

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20161110-032 FOR THE
2 PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL
3 PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS 9211, 9501,
4 AND 9715 THAXTON ROAD AND CHANGING THE ZONING MAP FROM
5 UNZONED (UNZ) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
6 DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** Pilot Knob Planned Unit Development (“Pilot Knob PUD”) is comprised of
11 approximately 2676.179 acres of land located generally east and southeast of the intersection
12 of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S.
13 Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and
14 bounds in the land use plan incorporated into Ordinance No. 20161110-032, as amended.

15 **PART 2.** Pilot Knob PUD was approved November 10, 2016, under Ordinance No.
16 20161110-032 (the “Original Ordinance”) and amended under Ordinance Nos. 20170302-
17 014, 20190131-063, and 20211209-090.

18 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
19 change the base district from unzoned (UNZ) district to planned unit development (PUD)
20 district on the property described in Zoning Case No. C814-2012-0152.04, on file at the
21 Housing and Planning Department, as follows:

22 **Tract N:**

23 Being all of that certain 2.756 acre tract of land out of the Santiago Del Valle Survey,
24 Abstract No. 24, Travis County, Texas, said 2.756 acre tract being more particularly
25 described by metes and bounds in **Exhibit “A-1”** incorporated into this ordinance, and

26
27 **Tract O:**

28 Being all of that certain 18.774 acre tract of land situated in the Santiago Del Valle
29 Survey, Abstract No. 24, Travis County, Texas, said tract of land being comprised of
30 all of a called 18.38 acre tract of land conveyed in Document No. 2010149070, Deed
31 Records of Travis County, Texas, and all of a called 0.42 acre tract of land conveyed in
32 Document No. 2010151982, Deed Records of Travis County, Texas, said 18.774 acres
33 being more particularly described by metes and bounds in **Exhibit “A-2”** incorporated
34 into this ordinance, and
35
36

37 **Tract P:**

38 Being all of that certain 29.378 acre tract or parcel of land situated in the Santiago
39 Del Valle Survey, Abstract No. 24, Travis County, Texas, being more particularly
40 as being a portion of a called 32.892 acre tract of land conveyed in Volume 11513,
41 Page 1451, Deed Records of Travis County, Texas, and a portion of a called 8.51
42 acre tract of land conveyed in Volume 10861, Page 857, Deed Records of Travis
43 County, Texas, said 29.378 acres being more particularly described by metes and
44 bounds in **Exhibit “A-3”** incorporated into this ordinance
45

46 (Tract N, Tract O, and Tract P collectively referred to as the “Property”), locally known as
47 9211, 9501, AND 9715 Thaxton Road, in the City of Austin, Travis County, Texas, generally
48 identified in the map attached as **Exhibit “B”**.
49

50 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as
51 though set forth fully in the text of this ordinance. The exhibits are as follows:
52

53 Exhibit A-1: Legal Description of Tract N

54 Exhibit A-2: Legal Description of Tract O

55 Exhibit A-3: Legal Description of Tract P

56 Exhibit B: Zoning Map

57 Exhibit C: Land Use Plan and Density Table

58 Exhibit D. Conceptual Parks and Open Space Plan

59 Exhibit J. Critical Water Quality Zone Transfers

60 Exhibit L. Proposed Waterway Crossing

61 Exhibit M. Wetland Transfer Agreement

62 Exhibit O. Cut / Fill Exhibit

63 Exhibit P. Impervious Cover Map

64 Exhibit P-1. Impervious Cover Table

65 Exhibit R. Conceptual Public Art Master Plan

66 Exhibit U. Project Area
67

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

FIELD NOTES

BEING ALL OF THAT CERTAIN 2.756 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 2.76 ACRE TRACT OF LAND CONVEYED TO CARL H. DITTMAR IN VOLUME 12562, PAGE 428, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.756 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 2.76 acre tract, being at a southwest corner of a called 80.807 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2018115452, Official Public Records of Travis County, Texas, same being in the east right-of-way line of Thaxton Lane(R.O.W. Varies), for a northwest corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, S61°01'06"E, with the common line of said 2.76 acre tract and said 80.807 acre tract, a distance of 404.70 feet to a 1/2 inch iron rod found at the northeast corner of said 2.76 acre tract, being in the south line of said 80.807 acre tract, same being at a northwestern corner of a called 73.453 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2006229773, Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract of land,

THENCE, with the common line of said 2.76 acre tract and said 73.453 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) S27°54'46"W, a distance of 293.12 feet to a 1/2 inch iron rod found at the southeast corner of said 2.76 acre tract, for the southeast corner of the herein described tract of land, and
- 2) N61°59'00"W, a distance of 404.82 feet to a 1/2 inch iron rod found at the southwest corner of the herein described tract of land, being at a northwestern corner of said 73.453 acre tract, same being in the east line of said Thaxton Lane, for the southwest corner of the herein described tract of land,

THENCE, N27°56'59"E, with the common line of said Thaxton Lane and said 2.76 acre tract of land, a distance of 299.94 feet to the **POINT OF BEGINNING** and containing 2.756 acres of land.

Prepared by:


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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

LEGEND

	1/2" IRON ROD FOUND
	GUY POLE
	POWER POLE
	WATER METER
	BURIED FIBER OPTIC CABLE
	CABLE PEDESTAL
	OVERHEAD ELECTRIC LINE
	WIRE FENCE

THAXTON LANE
(R.O.W. VARIES)

CARMA EASTON, LLC.
(80.807 ACRES)
DOC. NO. 2018115452

CARMA EASTON, LLC.
(73.453 ACRES)
DOC. NO. 2006229773



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J:\AC3D\5329-021\dwg\ALTA SURVEY - 2.756 ACRES

FIELD NOTES

BEING ALL OF THAT CERTAIN 18.774 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.774 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the westernmost corner of said 0.42 acre tract of land, being at the northernmost corner of a called 31.022 acre tract of land conveyed to Carma Easton, LLC. in Document number 2006245700, Official Public Records of Travis County, Texas, same being in the southeast right-of-way line of Thaxton Lane (R.O.W. Varies), for the westernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N28°03'41"E, with the common line of said 0.42 acre tract and said Thaxton Lane, a distance of 44.94 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northernmost corner of said 0.42 acre tract, being at the westernmost corner of a called 2.80 acre tract of land conveyed to Pablo Gomez in Document Number 2005058432, Official Public Records, Travis County, Texas, for a western corner of the herein described tract of land, from which a 1/2 inch iron rod found bears N61°20'10"W, a distance of 2.41 feet, and also from which a 1/2 inch iron rod found at the northernmost corner of a called 3.19 acre tract of land conveyed to T3W Thaxton, LLC. in Document Number 2017033636, Official Public Records of Travis County, Texas, being at the westernmost corner of a called 73.453 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2006229773, Official Public Records of Travis County, Texas, same being in the southeast right-of-way line of said Thaxton Lane, bears N28°03'41"E, a distance of 644.01 feet,

THENCE, S61°20'10"E, with the common line of said 0.42 acre tract of land and said 2.80 acre tract of land, a distance of 404.94 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the southernmost corner of said 2.80 acre tract, being at the easternmost corner of said 0.42 acre tract, same being in the northwest line of said 18.38 acre tract of land, for an interior corner of the herein described tract of land,

THENCE, N28°00'04"E, with the northwest line of said 18.38 acre tract of land, the southeast line of said 2.80 acre tract of land, and the southeast line of said 3.19 acre tract of land, a distance of 648.63 feet to a 1/2 inch iron rod found at the easternmost corner of said 3.19 acre tract, being at the northernmost corner of said 18.38 acre tract, same being in the southwest line of said 73.453 acre tract of land, for the northernmost corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the northernmost corner of said 3.19 acre tract of land, being at the westernmost corner of said 73.453 acre tract of land, same being in the southeast line of said Thaxton Lane, bears N61°59'25"W, a distance of 404.24 feet,

THENCE, with the common line of said 18.38 acre tract of land, and said 73.453 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S61°59'25"E, a distance of 1136.01 feet to a 1/2 inch iron rod found at the easternmost corner of said 18.38 acre tract of land, being at an interior corner of said 73.453 acre tract of land, for the easternmost corner of the herein described tract of land, and
- 2) S27°51'54"W, a distance of 713.24 feet to a 1/2 inch iron rod found at the southernmost corner of said 18.38 acre tract, being at a western exterior corner of said 73.453 acre tract, same being in the northeast line of said 31.022 acre tract of land, for the southernmost corner of the herein described tract of land,

THENCE, N60°59'43"W, with the common line of said 18.38 acre tract of land, and said 31.022 acre tract of land, a distance of 1137.88 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the westernmost corner of said 18.38 acre tract of land, being at the southernmost corner of said 0.42 acre tract, for a southern corner of the herein described tract of land,

THENCE, N61°20'56"W, with the common line of said 0.42 acre tract of land, and said 31.022 acre tract of land, a distance of 404.99 feet to the **POINT OF BEGINNING** and containing 18.774 acres of land.

Surveyed by:



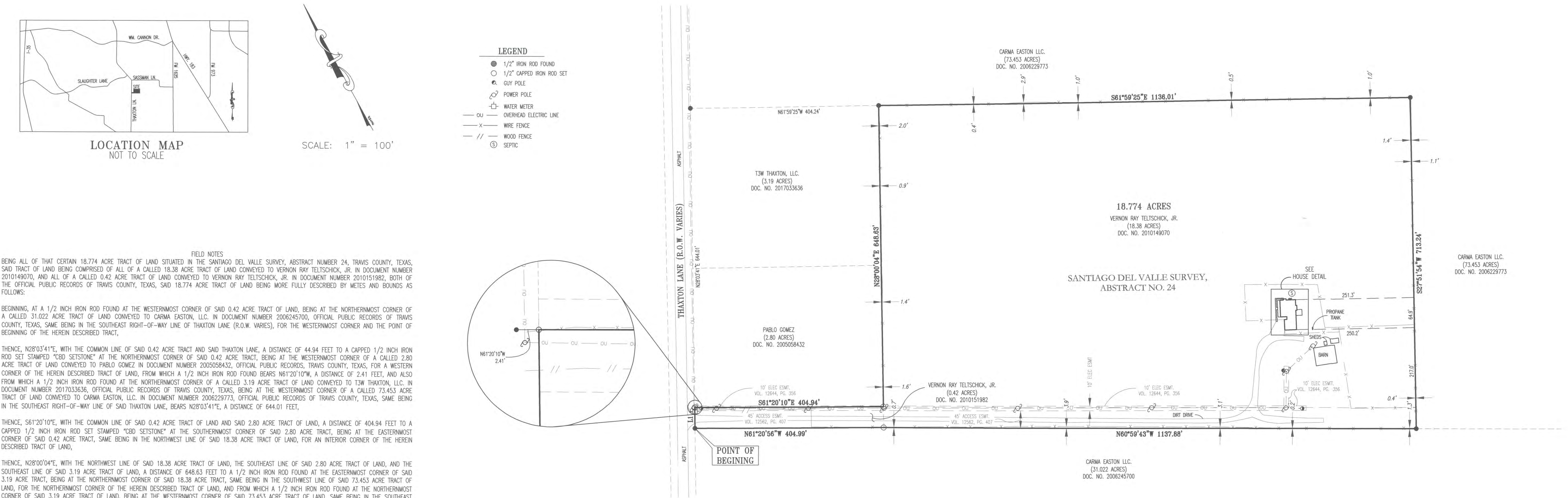
23 Jun 2021

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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

ALTA SURVEY OF 18.774 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



FIELD NOTES
BEING ALL OF THAT CERTAIN 18.774 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.774 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID 0.42 ACRE TRACT OF LAND, BEING AT THE NORTHERNMOST CORNER OF A CALLED 31.022 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006245700, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THAXTON LANE (R.O.W. VARIES), FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N28°03'41"E, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT AND SAID THAXTON LANE, A DISTANCE OF 44.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHERNMOST CORNER OF SAID 0.42 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 2.80 ACRE TRACT OF LAND CONVEYED TO PABLO GOMEZ IN DOCUMENT NUMBER 2005058432, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N61°20'10"W, A DISTANCE OF 2.41 FEET, AND ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF A CALLED 3.19 ACRE TRACT OF LAND CONVEYED TO T3W THAXTON, LLC. IN DOCUMENT NUMBER 2017033636, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING AT THE WESTERNMOST CORNER OF A CALLED 73.453 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006229773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID THAXTON LANE, BEARS N28°03'41"E, A DISTANCE OF 644.01 FEET,

THENCE, S61°20'10"E, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT OF LAND AND SAID 2.80 ACRE TRACT OF LAND, A DISTANCE OF 404.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHERNMOST CORNER OF SAID 2.80 ACRE TRACT, BEING AT THE EASTERNMOST CORNER OF SAID 0.42 ACRE TRACT, SAME BEING IN THE NORTHWEST LINE OF SAID 18.38 ACRE TRACT OF LAND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N28°00'04"E, WITH THE NORTHWEST LINE OF SAID 18.38 ACRE TRACT OF LAND, THE SOUTHEAST LINE OF SAID 2.80 ACRE TRACT OF LAND, AND THE SOUTHEAST LINE OF SAID 3.19 ACRE TRACT OF LAND, A DISTANCE OF 648.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 3.19 ACRE TRACT, BEING AT THE NORTHERNMOST CORNER OF SAID 18.38 ACRE TRACT, SAME BEING IN THE SOUTHWEST LINE OF SAID 73.453 ACRE TRACT OF LAND, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID 3.19 ACRE TRACT OF LAND, BEING AT THE WESTERNMOST CORNER OF SAID 73.453 ACRE TRACT OF LAND, SAME BEING IN THE SOUTHEAST LINE OF SAID THAXTON LANE, BEARS N61°59'25"W, A DISTANCE OF 404.24 FEET,

THENCE, WITH THE COMMON LINE OF SAID 18.38 ACRE TRACT OF LAND, AND SAID 73.453 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S61°59'25"E, A DISTANCE OF 1136.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 18.38 ACRE TRACT OF LAND, BEING AT AN INTERIOR CORNER OF SAID 73.453 ACRE TRACT OF LAND, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) S27°51'54"W, A DISTANCE OF 713.24 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID 18.38 ACRE TRACT, BEING AT A WESTERN EXTERIOR CORNER OF SAID 73.453 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID 31.022 ACRE TRACT OF LAND, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N60°59'43"W, WITH THE COMMON LINE OF SAID 18.38 ACRE TRACT OF LAND, AND SAID 31.022 ACRE TRACT OF LAND, A DISTANCE OF 1137.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE WESTERNMOST CORNER OF SAID 18.38 ACRE TRACT OF LAND, BEING AT THE SOUTHERNMOST CORNER OF SAID 0.42 ACRE TRACT, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N61°20'56"W, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT OF LAND, AND SAID 31.022 ACRE TRACT OF LAND, A DISTANCE OF 404.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.774 ACRES OF LAND.

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

FIELD WORK COMPLETED : 13TH DAY OF APRIL, 2021
MAP DATE: THIS THE 27TH DAY OF APRIL, 2021

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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

CBD

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Surveying

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J:\AC3D\5329-022\dwg\ALTA SURVEY - 18.774 ACRES

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 29.378 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 8.51 ACRE TRACT OF LAND CONVEYED MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29.378 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 8.51 acre tract of land, being at the northwest corner of a called 7.501 acre tract of land conveyed to Gabriel and Oralia Carreno in Document Number 2006182751, Official Public Records of Travis County, Texas, same being in the east right-of-way line of Thaxton Road (R.O.W. Varies), for the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, N27°41'01"E, with the common line of said 8.51 acre tract and said Thaxton Road, a distance of 100.00 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for a northwest corner of the herein described tract of land, from which a 1/2 inch iron rod found in the east line of said Thaxton Road, being at the northwest corner of a called 2.0 acre tract of land conveyed to Mark Alexander in Document Number 2005214776, Official Public Records of Travis County, Texas, same being at the southwest corner of a called 29.94 acre tract of land conveyed to Santana Urias Jr. in Volume 6132, Page 1217, Deed Records of Travis County, Texas, bears N27°41'01"E, a distance of 476.50 feet,

THENCE, over and across said 8.51 acre tract of land, and said 32.892 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S61°48'48"E, a distance of 1276.57 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 2) N28°08'22"E, a distance of 477.54 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the north line of said 32.892 acre tract of land, being in the south line of a called 24.747 acre tract of land conveyed to Carma Easton LLC in Document Number 2019033881, Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found in the east line of said Thaxton Road, being at the northwest corner of said 2.0 acre tract of land, same being at the southwest corner of said 29.94 acre tract of land, bears N61°51'38"W, a distance of 1280.36 feet,

THENCE, S61°51'38"E, with the common line of said 32.892 acre tract of land and said 24.747 acre tract of land, passing at a distance of 1989.20 feet a 1/2 inch iron rod found, and continuing for a total distance of 1990.15 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northeast corner of said 32.892 acre tract of land, being at the southeast corner of said 24.747 acre tract of land, same being in the west line of a called 29.293 acre tract of land conveyed to Carma Easton LLC in Document Number 2006225633, Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract of land, from which a 60d nail found in a fence corner post in the west line of said 29.293 acre tract of land, being at the northeast corner of a called 73.453 acre tract of land conveyed to Carma Easton LLC in Document Number 2006229773, Official Public Records of Travis County, Texas, same being at the southeast corner of a called 78.7749 acre tract of land conveyed to Carma Easton LLC in Document Number 2017144533, Official Public Records of Travis County, Texas, bears N27°46'20"E, a distance of 2136.52 feet,

THENCE, S27°46'20"W, with the common line of said 32.892 acre tract and said 29.293 acre tract of land, a distance of 579.20 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the southeast corner of said 32.892 acre tract of land, being at the northeast corner of a called 77.220 acre tract of land (Parcel 2) conveyed to Carma Easton LLC in Document Number 2018130093, Official Public Records of Travis County, Texas, same being in the west line of said 29.293 acre tract of land, for the southeast corner of the herein described tract of land, from which a 1/2 inch iron rod found at the southeast corner of said 77.220 acre tract of land, being at the southwest corner of a called 56.135 acre tract of land (Parcel 1) conveyed to Carma Easton LLC in Document Number 2018130093, Official Public Records of Travis County, Texas, bears S27°46'20"W, a distance of 1352.90 feet,

THENCE, N61°48'48"W, with the south line of said 32.892 acre tract, the north line of said 77.220 acre tract of land, passing at a distance of 0.71 feet a 1/2 inch iron rod found, passing at a distance of 2475.89 feet a 1/2 inch iron rod found at the southwest corner of said 32.892 acre tract, being the northwest corner of said 77.220 acre tract of land, same being at the northeast corner of said 7.501 acre tract of land, also being at the southeast corner of said 8.51 acre tract of land, and continuing for a total distance of 3269.64 feet to the **POINT OF BEGINNING** and containing 29.378 acres of land.

Surveyed by:

 16th Nov 2021

AARON V. THOMASON, R.P.L.S. NO. 6214

Carlson, Brigrance & Doering, Inc.

Reg. # 10024900

5501 West William Cannon

Austin, TX 78749

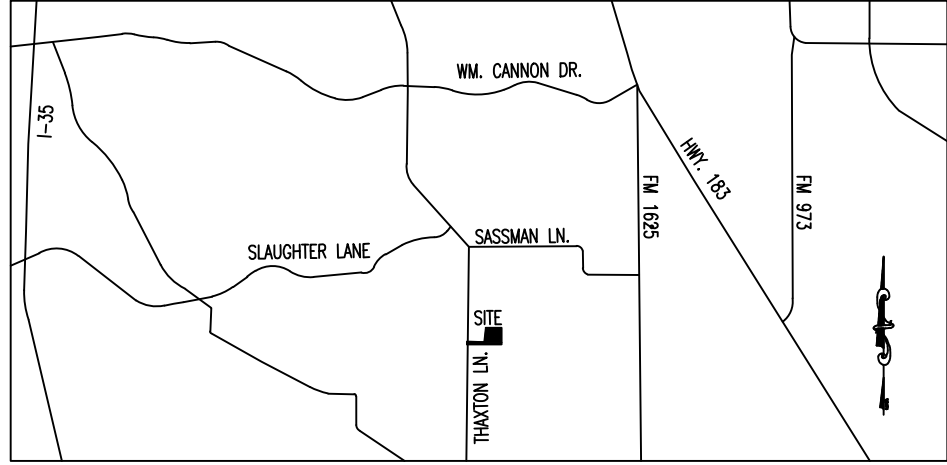
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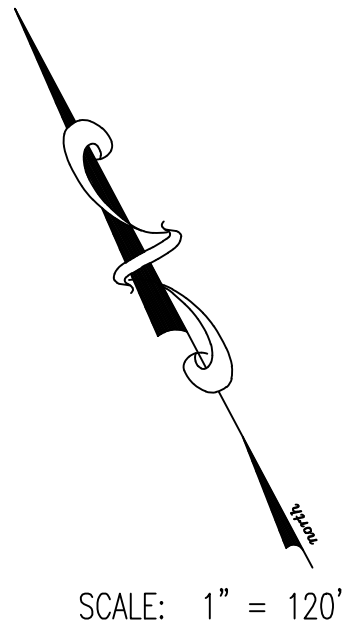


BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ALTA SURVEY OF 29.378 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF AN 8.51 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 120'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- 60D NAIL FOUND
- GUY POLE
- POWER POLE
- SIGN
- WATER VALVE
- CLEAN OUT
- WATER METER
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- SEPTIC
- UNDERGROUND PROPANE TANK

Line Table		
Line #	Length	Direction
L1	100.00	N27°41'01"E

ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-2573-C, EFFECTIVE DATE JUNE 2, 2021, THE SUBJECT TRACT OF LAND IS AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- EASEMENT GRANTED TO CITY OF AUSTIN, DATED SEPTEMBER 20, 1982, RECORDED IN VOLUME 7870, PAGE 949, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (shown hereon)
- EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED MAY 21, 2019, RECORDED IN DOCUMENT NO. 2019087259, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (blanket type, 15' overhead and 10' underground as installed. 32.892 acres only)

FEMA NOTE:
NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0613K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

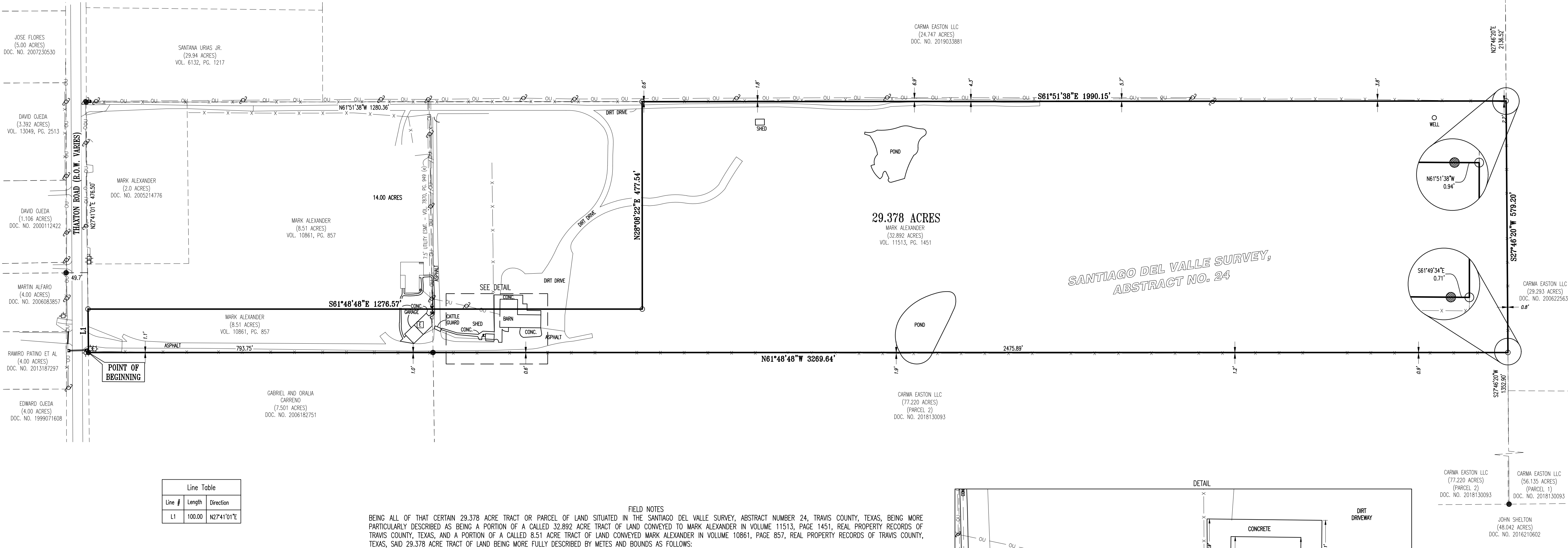
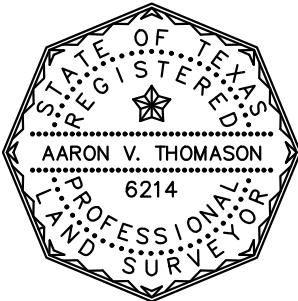
GF. NO. 21-2573-C, EFFECTIVE DATE: JUNE 2, 2021.
TO: CARMA EASTON, LLC., MARK ALEXANDER, CHERYLE ALEXANDER, AND FIRST AMERICAN TITLE GUARANTY COMPANY.

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

FIELD WORK COMPLETED : 22ND DAY OF JULY, 2021
MAP DATE: THIS THE 3RD DAY OF SEPTEMBER, 2021

Aaron V. Thomason, R.P.L.S. NO. 6214
CARLSON, BRIGANCE, AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM



FIELD NOTES
BEING ALL OF THAT CERTAIN 29.378 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 8.51 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29.378 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.51 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 7.501 ACRE TRACT OF LAND CONVEYED TO GABRIEL AND ORALIA CARRENO IN DOCUMENT NUMBER 2006182751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF THAXTON ROAD (R.O.W. VARIES), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N27°41'01"E, WITH THE COMMON LINE OF SAID 8.51 ACRE TRACT AND SAID THAXTON ROAD, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID THAXTON ROAD, BEING AT THE NORTHWEST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN DOCUMENT NUMBER 2005214776, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 29.94 ACRE TRACT OF LAND CONVEYED TO SANTANA URIAS JR. IN VOLUME 6132, PAGE 1217, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N27°41'01"E, A DISTANCE OF 476.50 FEET,

THENCE, OVER AND ACROSS SAID 8.51 ACRE TRACT OF LAND, AND SAID 32.892 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S61°48'48"E, A DISTANCE OF 1276.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) N28°08'22"E, A DISTANCE OF 477.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 32.892 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 24.747 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2019033881, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID THAXTON ROAD, BEING AT THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 29.94 ACRE TRACT OF LAND, BEARS N61°51'38"W, A DISTANCE OF 1280.36 FEET,

THENCE, S61°51'38"E, WITH THE COMMON LINE OF SAID 32.892 ACRE TRACT OF LAND AND SAID 24.747 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 1990.15 FEET A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 2044.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 24.747 ACRE TRACT OF LAND, SAME BEING IN THE WEST LINE OF A CALLED 29.293 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2006225633, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 60D NAIL FOUND IN A FENCE CORNER POST IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 73.453 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2006229773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF A CALLED 78.7749 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2017144533, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N27°46'20"E, A DISTANCE OF 2136.52 FEET,

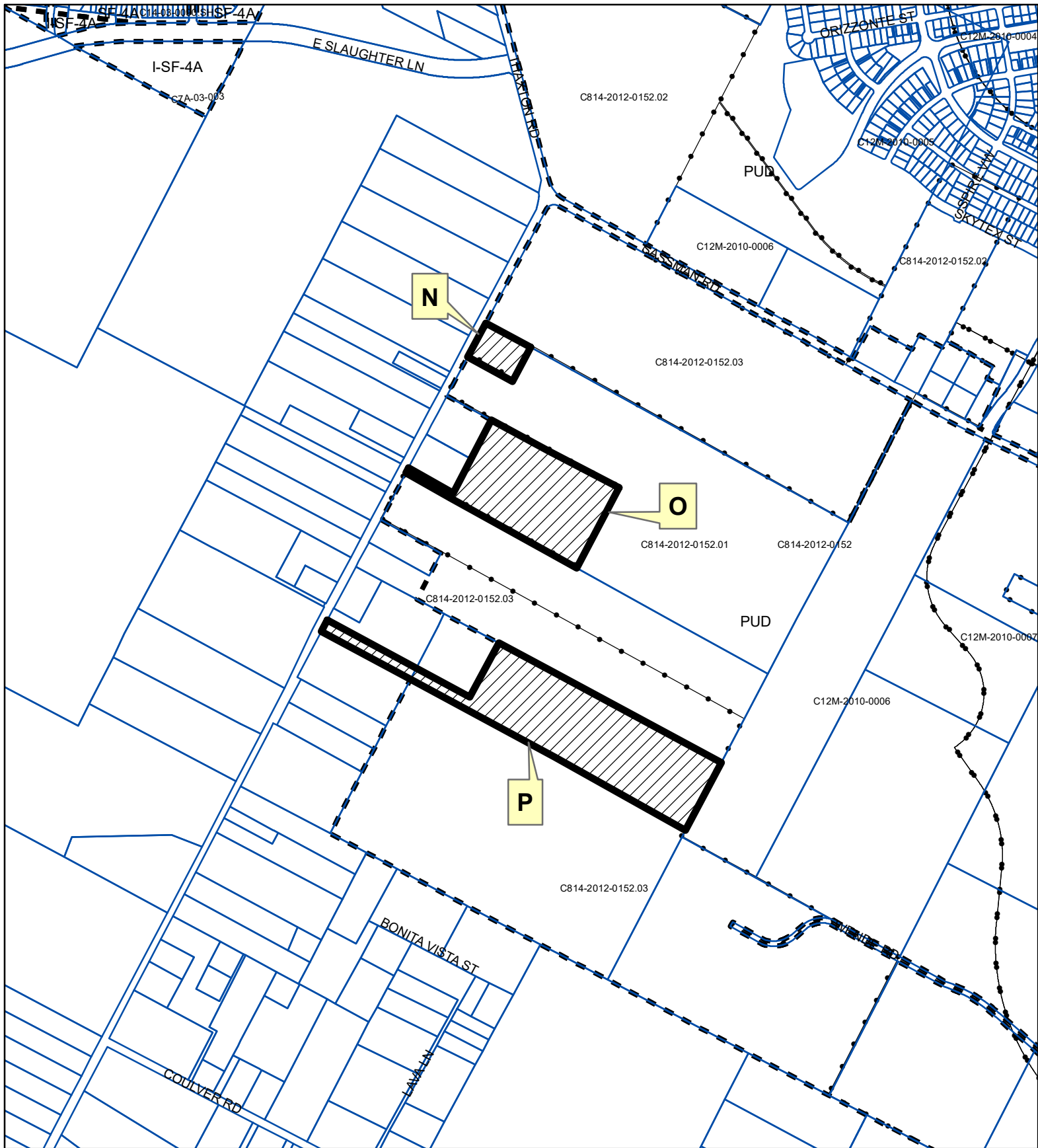
THENCE, S27°46'20"W, WITH THE COMMON LINE OF SAID 32.892 ACRE TRACT AND SAID 29.293 ACRE TRACT OF LAND, A DISTANCE OF 579.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 77.220 ACRE TRACT OF LAND (PARCEL 2) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130093, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 77.220 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 56.135 ACRE TRACT OF LAND (PARCEL 1) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130093, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS S27°46'20"W, A DISTANCE OF 1352.90 FEET,

THENCE, N61°48'48"W, WITH THE SOUTH LINE OF SAID 32.892 ACRE TRACT, THE NORTH LINE OF SAID 77.220 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 0.71 FEET A 1/2 INCH IRON ROD FOUND, PASSING AT A DISTANCE OF 2475.89 FEET A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 32.892 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 77.220 ACRE TRACT OF LAND, SAME BEING AT THE NORTHEAST CORNER OF SAID 7.501 ACRE TRACT OF LAND, ALSO BEING AT THE SOUTHEAST CORNER OF SAID 8.51 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL DISTANCE OF 3269.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.378 ACRES OF LAND.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5329-069\dwg\ALTA SURVEY



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

Exhibit B

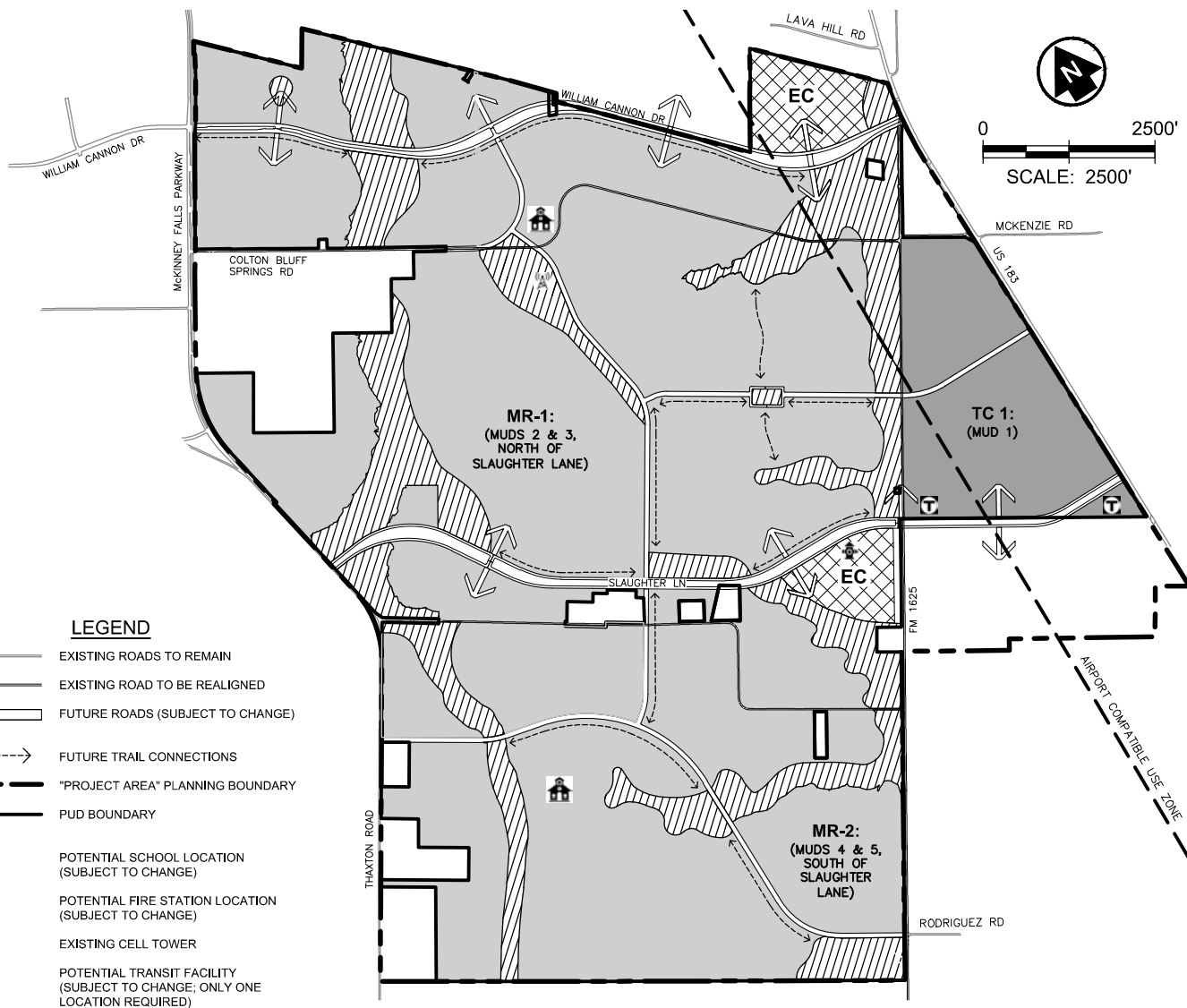
ZONING CASE#: C814-2012-0152.04

1" = 1,000'

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

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





	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR – MIXED RESIDENTIAL	~ 1,790 AC	UP TO: 9,230 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
	EC – EMPLOYMENT CENTER	~ 90 AC	UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL	MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
	TC – TOWN CENTER	~ 200 AC	UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
	OS – OPEN SPACE	~ 427.5 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

1. A FIRE STATION SITE WILL BE DONATED TO THE CITY OF AUSTIN WITHIN THE PUD, AS DESCRIBED IN EXHIBIT E OF THE PILOT KNOB MUD CONSENT AGREEMENT.
2. THE ONLY EXISTING ROADS WITHIN THE PROJECT AREA ARE COLTON BLUFF SPRINGS ROAD, SASSMAN ROAD AND FM 1625.
3. A 10-ACRE INTERMODAL TRANSIT STATION WILL BE LOCATED ALONG SLAUGHTER LANE IN OR NEAR THE TOWN CENTER (TC) AREA.
4. OPEN SPACE BOUNDARIES AND ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE AND WILL BE FINALIZED AT FINAL PLAT.
5. SO LONG AS USES ARE PERMITTED IN A LAND USE AREA, RESIDENTIAL MAXIMUM ALLOWABLE DENSITIES MAY BE TRANSFERRED FROM ONE LAND USE AREA TO ANOTHER PROVIDED THAT THE OVERALL PUD MAXIMUMS ARE NOT EXCEEDED.

EXHIBIT C
LAND USE PLAN & DENSITY TABLE
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

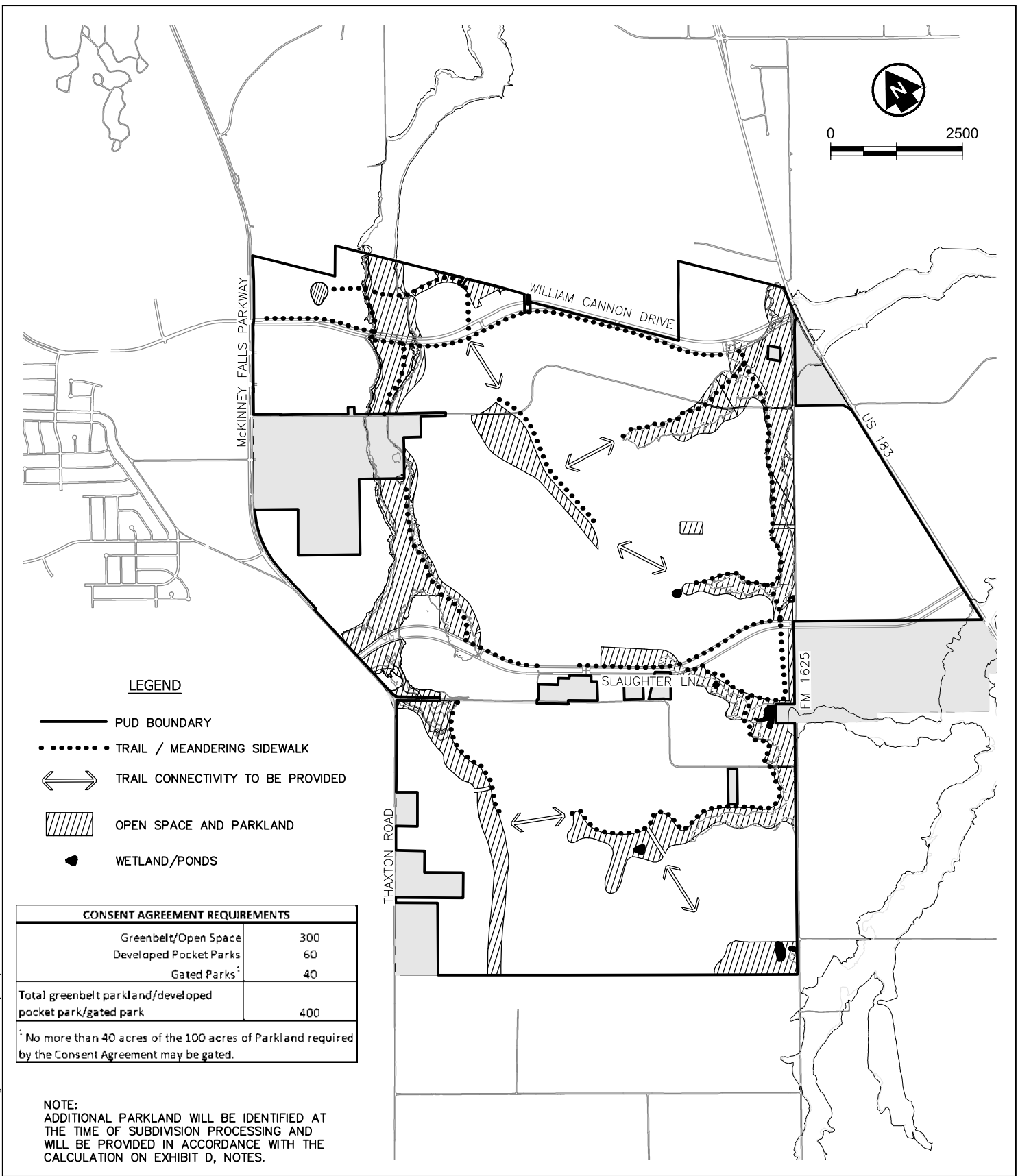
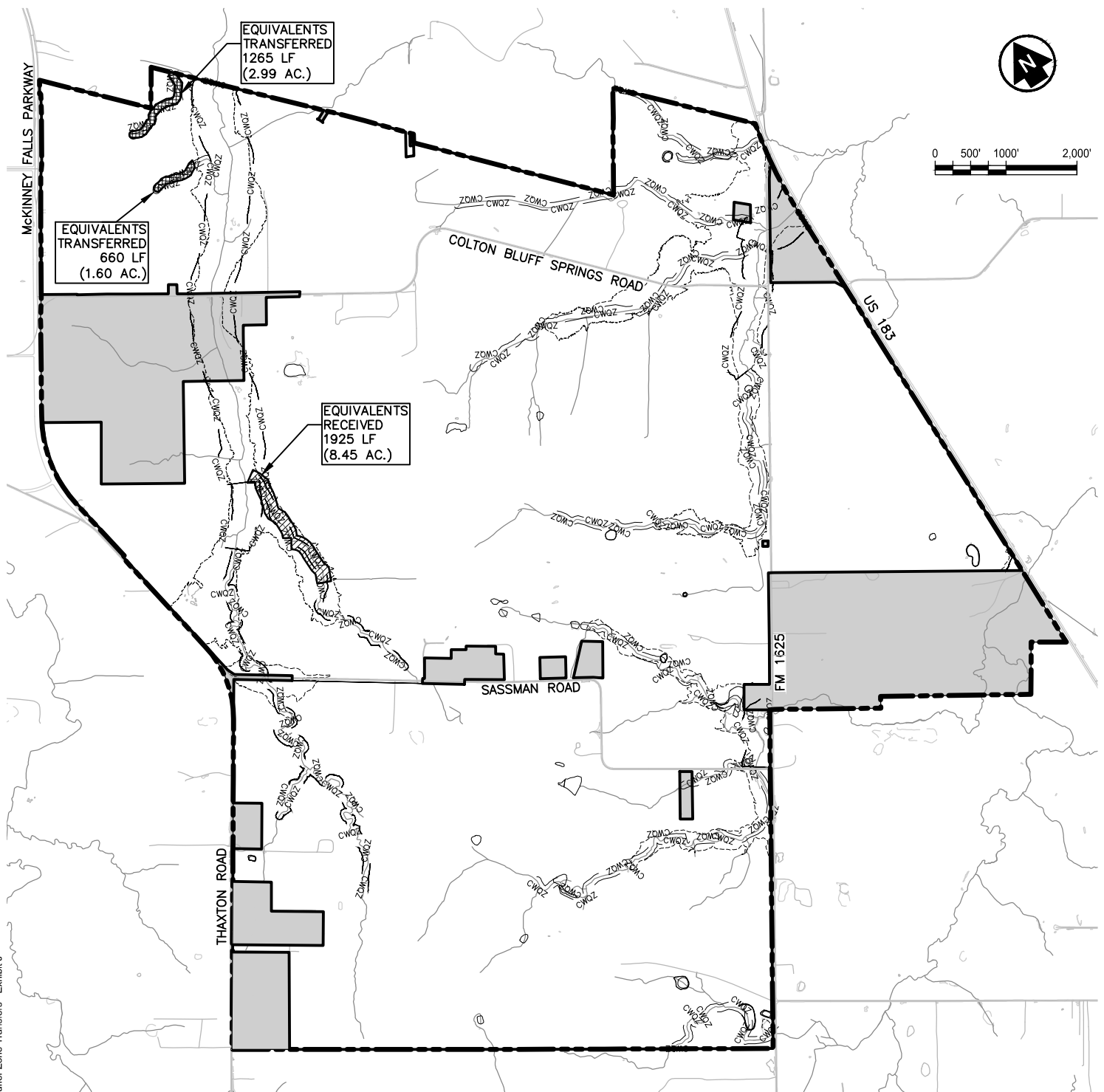


EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



0 500' 1000' 2,000'

LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA 64-320 Ac.
- OVERALL PLANNING BOUNDARY
- PUD BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF		
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

EXHIBIT J

CRITICAL WATER QUALITY ZONE TRANSFERS

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

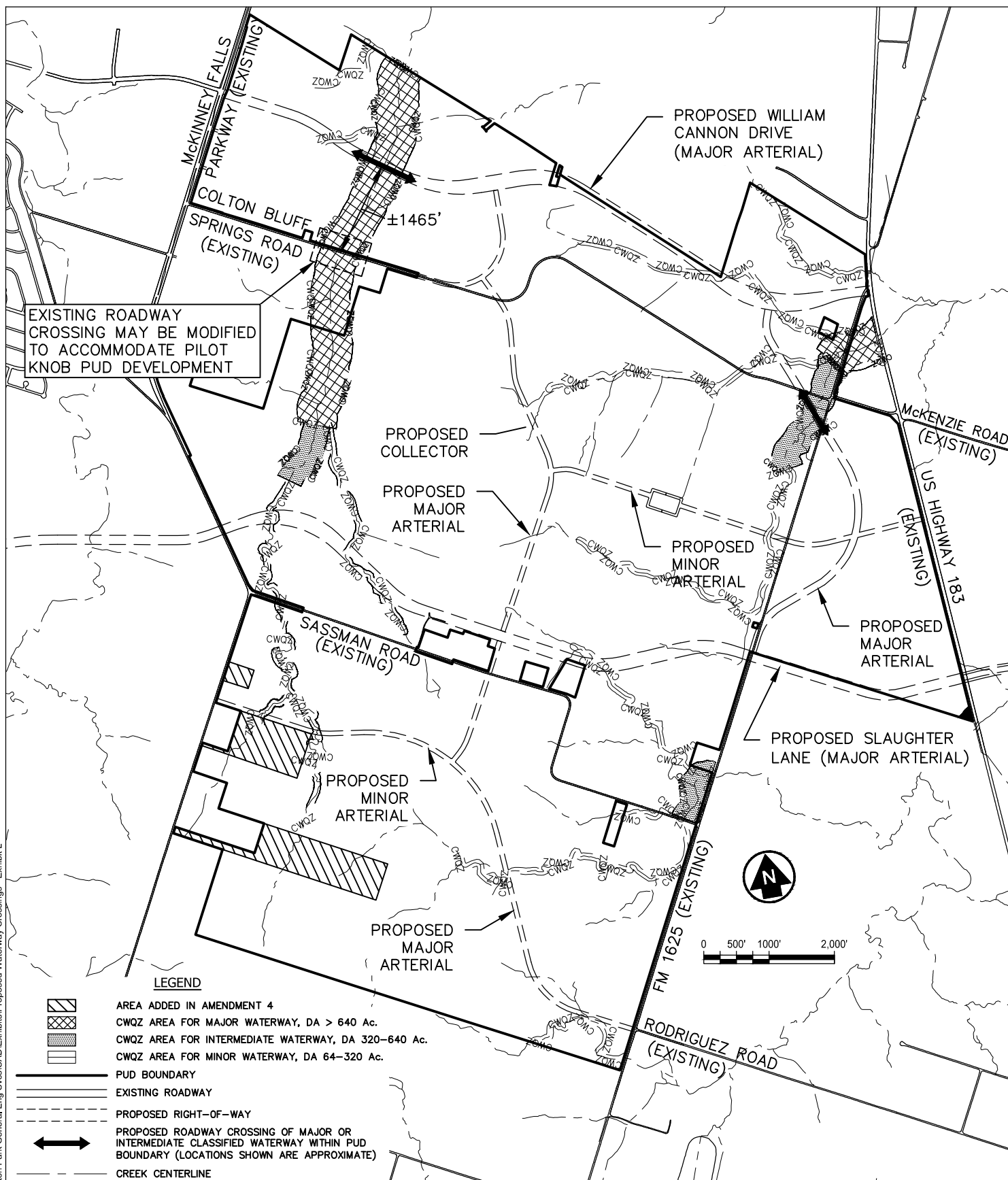
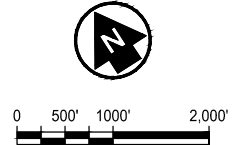
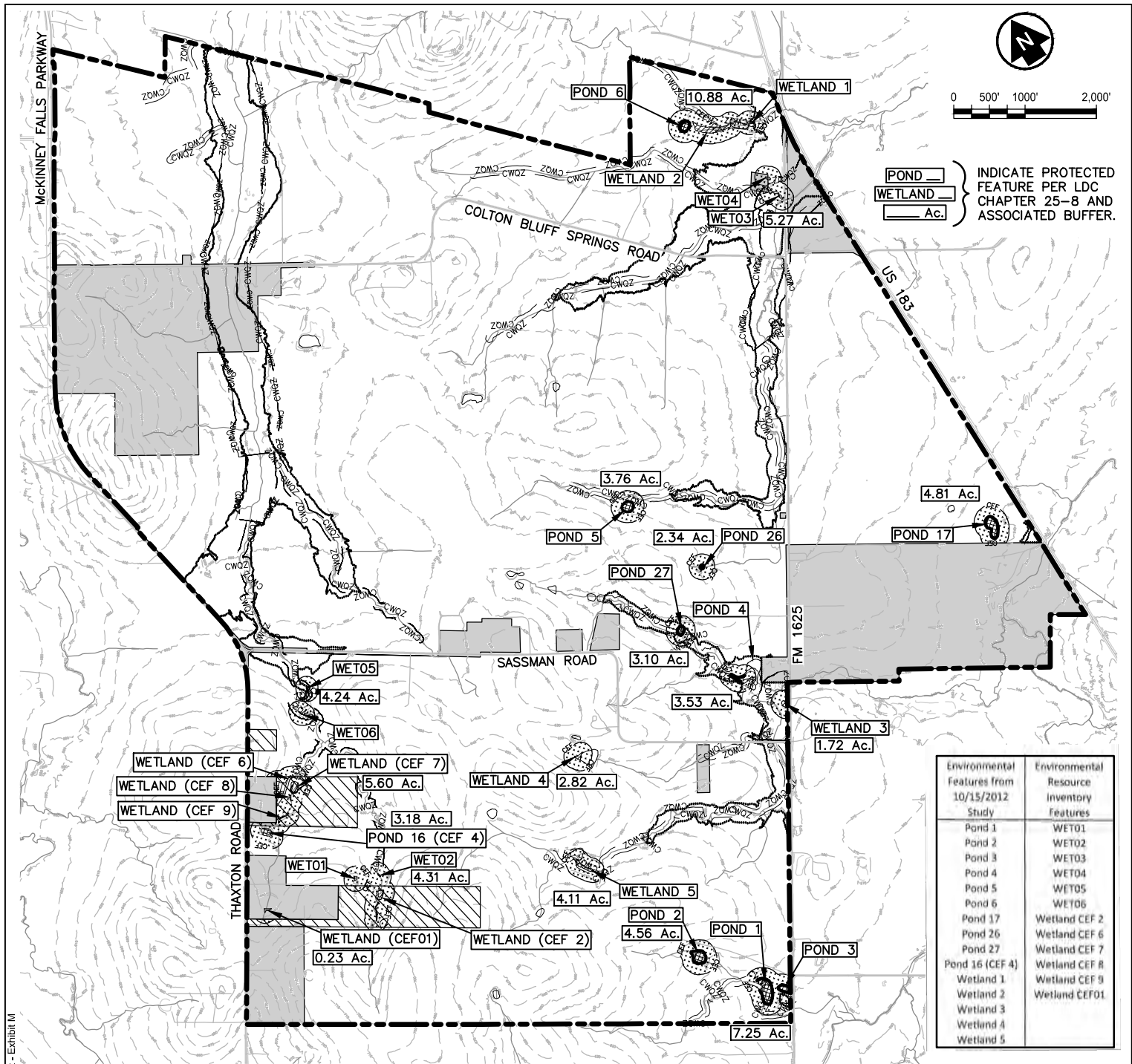


EXHIBIT L
PROPOSED WATERWAY CROSSINGS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



POND —
 WETLAND —
 — Ac.

INDICATE PROTECTED FEATURE PER LDC CHAPTER 25-8 AND ASSOCIATED BUFFER.

Environmental Features from 10/15/2012 Study	Environmental Resource Inventory Features
Pond 1	WET01
Pond 2	WET02
Pond 3	WET03
Pond 4	WET04
Pond 5	WET05
Pond 6	WET06
Pond 17	Wetland CEF 2
Pond 26	Wetland CEF 6
Pond 27	Wetland CEF 7
Pond 16 (CEF 4)	Wetland CEF 8
Wetland 1	Wetland CEF 9
Wetland 2	Wetland CEF01
Wetland 3	
Wetland 4	
Wetland 5	

AREA ADDED IN AMENDMENT 4
 AREA NOT INCLUDED IN PUD
 CEF SETBACK AREA

TRIBUTARIES
 EXISTING WETLANDS
 EXISTING PONDS
 WETLAND FRINGE

LEGEND

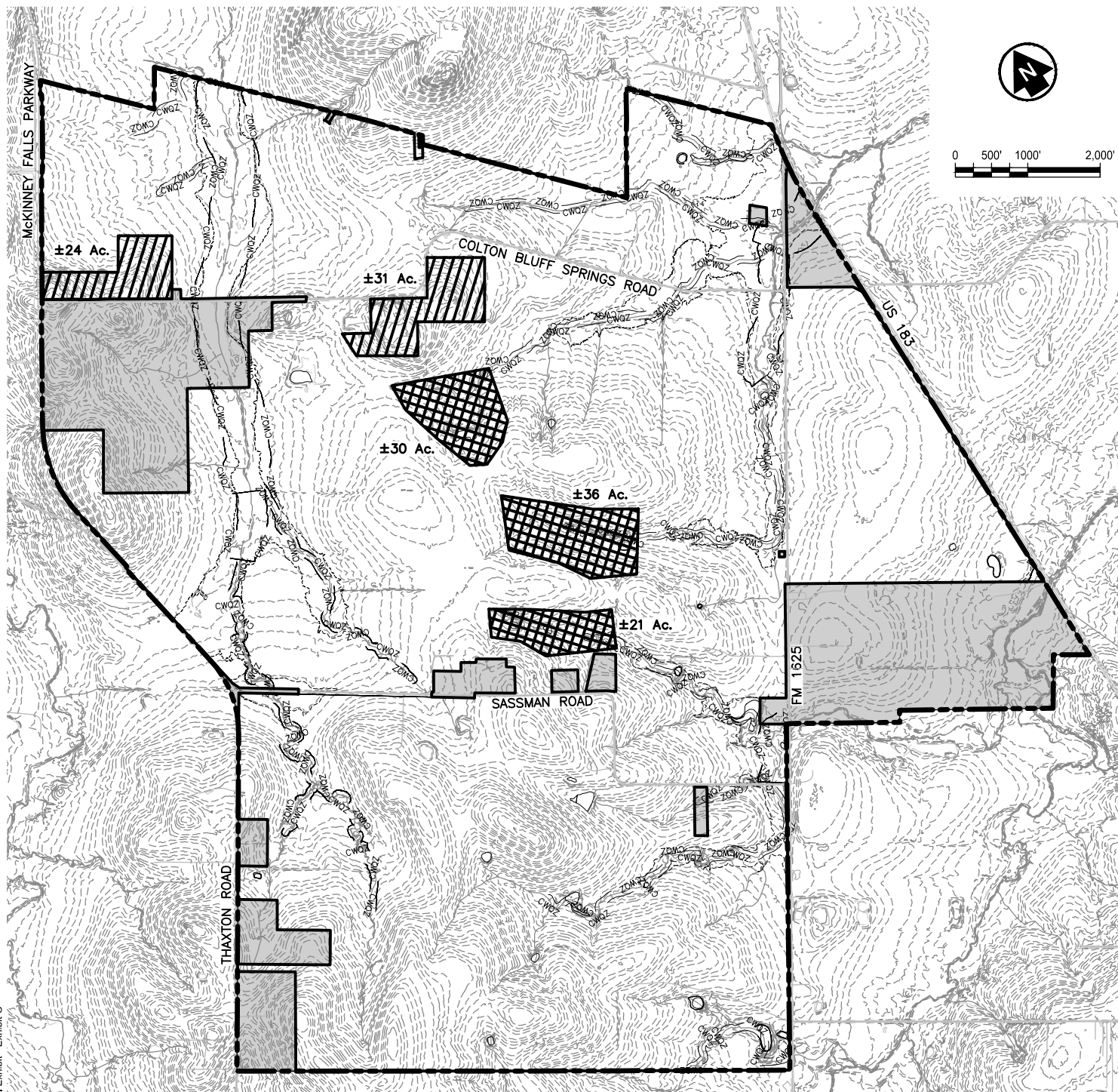
CWQZ — CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
 CWFZ — 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.
 — — OVERALL PLANNING BOUNDARY
 — — 100 YR FLOODPLAIN

- NOTES:**
1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING, AND SEE "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR EASTON PARK - PARCELS I, J, K, L, AND M" DATED APRIL 2021, PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS; "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR THE EASTON PARK-ALEXANDER TRACT" DATED MAY 2022, PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS; AND "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR THE EASTON PARK-DITTMAR AND TELTSCHICK TRACTS" DATED MAY 2022 PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS.
 2. WETLANDS 1, WETLAND 2, WETLAND (CEF 6) AND WETLAND (CEF 7) ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY THE PRELIMINARY PLAN OR SITE PLAN IN REVIEW IF FEASIBLE.
 3. CRITICAL ENVIRONMENTAL FEATURES ARE INDICATED BY INCLUSION OF SETBACK.
 4. MITIGATION OF CRITICAL ENVIRONMENTAL FEATURES IS ALLOWED PER REQUIREMENTS OF THE PUD.

EXHIBIT M WETLAND TRANSFER EXHIBIT PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

L:\PROJECT\Brookfield\BCE\6001 Easton Park General Eng Svcs\CAD\Exhibits\Cut-Fill Exhibit - Exhibit O



LEGEND

-  AREA NOT INCLUDED IN PUD
-  CWOZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
-  CWOZ 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.
-  OVERALL PLANNING BOUNDARY
-  PUD BOUNDARY
-  100 YR FLOODPLAIN
-  TRIBUTARIES
-  CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.
-  FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.

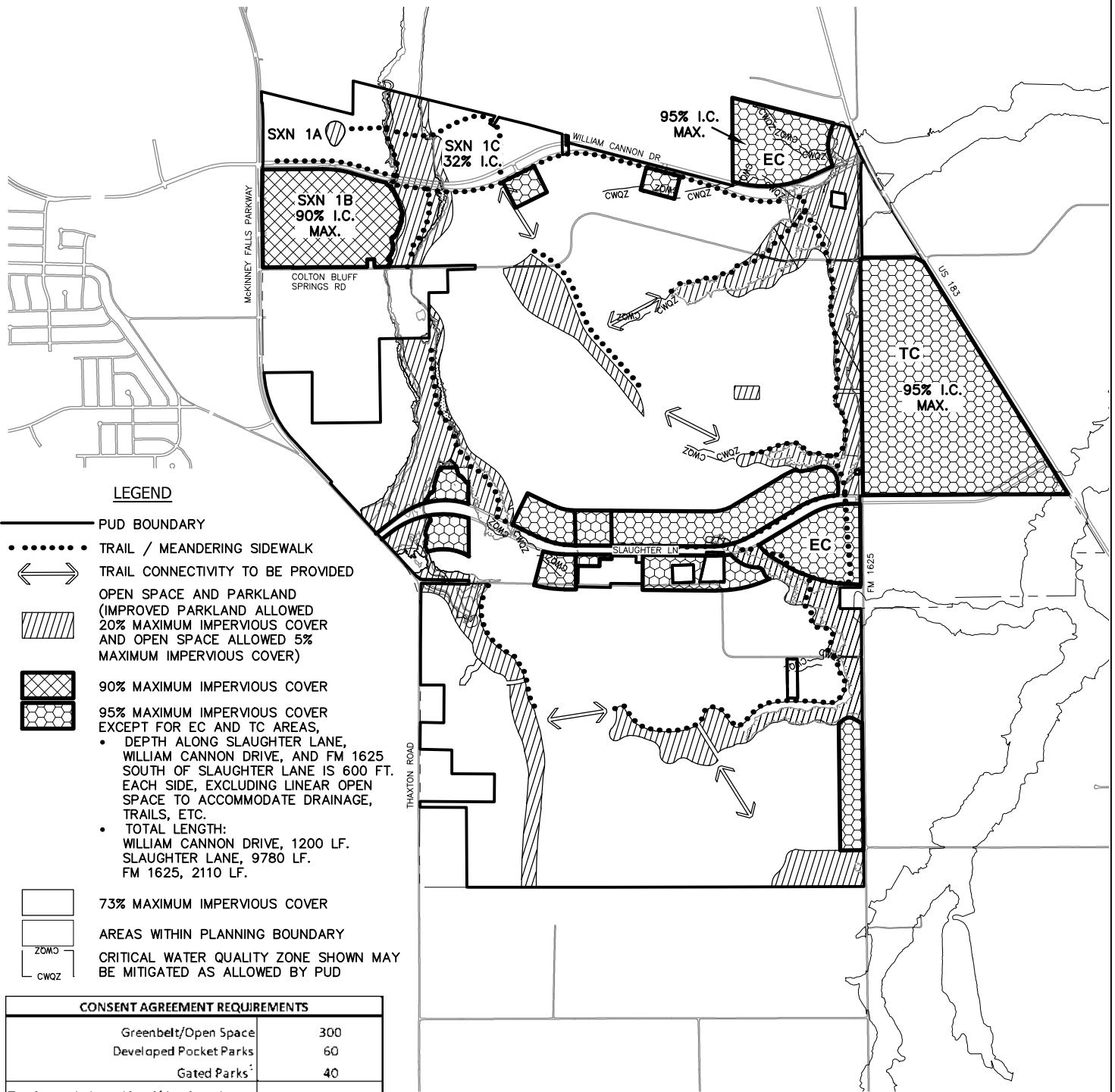
EXHIBIT O

CUT / FILL EXHIBIT

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



LEGEND

- PUD BOUNDARY
- TRAIL / MEANDERING SIDEWALK
- ↔ TRAIL CONNECTIVITY TO BE PROVIDED
- ▨ OPEN SPACE AND PARKLAND (IMPROVED PARKLAND ALLOWED 20% MAXIMUM IMPERVIOUS COVER AND OPEN SPACE ALLOWED 5% MAXIMUM IMPERVIOUS COVER)
- ▤ 90% MAXIMUM IMPERVIOUS COVER
- ▥ 95% MAXIMUM IMPERVIOUS COVER EXCEPT FOR EC AND TC AREAS.
 - DEPTH ALONG SLAUGHTER LANE, WILLIAM CANNON DRIVE, AND FM 1625 SOUTH OF SLAUGHTER LANE IS 600 FT. EACH SIDE, EXCLUDING LINEAR OPEN SPACE TO ACCOMMODATE DRAINAGE, TRAILS, ETC.
 - TOTAL LENGTH: WILLIAM CANNON DRIVE, 1200 LF. SLAUGHTER LANE, 9780 LF. FM 1625, 2110 LF.
- 73% MAXIMUM IMPERVIOUS COVER
- AREAS WITHIN PLANNING BOUNDARY
- CRITICAL WATER QUALITY ZONE SHOWN MAY BE MITIGATED AS ALLOWED BY PUD

CONSENT AGREEMENT REQUIREMENTS

Greenbelt/Open Space	300
Developed Pocket Parks	60
Gated Parks	40
Total greenbelt parkland/developed pocket park/gated park	400
No more than 40 acres of the 100 acres of Parkland required by the Consent Agreement may be gated.	

NOTE:

- ADDITIONAL PARKLAND WILL BE IDENTIFIED AT THE TIME OF SUBDIVISION PROCESSING AND WILL BE PROVIDED IN ACCORDANCE WITH THE CALCULATION ON EXHIBIT D, NOTES.
- TRAILS IN OPEN SPACE ACCESSIBLE TO THE PUBLIC IS NOT COUNTED AS IMPERVIOUS COVER.



0 2500'
SCALE: 2500'

EXHIBIT P IMPERVIOUS COVER MAP PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

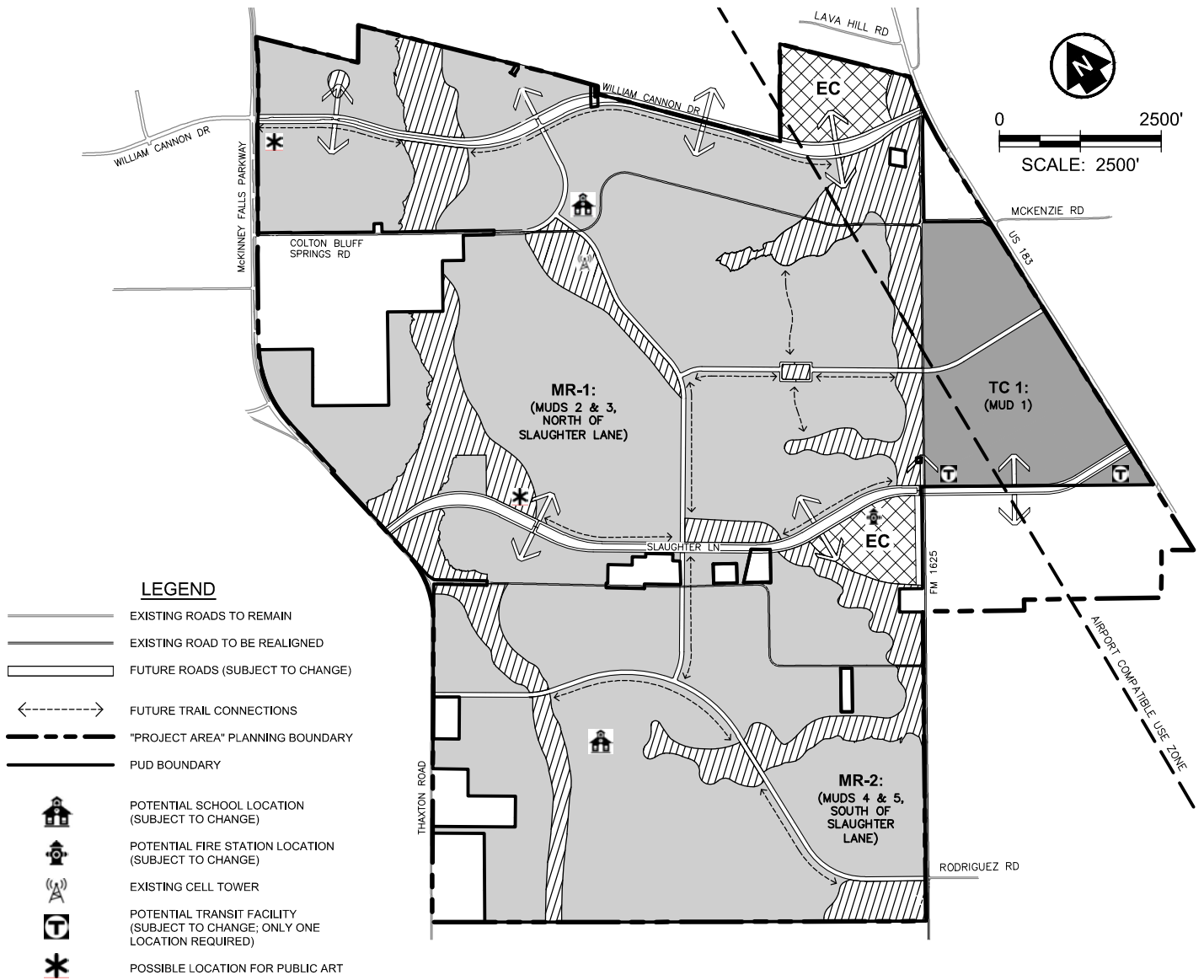
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
Centers Subtotal	314		298.3

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	Roadway length, lf	Depth, ft	Area, acres	IC, %	IC, ac.
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
	770	600 max	7.02	95%	6.67
	740	600	10.19	95%	9.68
	620	600	8.54	95%	8.11
	622	600 max	2.37	95%	2.25
FM1625	2110	600	29.06	95%	27.61
Corridors Subtotal	13088		170.49		161.97

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	363.52	5%	18.176
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1545.81	73%	1133.08
Misc . Subtotal	2191.69		1278.97

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.49	161.97
Misc	2191.69	1278.97
Total	2676.18	1739.24
Area in PUD, ac.		2676.18
65% Average IC in PUD		1739.52

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REVISED: _____



PROPOSED LAND USE AREAS	
	MR – MIXED RESIDENTIAL
	EC – EMPLOYMENT CENTER
	TC – TOWN CENTER
	OS – OPEN SPACE

GUIDING PRINCIPLES

- PUBLIC ARTWORKS AND/OR ARTFULLY-CRAFTED ARCHITECTURAL ELEMENTS (GATES, BRIDGES, WALLS, ETC.) WILL BE CONSTRUCTED BY THE MASTER DEVELOPER IN ORDER TO ENHANCE THE COMMUNITY'S PUBLIC OPEN SPACES, PARKS, AND ENTRYWAYS.
- THESE WILL BE LOCATED STRATEGICALLY TO OPTIMIZE PUBLIC VISIBILITY AND ACCESSIBILITY, AND WILL INCLUDE INFORMATION ABOUT THE ART AND THE ARTIST, AT MINIMUM.
- THESE WORKS WILL ALSO BE LOCATED SO AS TO BECOME DISTINCTIVE, HIGH-QUALITY PUBLIC PLACES THAT WILL ENHANCE THE VALUE AND THE IDENTITY OF THE COMMUNITY.

EXHIBIT R

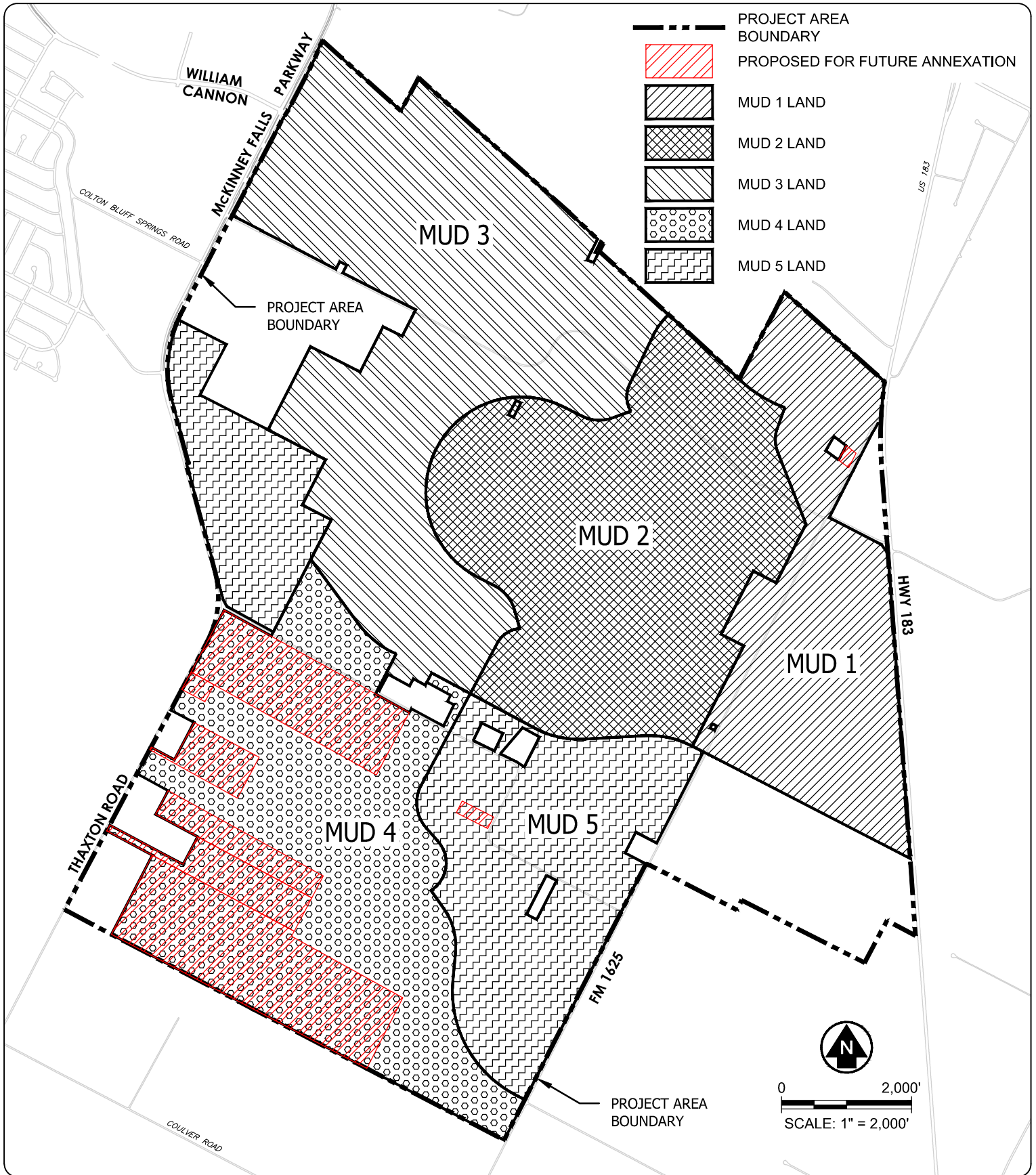
CONCEPTUAL PUBLIC ART MASTER PLAN

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

Drawing: L:\PROJECT\Brookfield\BCE16001 Easton Park General Eng Svcs\CAD\Exhibits\PUD Project Area Exhibit - Exhibit U



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

Brookfield
Residential

PROJECT AREA

PILOT KNOB MUNICIPAL
UTILITY DISTRICTS

EXH U