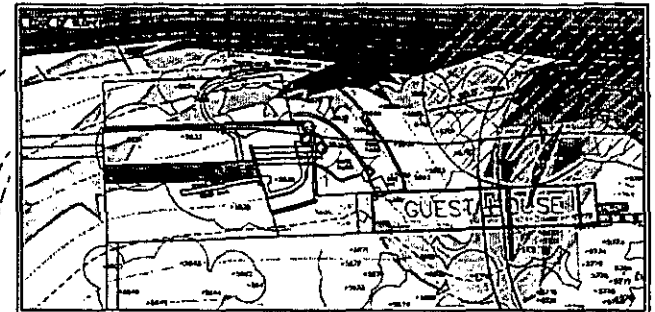


AREA #6
SCALE: 1"=48'

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AREA #2
SCALE: 1" = 30'

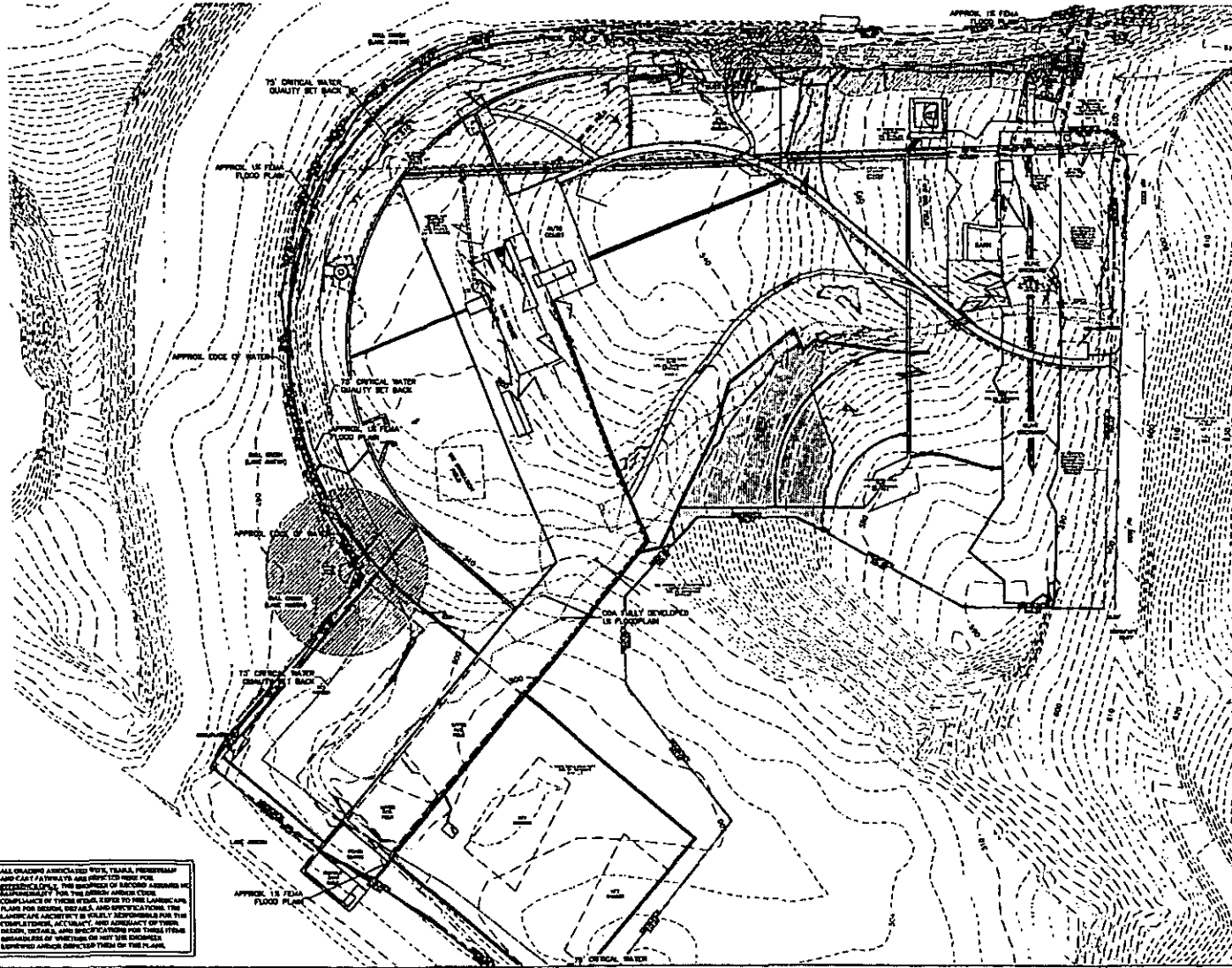
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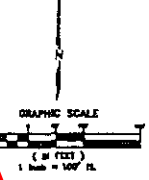
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FOR REDLINED CHANGES

BULL CREEK P.U.D.



SEE
EXHIBIT L-1
FOR DETAILS
ON TOWER
LOT



SLOPE CATEGORIES

0-5% SLOPE	5-10% SLOPE
10-15% SLOPE	15-20% SLOPE
20-25% SLOPE	25-30% SLOPE
30-35% SLOPE	35-40% SLOPE
40-45% SLOPE	45-50% SLOPE
50-55% SLOPE	55-60% SLOPE
60-65% SLOPE	65-70% SLOPE
70-75% SLOPE	75-80% SLOPE
80-85% SLOPE	85-90% SLOPE
90-95% SLOPE	95-100% SLOPE

SEE EXHIBIT L-2 FOR UPDATED Q1 AND Q2 TABLES

APPT. TOTAL AREA

Total parcel area =	43.9 Acres
Area of flood zone (FZ) =	1.2 Acres
Area of flood zone (FZ) =	0.02 Acres
Area of flood zone (FZ) =	43.15 Acres

PROJECT Q2 INTERWOOD CORNER

APPROXIMATE TOTAL AREA	43.9 Acres
Area of flood zone (FZ) =	1.2 Acres
Area of flood zone (FZ) =	0.02 Acres
Area of flood zone (FZ) =	43.15 Acres

ALL DRAWINGS APPROVED BY THE TOWN ENGINEER AND THE TOWN ENGINEER'S OFFICE. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT L - SLOPE ANALYSIS

Net Site Area Q-1		Calculations From Exhibit L		Tower Lot (Lot 2) Calculations		Sum of Exhibit L and Tower Lot Calculations	
Total Gross Site Area (Ac)		63.560		0.805		64.365	
Site Deductions:							
Critical Water Quality Zones (CWQZ) =		8.72 Acres		0.253 Acres		8.973 Acres	
Water Quality Transition Zones (WQTZ) =		0.000 Acres		0.000 Acres		0.000 Acres	
Wetwater Irrigation Zones =		0.400 Acres		0.018 Acres		0.418 Acres	
Deduction Subtotal =		7.12 Acres		0.271 Acres		7.391 Acres	
Upland Area (Gross Area Minus Deductions) =		46.440 Acres		0.534 Acres		46.974 Acres	
Net Site Area Calculation							
Area of Uplands with Slopes 0 - 15% =		43.540 X 100% = 43.540		0.372 X 100% = 0.372		43.912 X 100% = 43.912	
Area of Uplands with Slopes 15 - 25% =		3.010 X 40% = 1.204		0.038 X 40% = 0.015		3.048 X 40% = 1.219	
Area of Uplands with Slopes 25 - 35% =		0.090 X 20% = 0.018		0.000 X 20% = 0.000		0.090 X 20% = 0.018	
Area of Uplands with Slopes > 35% =		0.000 X 0% = 0.000		0.000 X 0% = 0.000		0.000 X 0% = 0.000	
Net Site Area =		44.76 Acres		0.386 Acres		45.15 Acres	
Impervious Cover Q-2							
Allowable Impervious Cover							
Impervious Cover Allowed at		18% X WQTZ		18% X WQTZ		18% X WQTZ	
Impervious Cover Allowed at		30% X NSA		30% X NSA		30% X NSA	
Deduction for Perimeter Roadway		0.28		0.08		0.36	
Total Impervious Cover		13.17		0.09		13.26	
Allowable Impervious Cover Breakdown By Slope Category							
Total Acreage 15 - 25% =		3.010 Acres X 10% = 0.301 Acres		0.038 Acres X 10% = 0.004 Acres		3.048 Acres X 10% = 0.305 Acres	
Proposed Total Impervious Cover							
Impervious Cover in CWQZ =		0.000 Acres = 0.00%		0.000 Acres = 0.00%		0.000 Acres = 0.00%	
Impervious Cover in WQTZ =		0.000 Acres = 0.00%		0.000 Acres = 0.00%		0.000 Acres = 0.00%	
Impervious Cover in Upland Zone =		6.420 Acres = 12.11%		0.090 Acres = 0.26% (Existing I.C.)		6.510 Acres = 12.76%	
Total Proposed Impervious Cover =		6.420 Acres = 13.89%		0.090 Acres = 0.26% (Existing I.C.)		6.510 Acres = 14.02%	
Total Allowed Impervious Cover						16.66%	
Proposed Impervious Cover On Slopes							
		Impervious Cover		Impervious Cover		Impervious Cover	
		Building And Other		Building And Other		Building And Other	
		Driveways and Roadways		Driveways and Roadways		Driveways and Roadways	
Slope Categories		Acres		Acres		Acres	
0 - 15%		43.54		43.54		43.54	
15 - 25%		3.01		3.01		3.01	
25 - 35%		0.09		0.09		0.09	
Over 35%		0.00		0.00		0.00	
Total Site Impervious Cover Area		1.118 Acres		0.099 Acres		1.217 Acres	

ATKINS

6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730-5091
Phone: (512) 327-0840 FAX: (512) 327-2453

TBPE REG. #F-474

EXHIBIT L-2
REVISED Q1 - Q2 TABLES

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

Scale: NA

Drawn by: PMH

Date: November 8, 2011

File: K:\Projects\0444\100016151-Bull Creek Residence\100 - Drawings\PMH\EXHIBIT L SLOPES.dwg

BULL CREEK P.U.D.

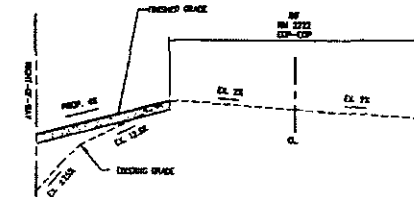
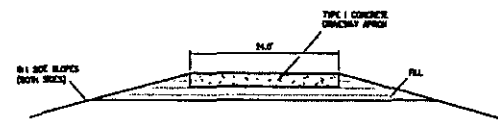
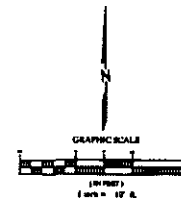
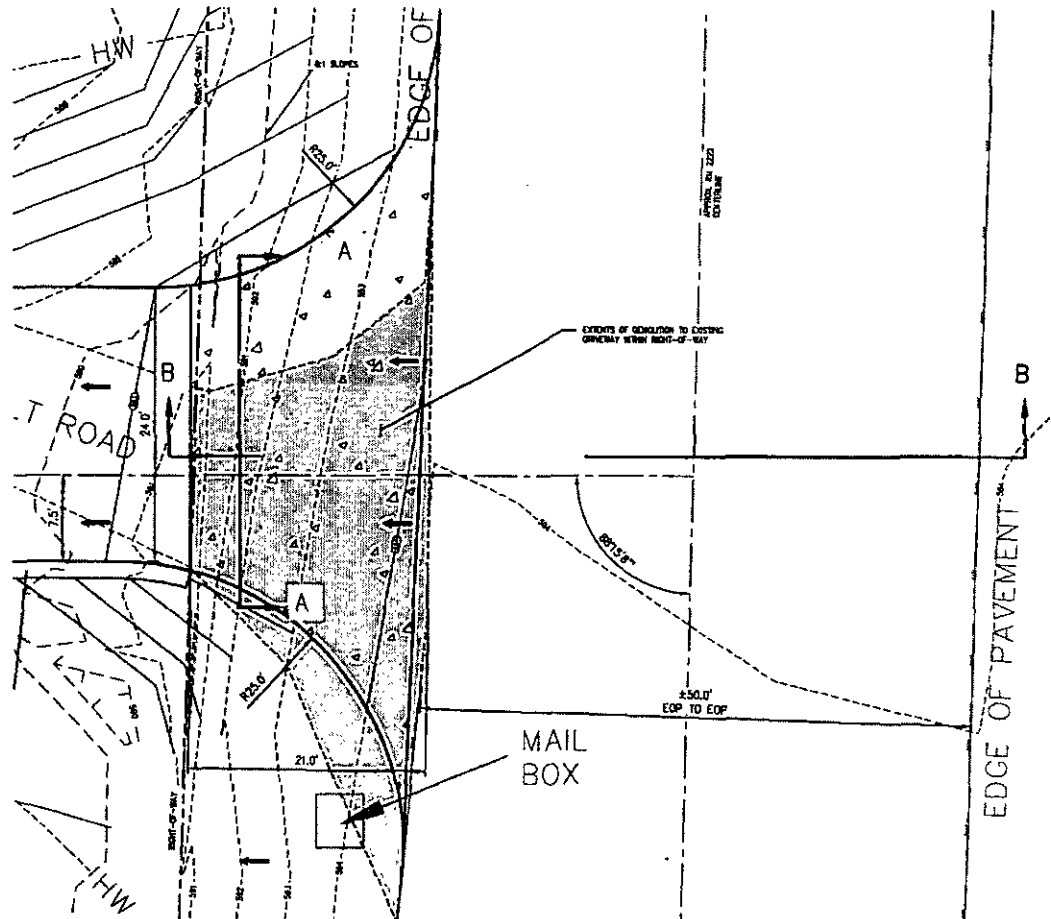


EXHIBIT M - DRIVEWAY DETAILS - (1 of 5)



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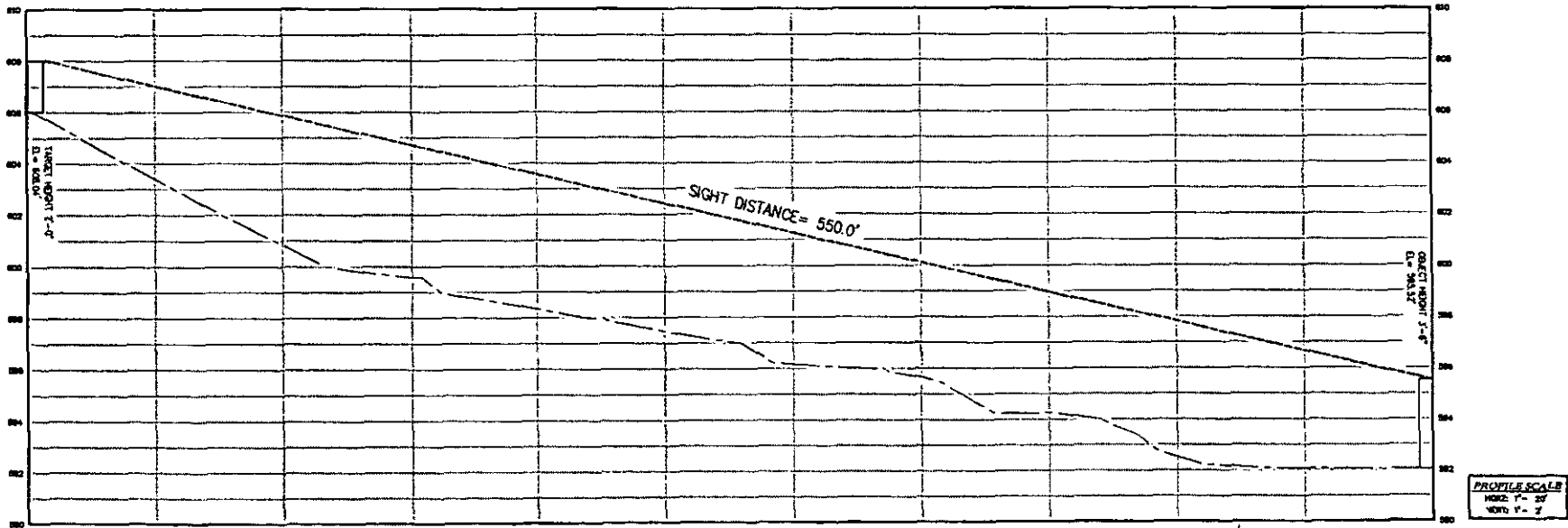
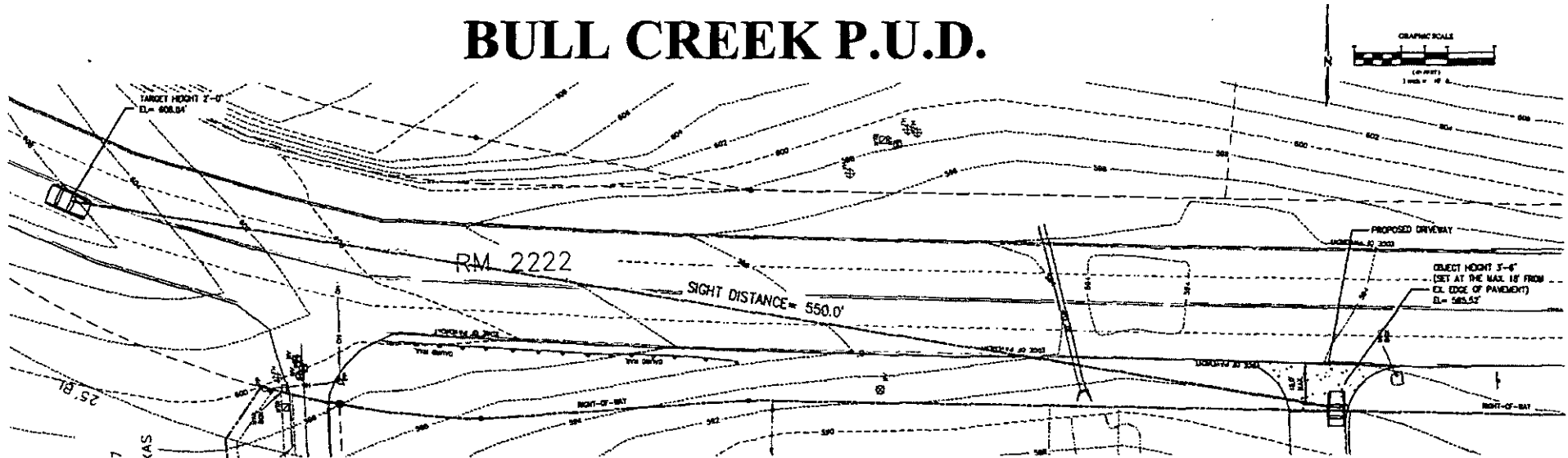


EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)

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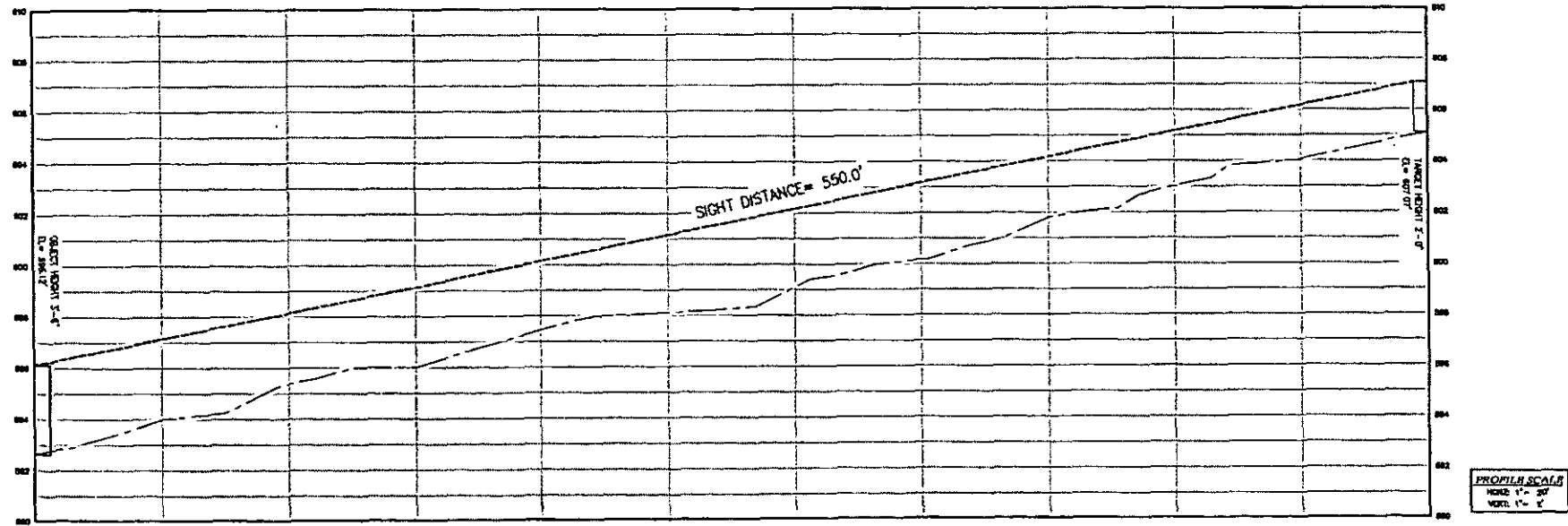
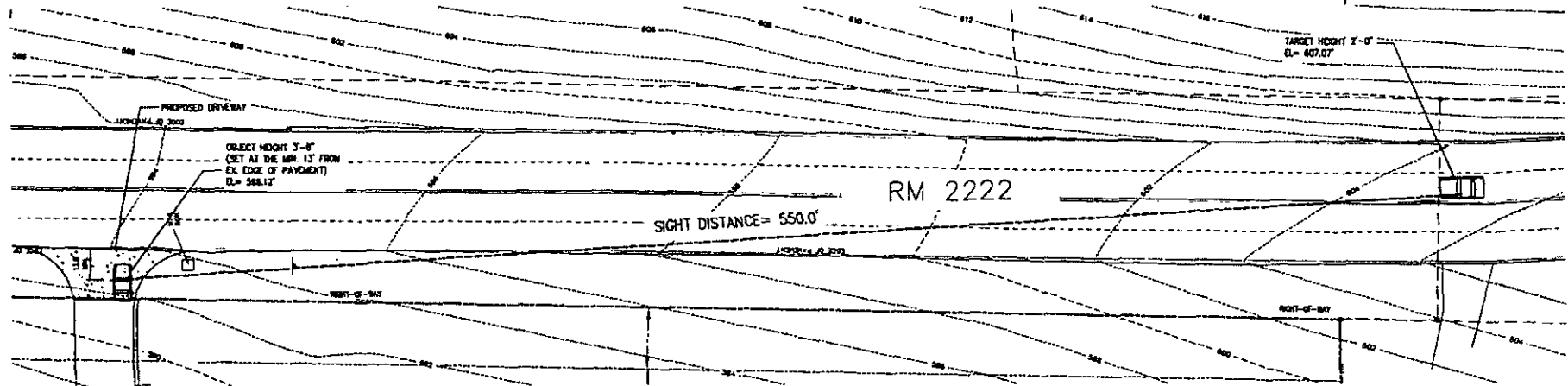


EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)



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GRAPHIC SCALE

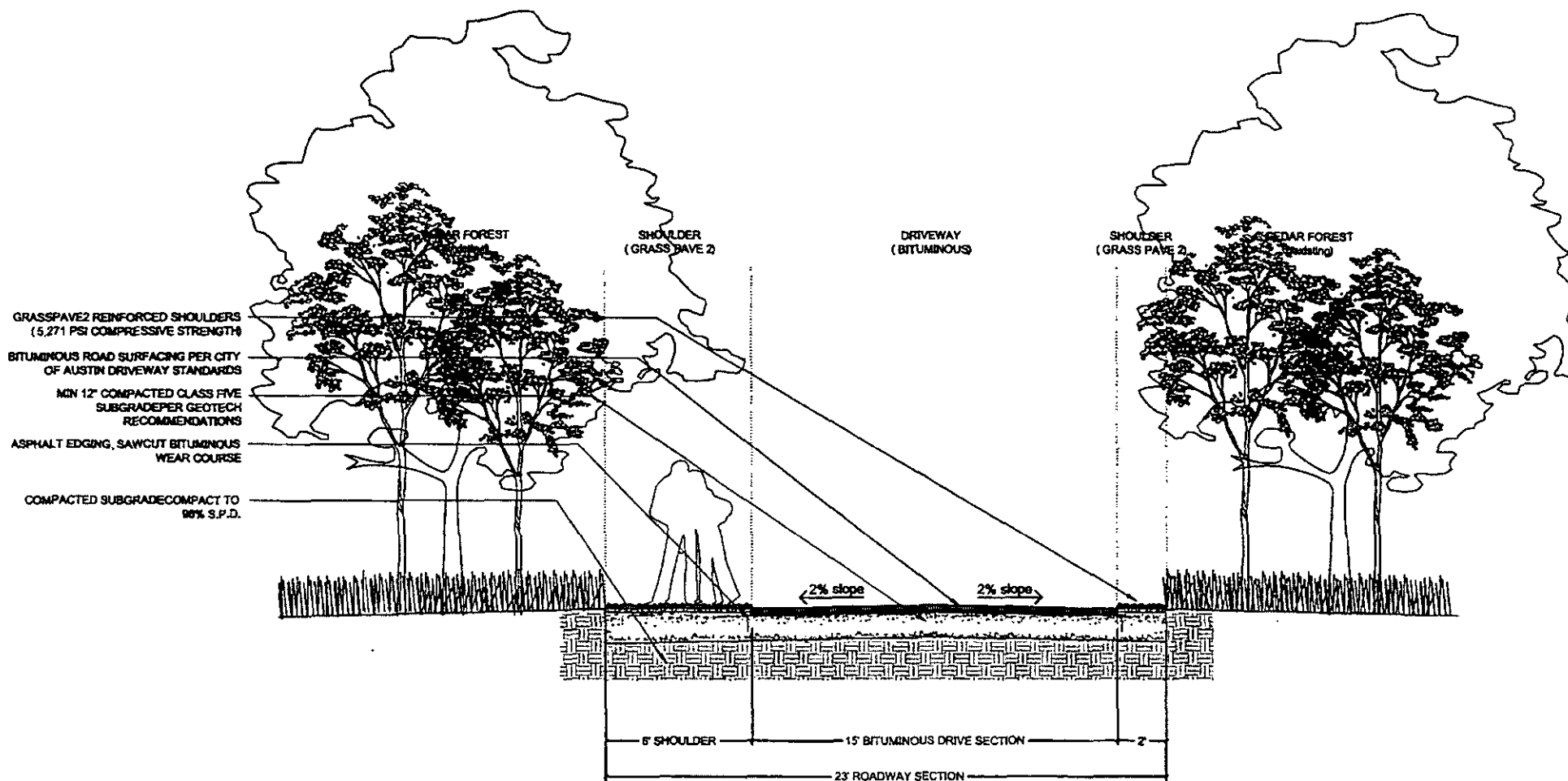
(FOOTES)

1 inch = 40' ft.



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1 BITUMINOUS DRIVEWAY SECTION - TYP.
SCALE: 1/4"=1'-0"

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FOR REDLINED CHANGES

BULL CREEK P.U.D.

SEE EXHIBIT
N-1 FOR DETAILS
ON TOWER LOT

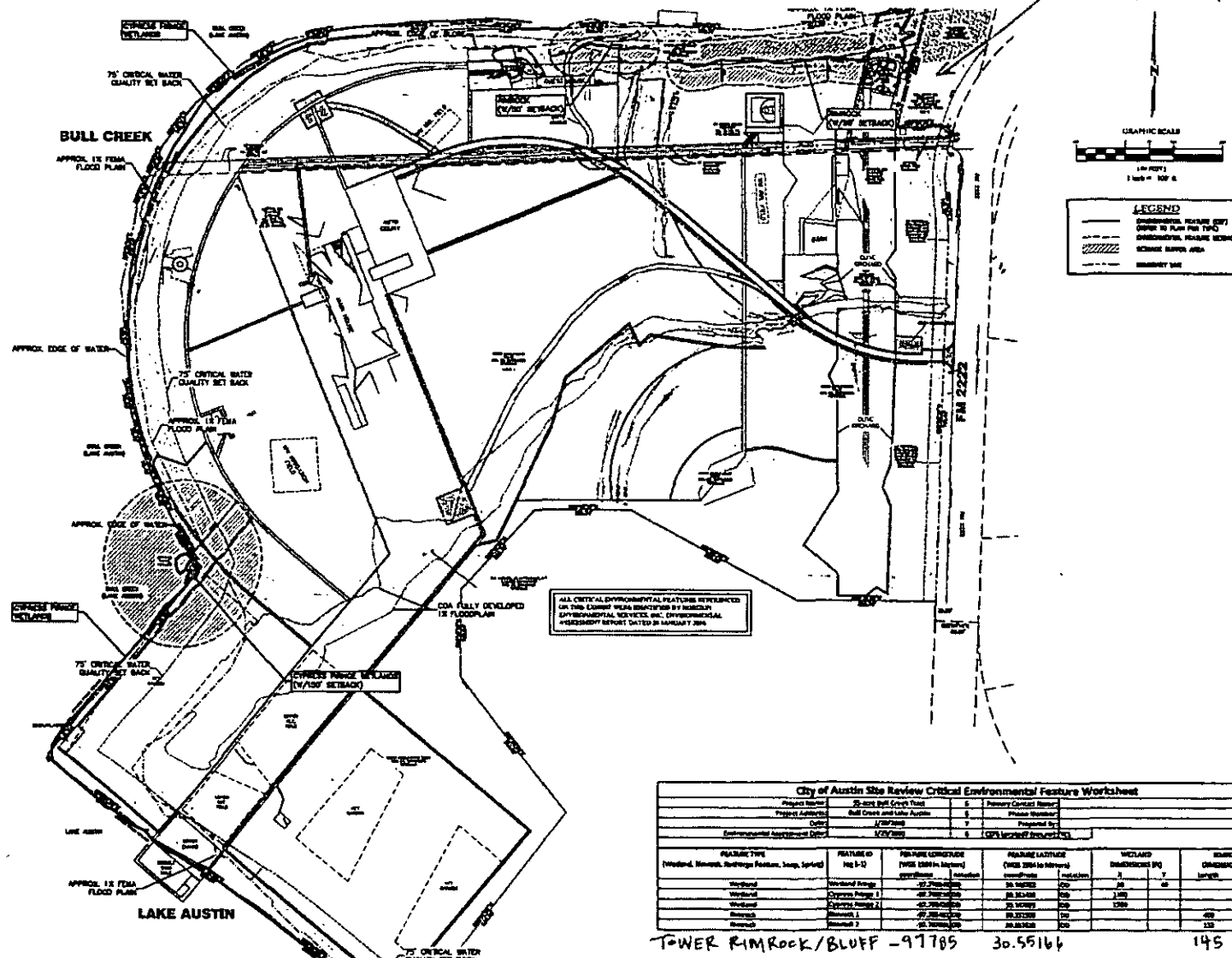
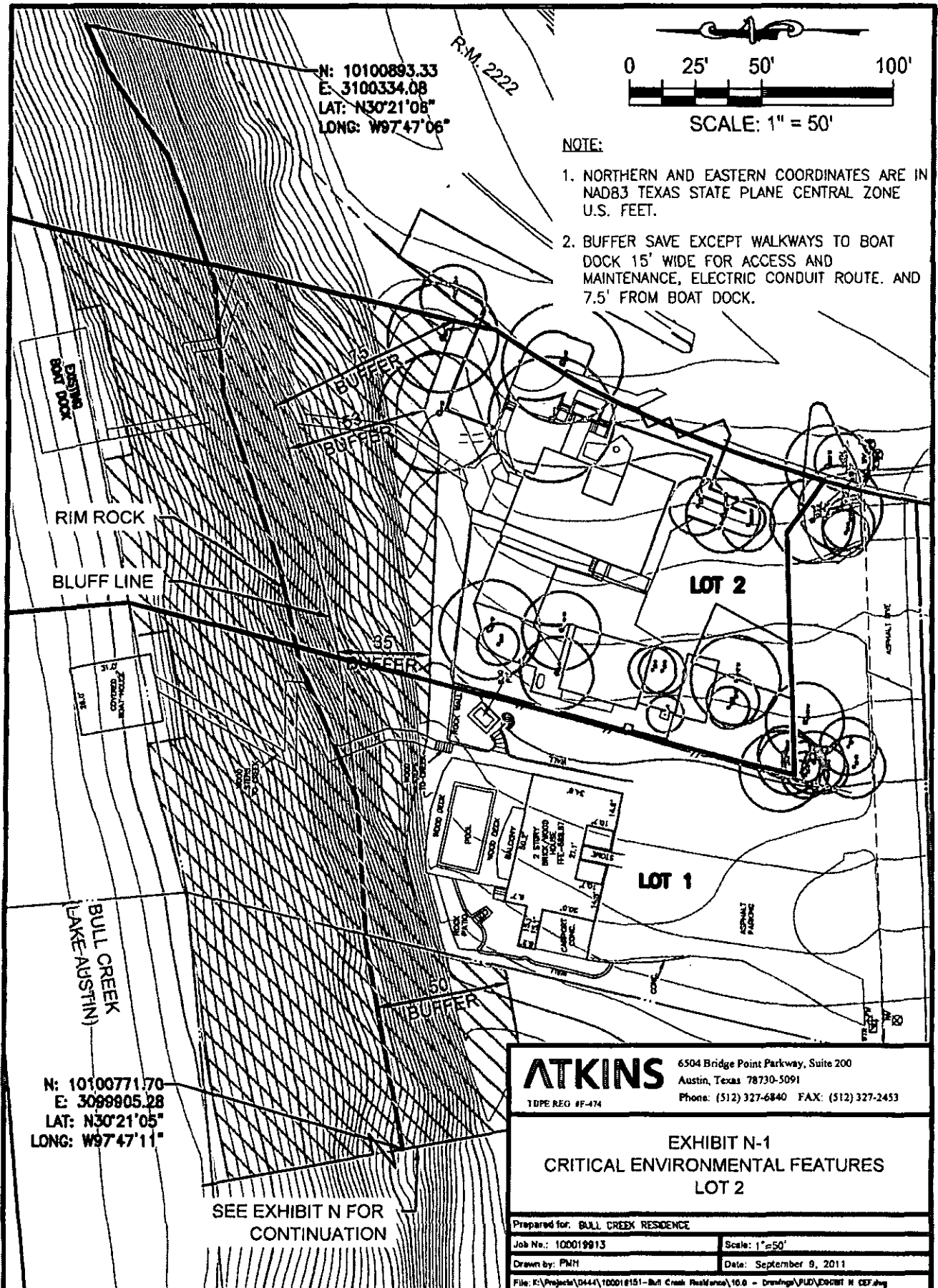


EXHIBIT N - CRITICAL ENVIRONMENTAL FEATURES



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PROD LOCATION	PROD DTL	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6	SALE 7	SALE 8	SALE 9	SALE 10	SALE 11	SALE 12	SALE 13	SALE 14	SALE 15	SALE 16	SALE 17	SALE 18	SALE 19	SALE 20	SALE 21	SALE 22	SALE 23	SALE 24	SALE 25	SALE 26	SALE 27	SALE 28	SALE 29	SALE 30	SALE 31	SALE 32	SALE 33	SALE 34	SALE 35	SALE 36	SALE 37	SALE 38	SALE 39	SALE 40	SALE 41	SALE 42	SALE 43	SALE 44	SALE 45	SALE 46	SALE 47	SALE 48	SALE 49	SALE 50	SALE 51	SALE 52	SALE 53	SALE 54	SALE 55	SALE 56	SALE 57	SALE 58	SALE 59	SALE 60	SALE 61	SALE 62	SALE 63	SALE 64	SALE 65	SALE 66	SALE 67	SALE 68	SALE 69	SALE 70	SALE 71	SALE 72	SALE 73	SALE 74	SALE 75	SALE 76	SALE 77	SALE 78	SALE 79	SALE 80	SALE 81	SALE 82	SALE 83	SALE 84	SALE 85	SALE 86	SALE 87	SALE 88	SALE 89	SALE 90	SALE 91	SALE 92	SALE 93	SALE 94	SALE 95	SALE 96	SALE 97	SALE 98	SALE 99	SALE 100	SALE 101	SALE 102	SALE 103	SALE 104	SALE 105	SALE 106	SALE 107	SALE 108	SALE 109	SALE 110	SALE 111	SALE 112	SALE 113	SALE 114	SALE 115	SALE 116	SALE 117	SALE 118	SALE 119	SALE 120	SALE 121	SALE 122	SALE 123	SALE 124	SALE 125	SALE 126	SALE 127	SALE 128	SALE 129	SALE 130	SALE 131	SALE 132	SALE 133	SALE 134	SALE 135	SALE 136	SALE 137	SALE 138	SALE 139	SALE 140	SALE 141	SALE 142	SALE 143	SALE 144	SALE 145	SALE 146	SALE 147	SALE 148	SALE 149	SALE 150	SALE 151	SALE 152	SALE 153	SALE 154	SALE 155	SALE 156	SALE 157	SALE 158	SALE 159	SALE 160	SALE 161	SALE 162	SALE 163	SALE 164	SALE 165	SALE 166	SALE 167	SALE 168	SALE 169	SALE 170	SALE 171	SALE 172	SALE 173	SALE 174	SALE 175	SALE 176	SALE 177	SALE 178	SALE 179	SALE 180	SALE 181	SALE 182	SALE 183	SALE 184	SALE 185	SALE 186	SALE 187	SALE 188	SALE 189	SALE 190	SALE 191	SALE 192	SALE 193	SALE 194	SALE 195	SALE 196	SALE 197	SALE 198	SALE 199	SALE 200	SALE 201	SALE 202	SALE 203	SALE 204	SALE 205	SALE 206	SALE 207	SALE 208	SALE 209	SALE 210	SALE 211	SALE 212	SALE 213	SALE 214	SALE 215	SALE 216	SALE 217	SALE 218	SALE 219	SALE 220	SALE 221	SALE 222	SALE 223	SALE 224	SALE 225	SALE 226	SALE 227	SALE 228	SALE 229	SALE 230	SALE 231	SALE 232	SALE 233	SALE 234	SALE 235	SALE 236	SALE 237	SALE 238	SALE 239	SALE 240	SALE 241	SALE 242	SALE 243	SALE 244	SALE 245	SALE 246	SALE 247	SALE 248	SALE 249	SALE 250	SALE 251	SALE 252	SALE 253	SALE 254	SALE 255	SALE 256	SALE 257	SALE 258	SALE 259	SALE 260	SALE 261	SALE 262	SALE 263	SALE 264	SALE 265	SALE 266	SALE 267	SALE 268	SALE 269	SALE 270	SALE 271	SALE 272	SALE 273	SALE 274	SALE 275	SALE 276	SALE 277	SALE 278	SALE 279	SALE 280	SALE 281	SALE 282	SALE 283	SALE 284	SALE 285	SALE 286	SALE 287	SALE 288	SALE 289	SALE 290	SALE 291	SALE 292	SALE 293	SALE 294	SALE 295	SALE 296	SALE 297	SALE 298	SALE 299	SALE 300	SALE 301	SALE 302	SALE 303	SALE 304	SALE 305	SALE 306	SALE 307	SALE 308	SALE 309	SALE 310	SALE 311	SALE 312	SALE 313	SALE 314	SALE 315	SALE 316	SALE 317	SALE 318	SALE 319	SALE 320	SALE 321	SALE 322	SALE 323	SALE 324	SALE 325	SALE 326	SALE 327	SALE 328	SALE 329	SALE 330	SALE 331	SALE 332	SALE 333	SALE 334	SALE 335	SALE 336	SALE 337	SALE 338	SALE 339	SALE 340	SALE 341	SALE 342	SALE 343	SALE 344	SALE 345	SALE 346	SALE 347	SALE 348	SALE 349	SALE 350	SALE 351	SALE 352	SALE 353	SALE 354	SALE 355	SALE 356	SALE 357	SALE 358	SALE 359	SALE 360	SALE 361	SALE 362	SALE 363	SALE 364	SALE 365	SALE 366	SALE 367	SALE 368	SALE 369	SALE 370	SALE 371	SALE 372	SALE 373	SALE 374	SALE 375	SALE 376	SALE 377	SALE 378	SALE 379	SALE 380
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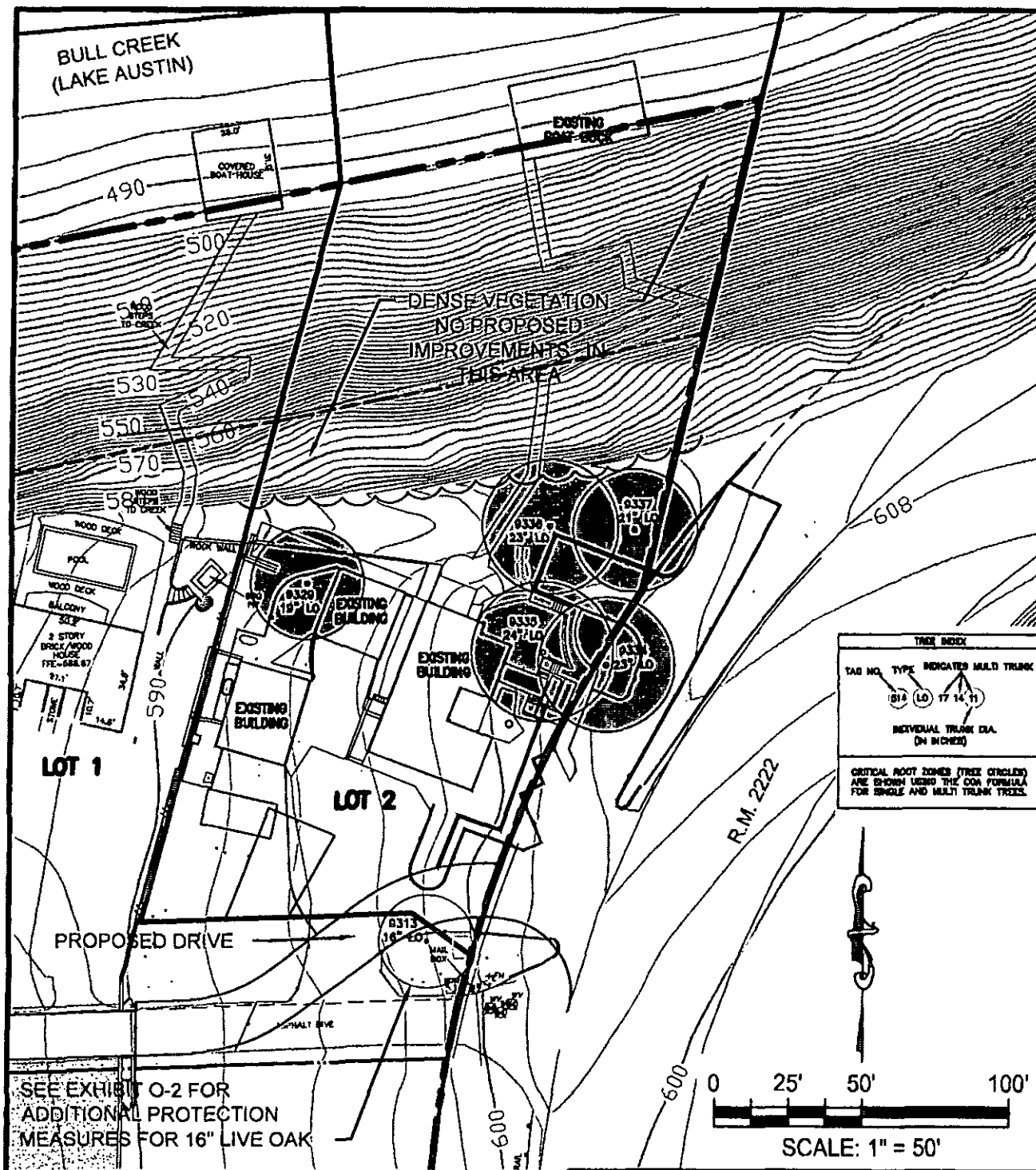
SEE FULL SIZE REPLACEMENT SHEETS

FIELD LOCATION	TOTAL MAG	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	SIZE 7	SIZE 8	SIZE 9	SIZE 10	SIZE 11	SIZE 12	SIZE 13	SIZE 14	SIZE 15	SIZE 16	SIZE 17	SIZE 18	SIZE 19	SIZE 20	SIZE 21	SIZE 22	SIZE 23	SIZE 24	SIZE 25	SIZE 26	SIZE 27	SIZE 28	SIZE 29	SIZE 30	SIZE 31	SIZE 32	SIZE 33	SIZE 34	SIZE 35	SIZE 36	SIZE 37	SIZE 38	SIZE 39	SIZE 40	SIZE 41	SIZE 42	SIZE 43	SIZE 44	SIZE 45	SIZE 46	SIZE 47	SIZE 48	SIZE 49	SIZE 50	SIZE 51	SIZE 52	SIZE 53	SIZE 54	SIZE 55	SIZE 56	SIZE 57	SIZE 58	SIZE 59	SIZE 60	SIZE 61	SIZE 62	SIZE 63	SIZE 64	SIZE 65	SIZE 66	SIZE 67	SIZE 68	SIZE 69	SIZE 70	SIZE 71	SIZE 72	SIZE 73	SIZE 74	SIZE 75	SIZE 76	SIZE 77	SIZE 78	SIZE 79	SIZE 80	SIZE 81	SIZE 82	SIZE 83	SIZE 84	SIZE 85	SIZE 86	SIZE 87	SIZE 88	SIZE 89	SIZE 90	SIZE 91	SIZE 92	SIZE 93	SIZE 94	SIZE 95	SIZE 96	SIZE 97	SIZE 98	SIZE 99	SIZE 100	SIZE 101	SIZE 102	SIZE 103	SIZE 104	SIZE 105	SIZE 106	SIZE 107	SIZE 108	SIZE 109	SIZE 110	SIZE 111	SIZE 112	SIZE 113	SIZE 114	SIZE 115	SIZE 116	SIZE 117	SIZE 118	SIZE 119	SIZE 120	SIZE 121	SIZE 122	SIZE 123	SIZE 124	SIZE 125	SIZE 126	SIZE 127	SIZE 128	SIZE 129	SIZE 130	SIZE 131	SIZE 132	SIZE 133	SIZE 134	SIZE 135	SIZE 136	SIZE 137	SIZE 138	SIZE 139	SIZE 140	SIZE 141	SIZE 142	SIZE 143	SIZE 144	SIZE 145	SIZE 146	SIZE 147	SIZE 148	SIZE 149	SIZE 150	SIZE 151	SIZE 152	SIZE 153	SIZE 154	SIZE 155	SIZE 156	SIZE 157	SIZE 158	SIZE 159	SIZE 160	SIZE 161	SIZE 162	SIZE 163	SIZE 164	SIZE 165	SIZE 166	SIZE 167	SIZE 168	SIZE 169	SIZE 170	SIZE 171	SIZE 172	SIZE 173	SIZE 174	SIZE 175	SIZE 176	SIZE 177	SIZE 178	SIZE 179	SIZE 180	SIZE 181	SIZE 182	SIZE 183	SIZE 184	SIZE 185	SIZE 186	SIZE 187	SIZE 188	SIZE 189	SIZE 190	SIZE 191	SIZE 192	SIZE 193	SIZE 194	SIZE 195	SIZE 196	SIZE 197	SIZE 198	SIZE 199	SIZE 200	SIZE 201	SIZE 202	SIZE 203	SIZE 204	SIZE 205	SIZE 206	SIZE 207	SIZE 208	SIZE 209	SIZE 210	SIZE 211	SIZE 212	SIZE 213	SIZE 214	SIZE 215	SIZE 216	SIZE 217	SIZE 218	SIZE 219	SIZE 220	SIZE 221	SIZE 222	SIZE 223	SIZE 224	SIZE 225	SIZE 226	SIZE 227	SIZE 228	SIZE 229	SIZE 230	SIZE 231	SIZE 232	SIZE 233	SIZE 234	SIZE 235	SIZE 236	SIZE 237	SIZE 238	SIZE 239	SIZE 240	SIZE 241	SIZE 242	SIZE 243	SIZE 244	SIZE 245	SIZE 246	SIZE 247	SIZE 248	SIZE 249	SIZE 250	SIZE 251	SIZE 252	SIZE 253	SIZE 254	SIZE 255	SIZE 256	SIZE 257	SIZE 258	SIZE 259	SIZE 260	SIZE 261	SIZE 262	SIZE 263	SIZE 264	SIZE 265	SIZE 266	SIZE 267	SIZE 268	SIZE 269	SIZE 270	SIZE 271	SIZE 272	SIZE 273	SIZE 274	SIZE 275	SIZE 276	SIZE 277	SIZE 278	SIZE 279	SIZE 280	SIZE 281	SIZE 282	SIZE 283	SIZE 284	SIZE 285	SIZE 286	SIZE 287	SIZE 288	SIZE 289	SIZE 290	SIZE 291	SIZE 292	SIZE 293	SIZE 294	SIZE 295	SIZE 296	SIZE 297	SIZE 298	SIZE 299	SIZE 300	SIZE 301	SIZE 302	SIZE 303	SIZE 304	SIZE 305	SIZE 306	SIZE 307	SIZE 308	SIZE 309	SIZE 310	SIZE 311	SIZE 312	SIZE 313	SIZE 314	SIZE 315	SIZE 316	SIZE 317	SIZE 318	SIZE 319	SIZE 320	SIZE 321	SIZE 322	SIZE 323	SIZE 324	SIZE 325	SIZE 326	SIZE 327	SIZE 328	SIZE 329	SIZE 330	SIZE 331	SIZE 332	SIZE 333	SIZE 334	SIZE 335	SIZE 336	SIZE 337	SIZE 338	SIZE 339	SIZE 340	SIZE 341	SIZE 342	SIZE 343	SIZE 344	SIZE 345	SIZE 346	SIZE 347	SIZE 348	SIZE 349	SIZE 350	SIZE 351	SIZE 352	SIZE 353	SIZE 354	SIZE 355	SIZE 356	SIZE 357	SIZE 358	SIZE 359	SIZE 360	SIZE 361	SIZE 362	SIZE 363	SIZE 364	SIZE 365	SIZE 366	SIZE 367	SIZE 368	SIZE 369	SIZE 370	SIZE 371	SIZE 372	SIZE 373	SIZE 374	SIZE 375	SIZE 376	SIZE 377	SIZE 378	SIZE 379	SIZE 380	SIZE 381	SIZE 382	SIZE 383	SIZE 384	SIZE 385	SIZE 386	SIZE 387	SIZE 388	SIZE 389	SIZE 390	SIZE 391	SIZE 392	SIZE 393	SIZE 394	SIZE 395	SIZE 396	SIZE 397	SIZE 398	SIZE 399	SIZE 400	SIZE 401	SIZE 402	SIZE 403	SIZE 404	SIZE 405	SIZE 406	SIZE 407	SIZE 408	SIZE 409	SIZE 410	SIZE 411	SIZE 412	SIZE 413	SIZE 414	SIZE 415	SIZE 416	SIZE 417	SIZE 418</
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[illegible]

	<u>Total Caliper Inch</u>	<u>Percentage</u>		
Saved Trees	7558	89.0%	11,198	92%
Transplanted Trees	139	1.6%	154	1%
Removed Trees	792	9.3%	792	7%
Total Inches	8451		12,144	

SHEET 3 OF 3



PLAN KEY

- EXTENTS OF PROTECTION AROUND SIGNIFICANT TREES
- EXISTING LIVE OAK ≥ 19"
- EXISTING TREE ≥ 19"
- EXISTING TREE ≥ 19", TO BE REMOVED
- EXISTING TREE ≥ 19", TO BE TRANSPLANTED
- EXTENTS OF WORK

ATKINS

TBPE REG. #F-474

6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730-5091

Phone: (512) 327-6840 FAX: (512) 327-2453

EXHIBIT O-1 TREE PROTECTION - LOT 2

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

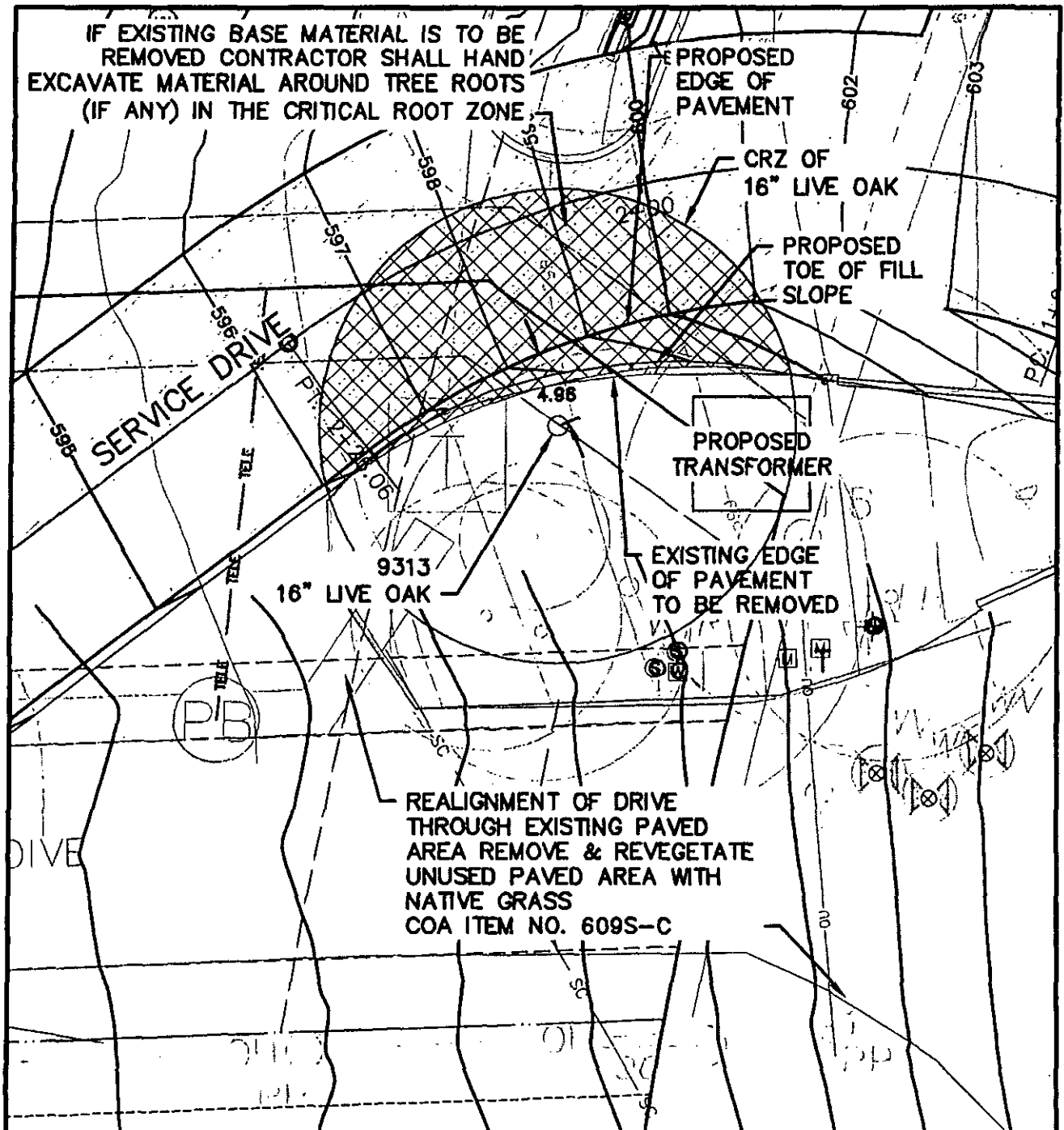
Scale: 1"=50'

Drawn by: PNH

Date: October 10, 2011

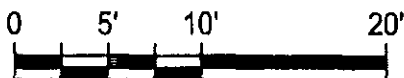
File: K:\Projects\0444\100019913-Bull Creek Residence\10.8 - Drawings\PLAN\EXHIBIT O TREE PROTECTION.dwg

IF EXISTING BASE MATERIAL IS TO BE REMOVED CONTRACTOR SHALL HAND EXCAVATE MATERIAL AROUND TREE ROOTS (IF ANY) IN THE CRITICAL ROOT ZONE



NOTE

1. PROPOSED GRADING WITH IN CRITICAL ROOT ZONE IS 0-2 FEET ABOVE EXISTING GRADE.



SCALE: 1" = 10'

ATKINS

TBPE REG. #74

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**EXHIBIT O-2
TREE PROTECTION - LOT 2**

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

Scale: 1"=10'

Drawn by: PMH

Date: October 5, 2011

File: K:\Projects\0444\100019913-Bull Creek Residence\10.0 - Drawings\PD\Exhibit O-2 TREE PROTECTION.dwg