

**ORDINANCE NO. 20220901-117**

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

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

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

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

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

**Tract N:**

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

**Tract O:**

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

**Tract P:**

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

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

**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-1: Legal Description of Tract N
- Exhibit A-2: Legal Description of Tract O
- Exhibit A-3: Legal Description of Tract P
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan and Density Table
- Exhibit D. Conceptual Parks and Open Space Plan
- Exhibit J. Critical Water Quality Zone Transfers
- Exhibit L. Proposed Waterway Crossing
- Exhibit M. Wetland Transfer Agreement
- Exhibit O. Cut / Fill Exhibit
- Exhibit P. Impervious Cover Map
- Exhibit P-1. Impervious Cover Table
- Exhibit R. Conceptual Public Art Master Plan
- Exhibit U. Project Area

**PART 5.** Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance and attached exhibits which amend the Pilot Knob PUD land use plan for the Property. If this ordinance and the attached exhibits conflict, this ordinance controls.

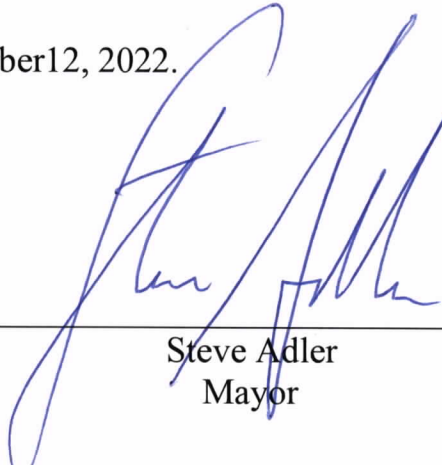
**PART 6.** Except as otherwise provided by this ordinance and the attached exhibits, the Original Ordinance, as amended, remains in effect.

**PART 7.** This ordinance takes effect on September 12, 2022.


**PASSED AND APPROVED**

\_\_\_\_\_, September 1, 2022

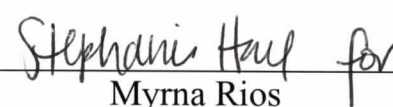
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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Myrna Rios  
City Clerk



# EXHIBIT A-1

# TRACT N

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:

  
Aaron V. Thomason, R.P.L.S. NO. 6214  
**Carlson, Brigrance and Doering, Inc.**  
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12 Apr 2021



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



## 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

Aaron V. Thomason, RPLS #6214  
**Carlson, Brigance and Doering, Inc.**  
**Reg. #10024900**  
5501 West William Cannon  
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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

**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:

 10/19/2021

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

*Carlson, Brigrance & Doering, Inc.*

**Reg. # 10024900**

5501 West William Cannon

Austin, TX 78749

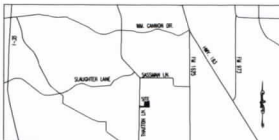
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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

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
- ▲ IRON NAIL FOUND
- CIP POLE
- POWER POLE
- SIGN
- WATER VALVE
- CLEAN OUT
- WATER METER
- LIGHT POLE
- TELEPHONE POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- CABLE TELEVISION LINE
- WIRE FENCE
- WOOD FENCE
- SEPTIC
- UNDERGROUND PROPANE LINE

Line Table		
Line #	Length	Direction
1	100.00	N67°41'01"

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:

4. EASEMENT GRANTED TO CITY OF AUSTIN, DATED SEPTEMBER 20, 1982, RECORDED IN VOLUME 7870, PAGE 948, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (Urban Parks)

6. 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. (Buried lines 15' overhead and 10' underground as installed. 32.892 acres only)

FORM 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 585330223S FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

OF: NO. 21-2573-C, EFFECTIVE DATE: JUNE 2, 2021.

TO: CARMA EASTON LLC, MARK ALEXANDER, CHEYLE ALEXANDER, AND FIRST AMERICAN TITLE GUARANTY COMPANY.

STATE OF TEXAS,  
COUNTY OF TRAVIS:

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

FIELD WORK COMPLETED: 22ND DAY OF JULY, 2021  
MAP DATE: 14TH DAY OF SEPTEMBER, 2021

AARON V. THOMASON, R.L.S. NO. 6214  
CARLSON, BRIGANCE, AND DOERING, INC.  
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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" 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 CARMA AND ORNELA CARRERO IN DOCUMENT NUMBER 2006182751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE EAST 100'-OF-WAY LINE OF THATCHER ROAD (DELA BARRIOS), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N67°41'01", WITH THE COMMON LINE OF SAID 8.51 ACRE TRACT AND SAID THATCHER ROAD, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "C80 SECTION" FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD WAS FOUND IN THE EAST LINE OF SAID THATCHER ROAD, BEING AT THE NORTHWEST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN DOCUMENT NUMBER 2002141776, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 29.84 ACRE TRACT OF LAND CONVEYED TO SARAIANA LARAS JR. IN VOLUME 6132, PAGE 1217, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N67°41'01", A DISTANCE OF 438.50 FEET;

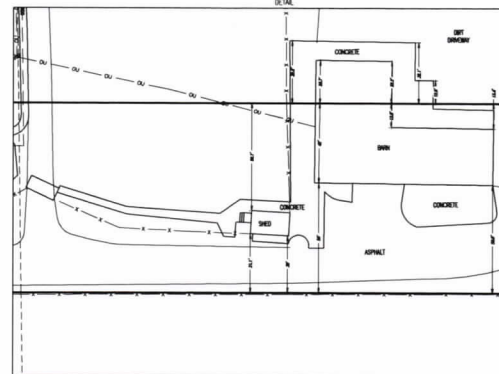
THENCE, OVER AND ACROSS SAID 8.51 ACRE TRACT OF LAND, AND SAID 32.892 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1) S61°46'48", A DISTANCE OF 1276.57 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "C80 SECTION" FOR CORNER, AND  
2) N67°41'01", A DISTANCE OF 437.54 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "C80 SECTION" 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" IRON ROD WAS FOUND IN THE EAST LINE OF SAID THATCHER ROAD, BEING AT THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 29.84 ACRE TRACT OF LAND, BEARS N67°41'01", A DISTANCE OF 1280.36 FEET;

THENCE, S61°51'36", WITH THE COMMON LINE OF SAID 32.892 ACRE TRACT OF LAND AND SAID 24.747 ACRE TRACT OF LAND, PRESSING AT A DISTANCE OF 1990.15 FEET TO A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 2044.76 FEET TO A CAPPED 1/2" IRON ROD SET STAMPED "C80 SECTION" AT THE NORTHEAST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 32.892 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 2006222773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, FROM WHICH A 600' IRON 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 73.463 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2006222773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 78.749 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2017146333, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N67°42'01", A DISTANCE OF 2136.52 FEET;

THENCE, S27°48'20", 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" IRON ROD SET STAMPED "C80 SECTION" AT THE SOUTHWEST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 77.220 ACRE TRACT OF LAND (PARCEL 23) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130033, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD WAS FOUND AT THE SOUTHWEST CORNER OF SAID 77.220 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 56.133 ACRE TRACT OF LAND (PARCEL 1) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130033, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS S27°46'20", A DISTANCE OF 1350.86 FEET;

THENCE, N61°48'48", WITH THE SOUTH LINE OF SAID 32.892 ACRE TRACT, THE NORTH LINE OF SAID 77.220 ACRE TRACT OF LAND, PRESSING AT A DISTANCE OF 0.71 FEET TO A 1/2" IRON ROD FOUND, PRESSING AT A DISTANCE OF 2475.89 FEET TO A 1/2" 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 SOUTHWEST CORNER OF SAID 8.51 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL DISTANCE OF 3289.64 FEET TO THE POINT OF BEGINNING, CONTAINING 29.378 ACRES OF LAND;

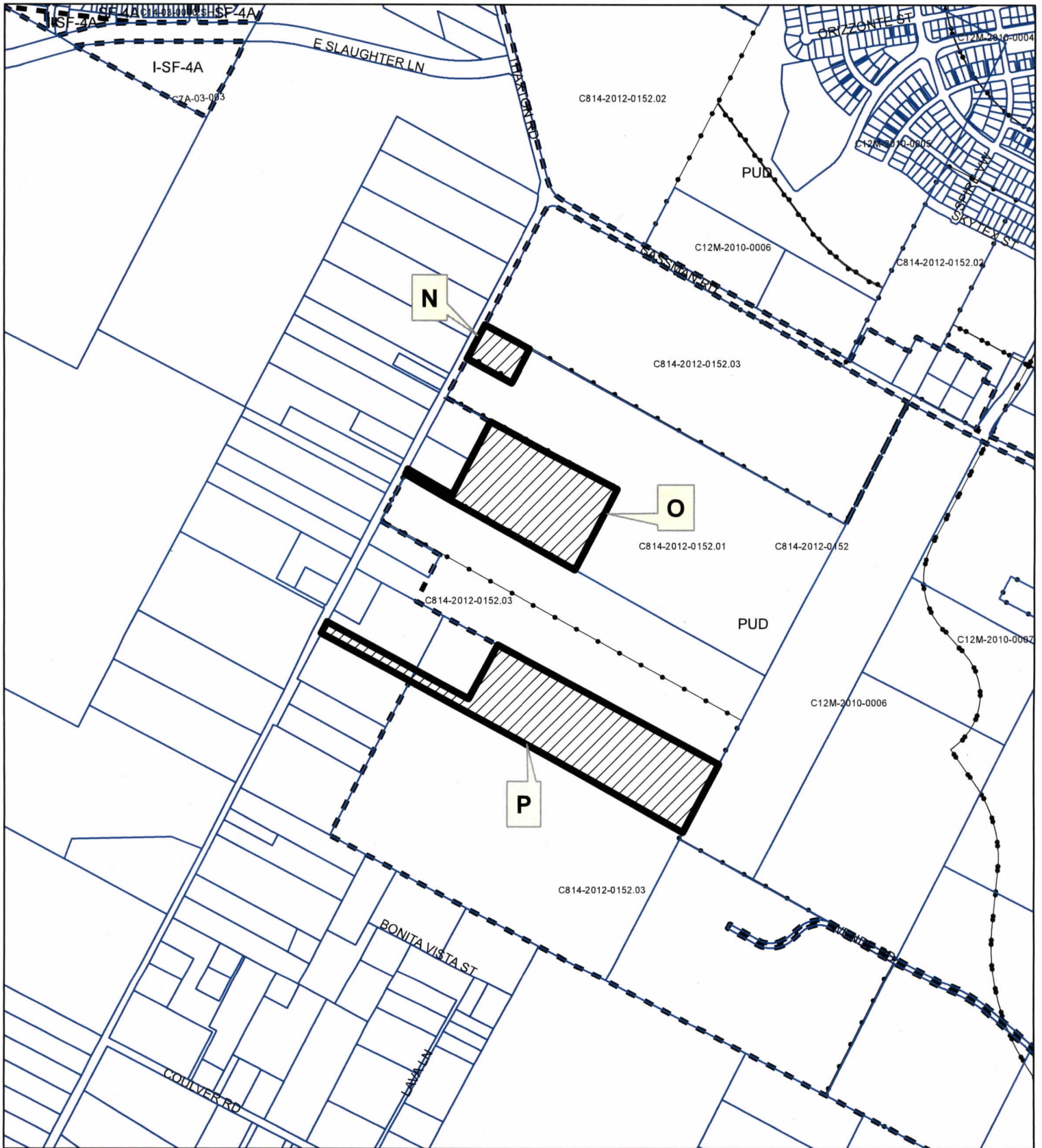


BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83



Carlson, Brigrance & Doering, Inc.  
1401 E. 11th Street, Suite 100  
Austin, Texas 78741  
Phone No. (512) 280-5180 Fax No. (512) 280-5181

J:\AC30\5329-069\dwg\ALTA SURVEY



SUBJECT TRACT



PENDING CASE

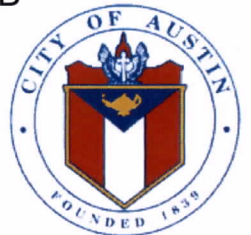


ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

Exhibit B

ZONING CASE#: C814-2012-0152.04

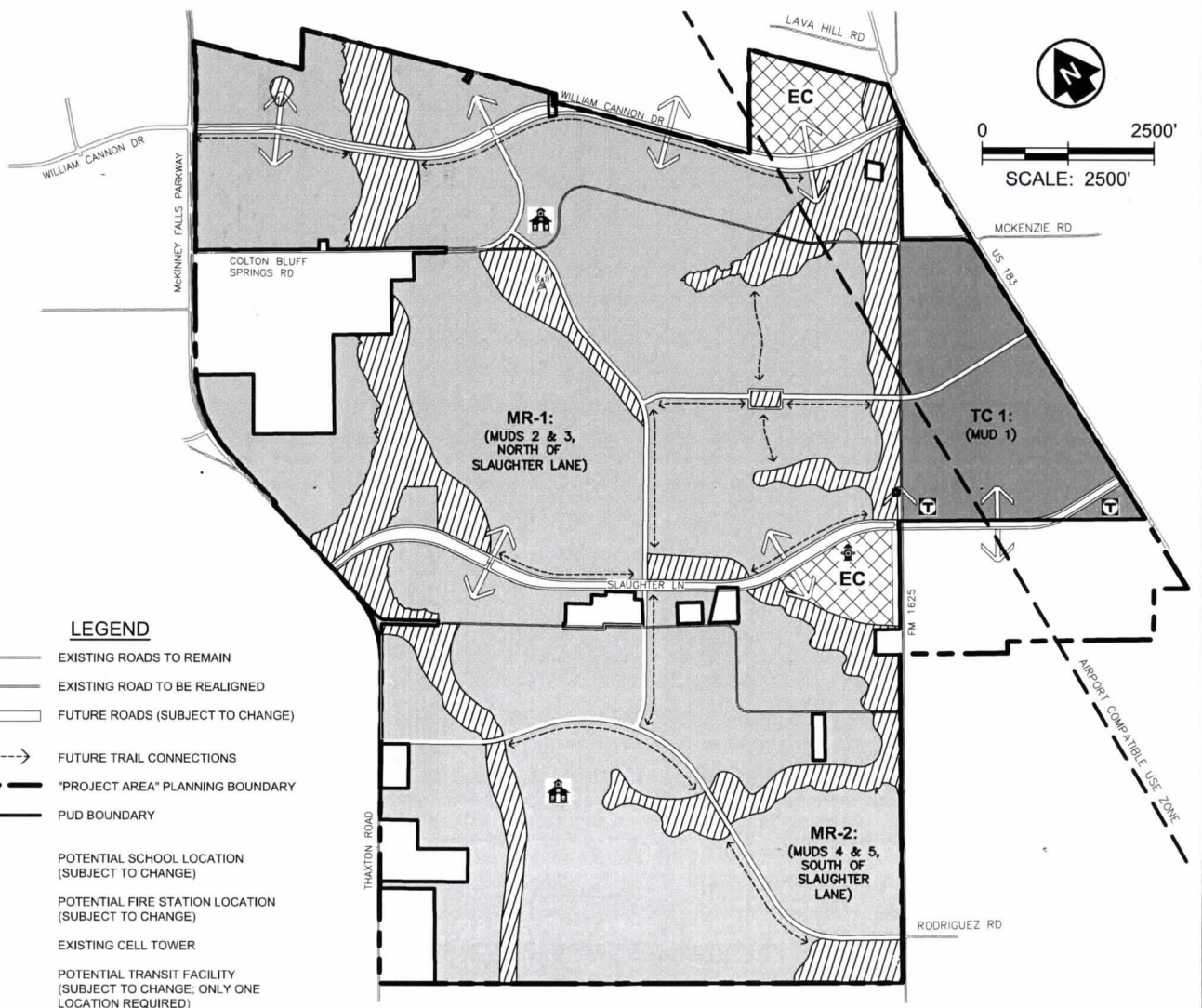


1" = 1,000'

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: \_\_\_\_\_

L:\PROJECT\Brookfield\BCE16001 Easton Park General Eng Svcs\CADD\Exhibits\Open Space - Park Land Area - Exhibit D

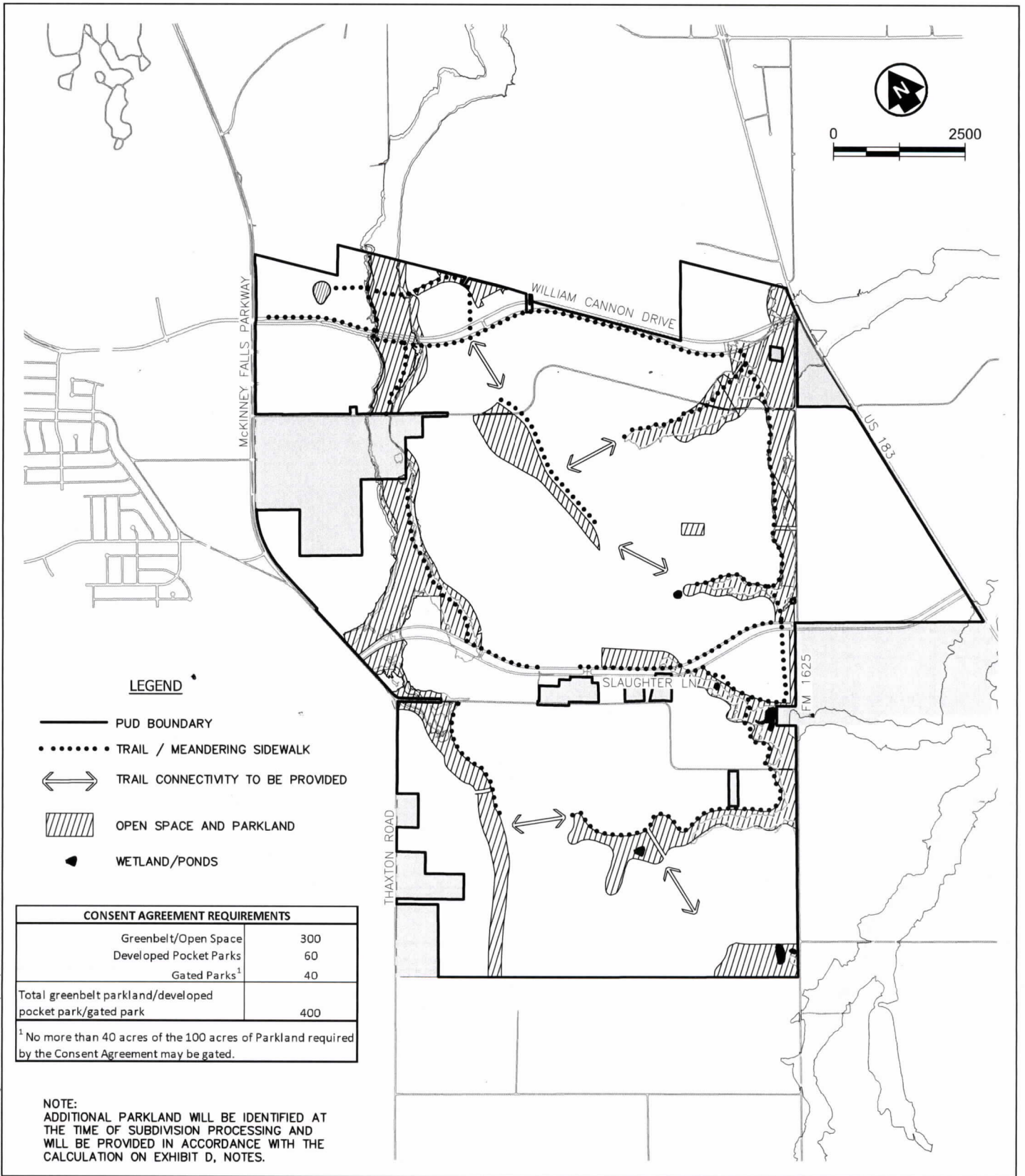
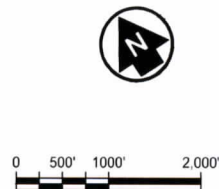
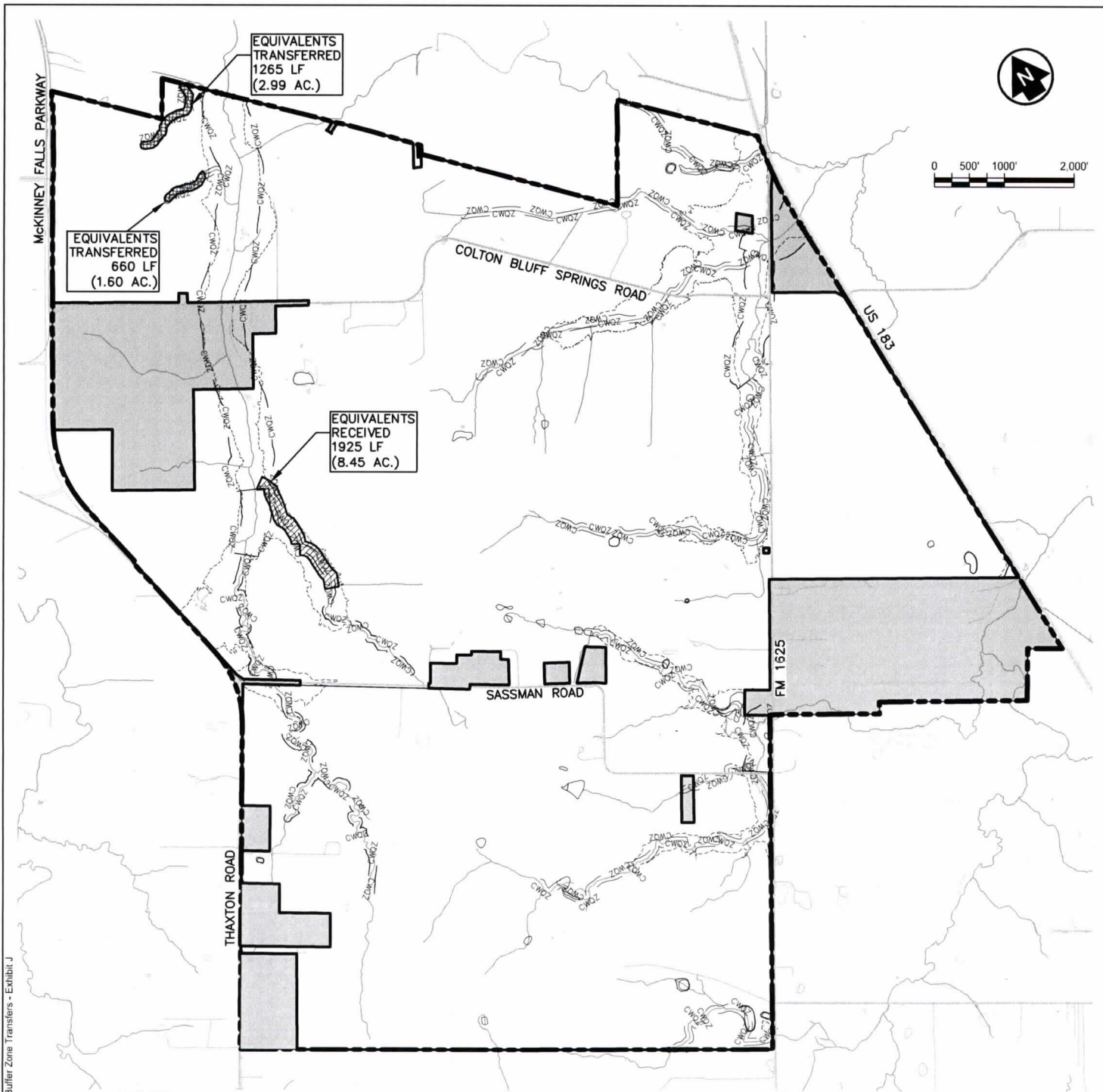


EXHIBIT D  
CONCEPTUAL PARKS AND OPEN SPACE PLAN  
PILOT KNOB PUD  
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: \_\_\_\_\_





#### LEGEND

- AREA NOT INCLUDED IN PUD
- CWOZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWOZ 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: \_\_\_\_\_



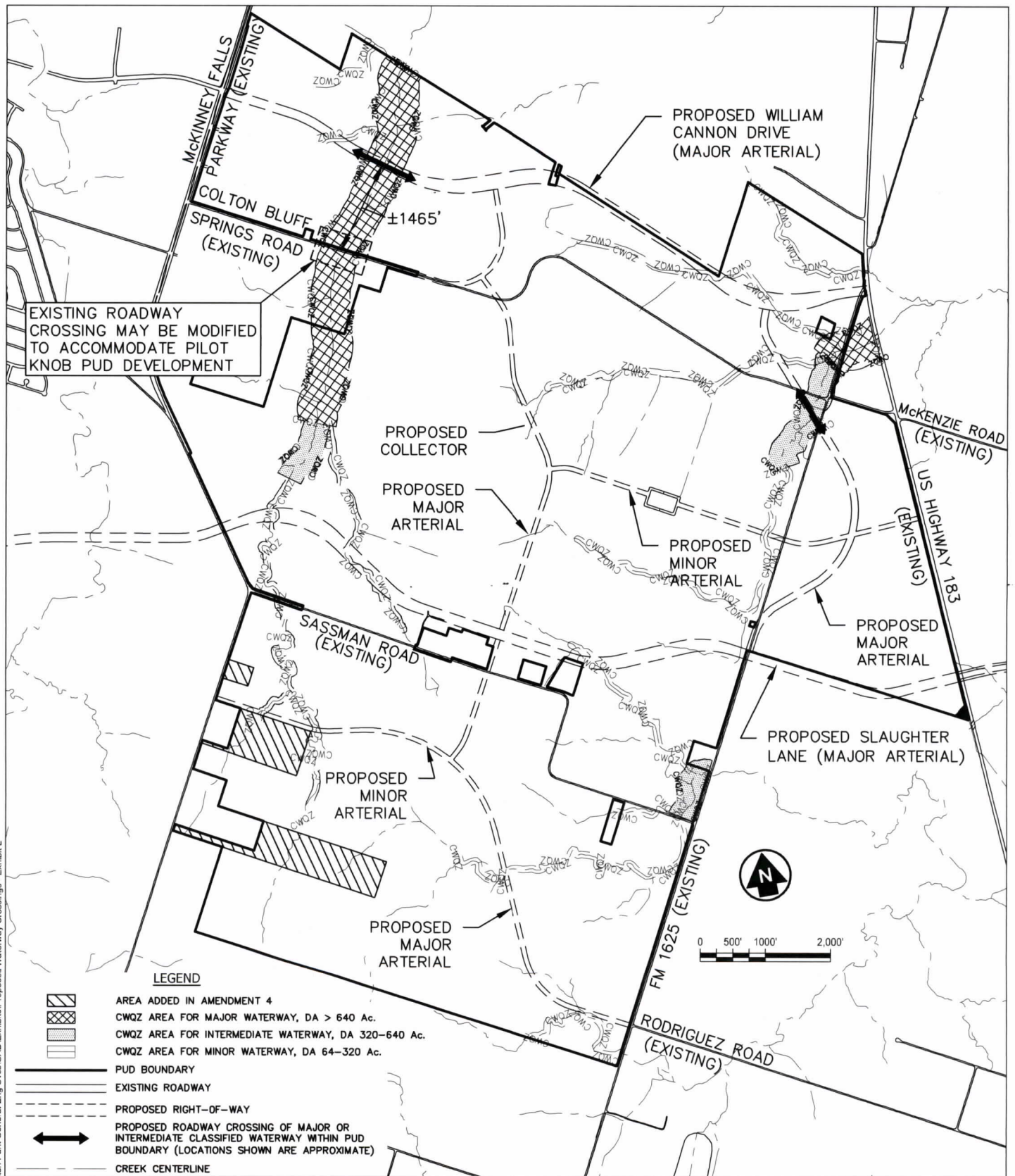
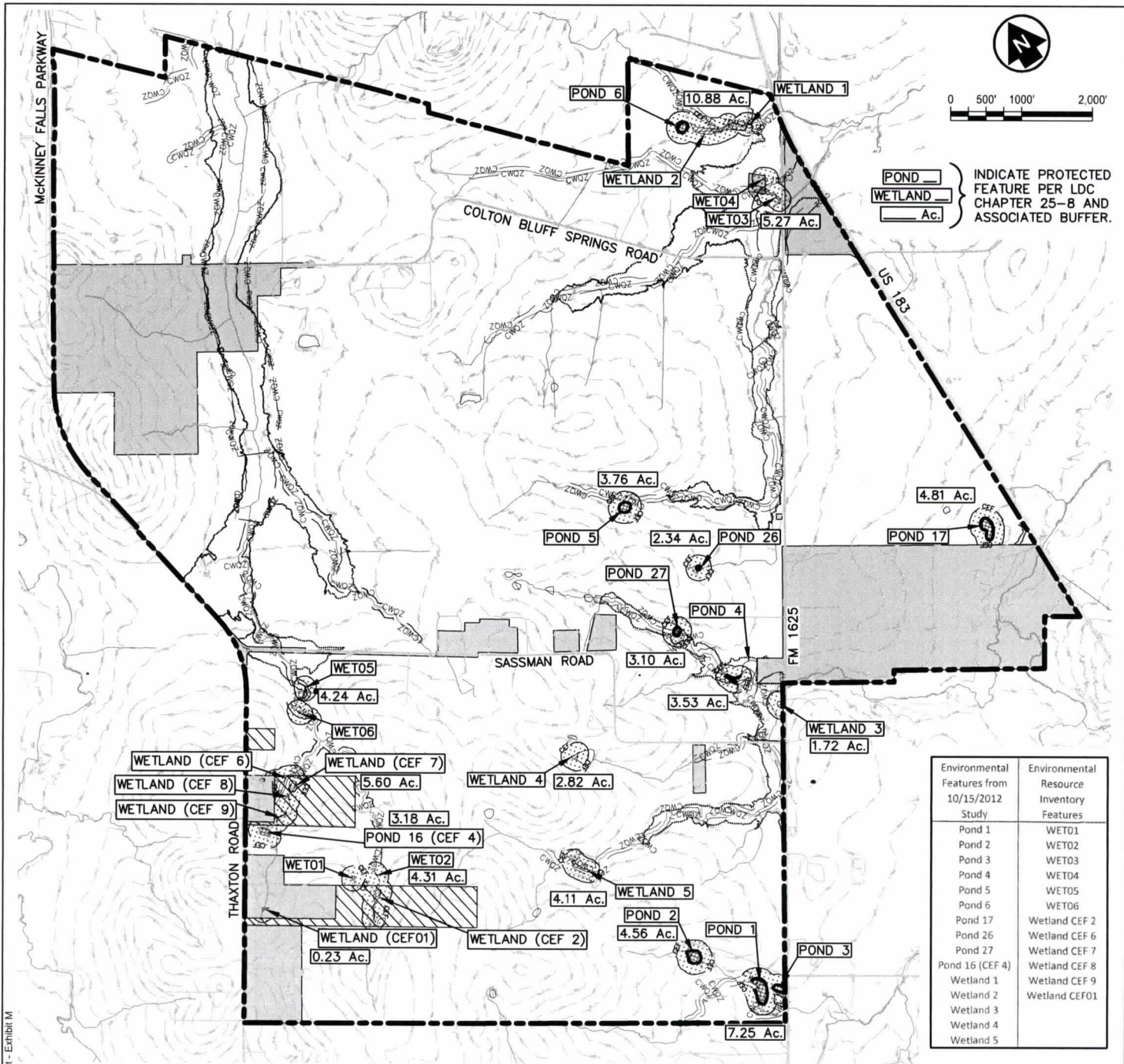


EXHIBIT L  
PROPOSED WATERWAY CROSSINGS  
PILOT KNOB PUD  
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: \_\_\_\_\_

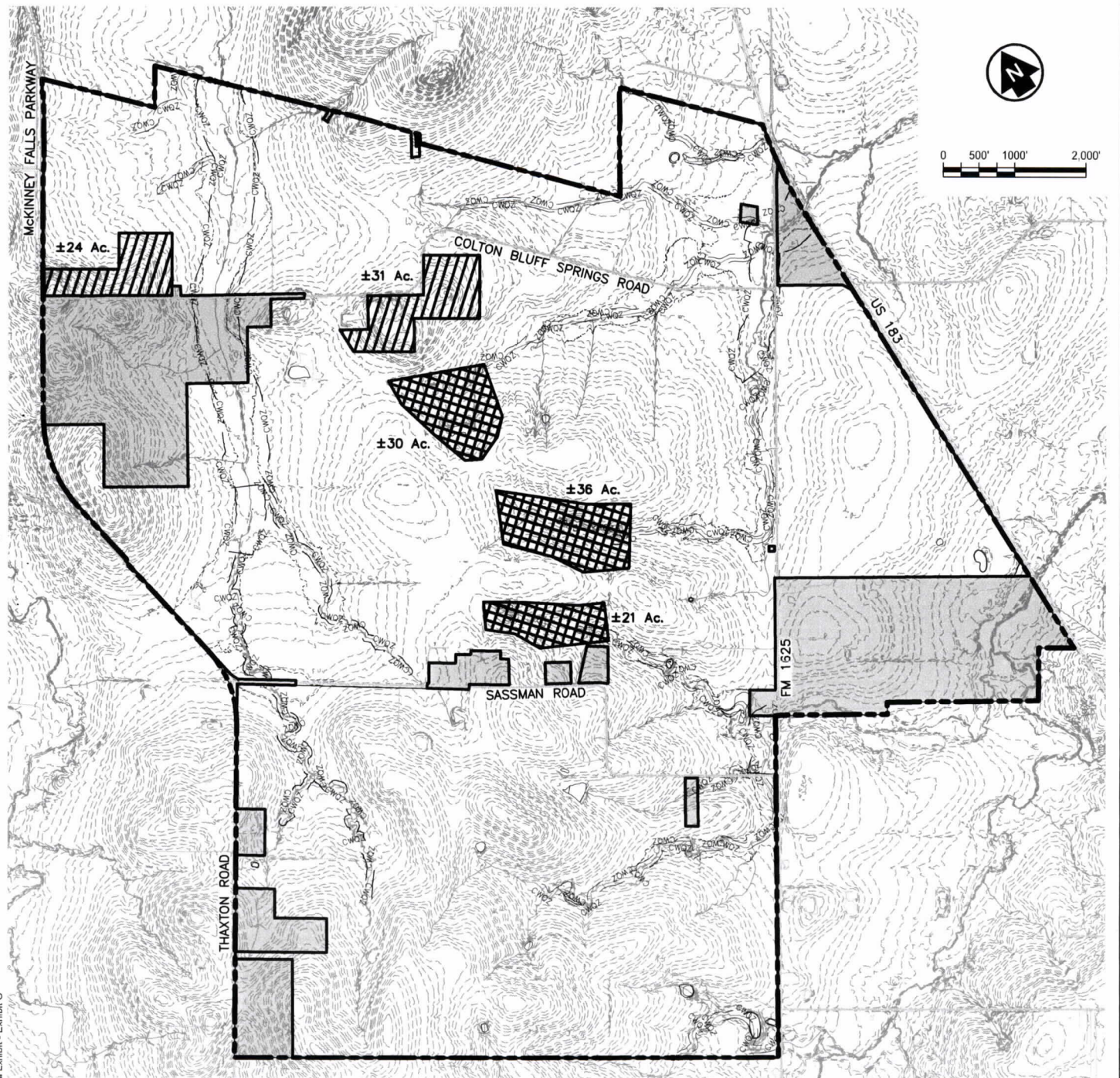


# EXHIBIT M WETLAND TRANSFER EXHIBIT PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS










REVISED: \_\_\_\_\_



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#### LEGEND

-  AREA NOT INCLUDED IN PUD
-  CWDZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
-  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: \_\_\_\_\_



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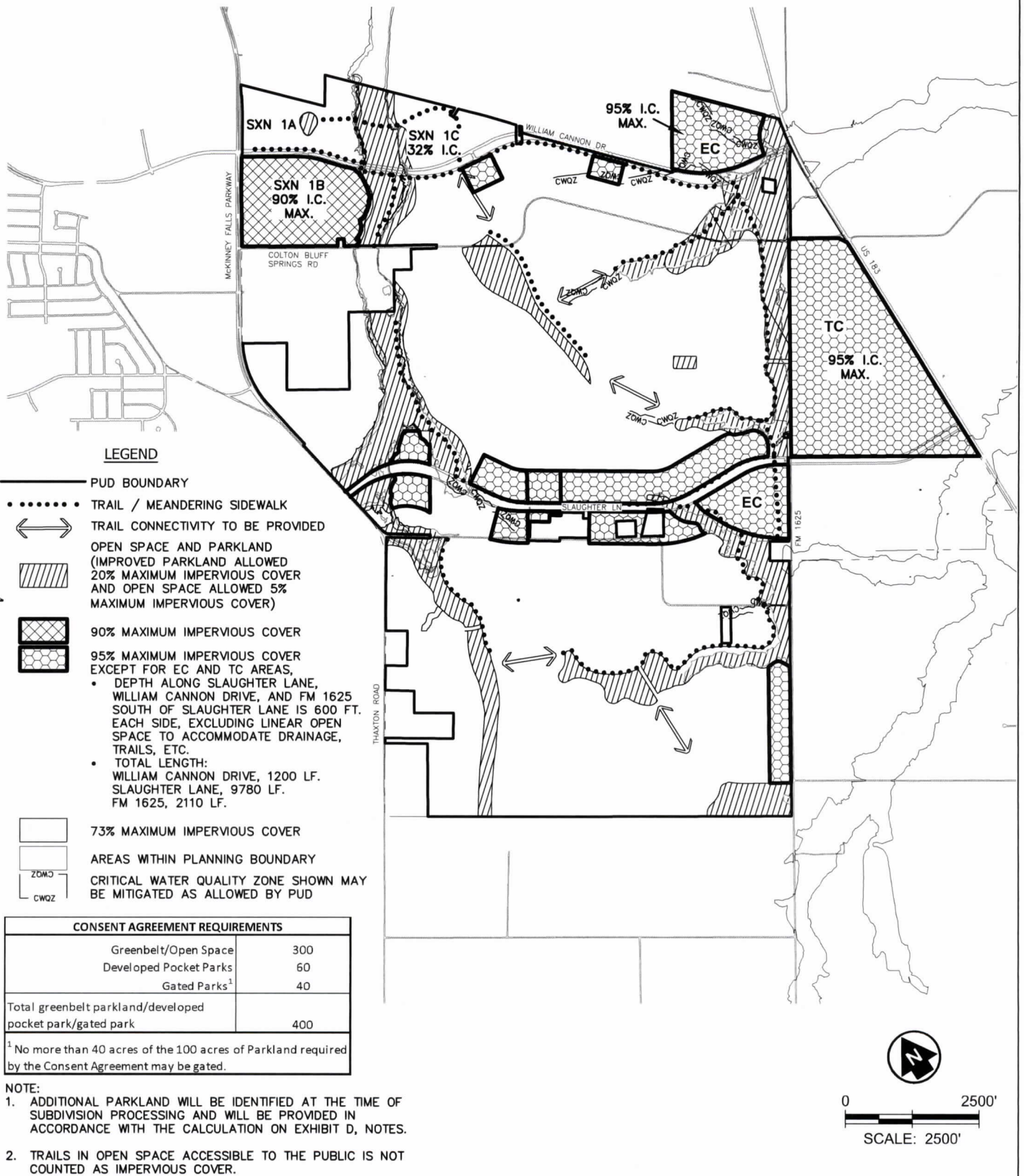


EXHIBIT P  
IMPERVIOUS COVER MAP  
PILOT KNOB PUD  
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: \_\_\_\_\_

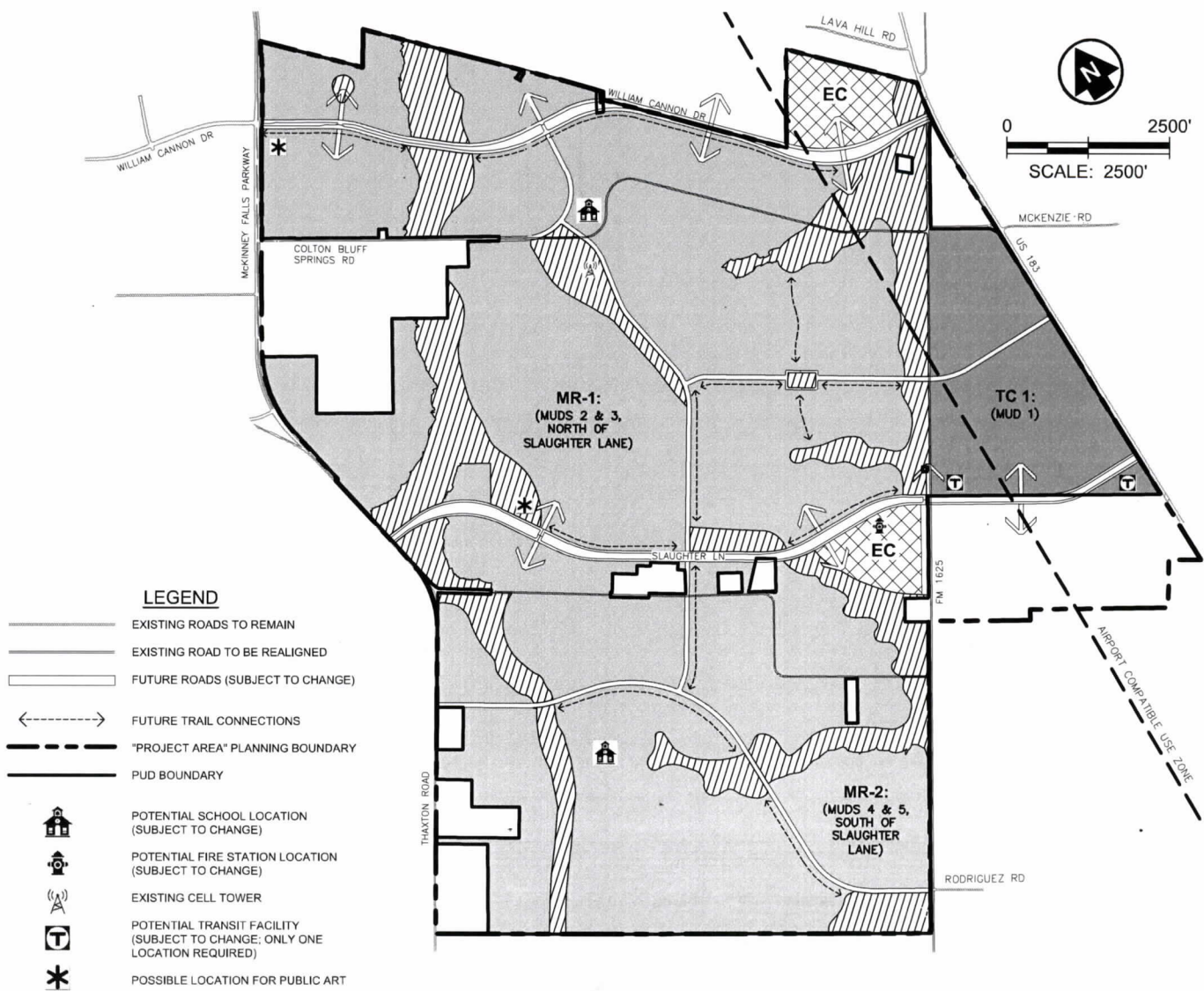
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
<b>Centers Subtotal</b>	<b>314</b>		<b>298.3</b>

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
<b>Corridors Subtotal</b>	<b>13088</b>		<b>170.49</b>		<b>161.97</b>

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
<b>Misc . Subtotal</b>	<b>2191.69</b>		<b>1278.97</b>

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
<b>Total</b>	<b>2676.18</b>	<b>1739.24</b>
Area in PUD, ac.		2676.18
65% Average IC in PUD		1739.52

EXHIBIT P-1  
 IMPERVIOUS COVER TABLE  
 REVISED: \_\_\_\_\_

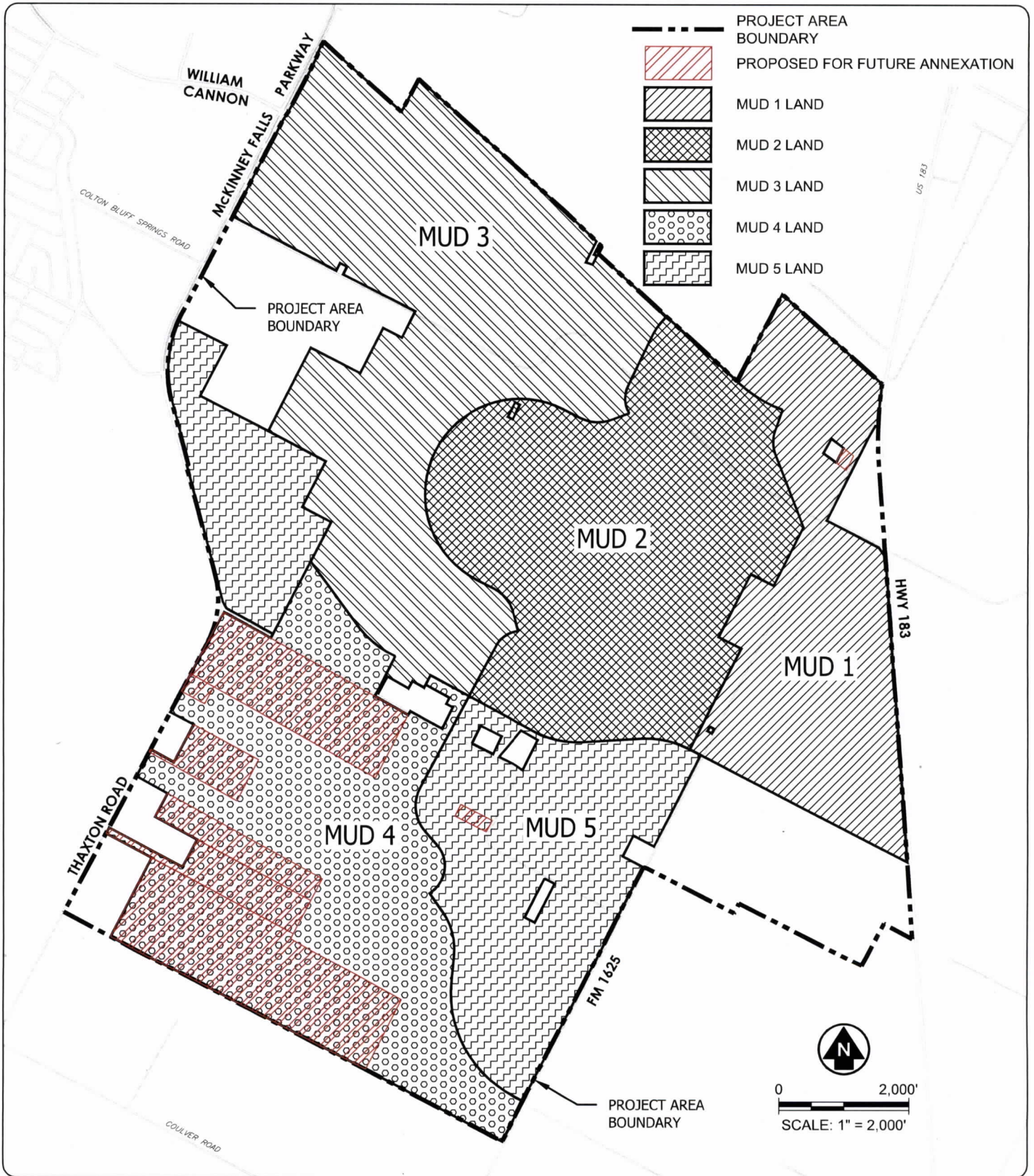


**EXHIBIT R**  
**CONCEPTUAL PUBLIC ART MASTER PLAN**  
**PILOT KNOB PUD**  
**AUSTIN, TRAVIS COUNTY, TEXAS**

REVISED: \_\_\_\_\_



Drawing: L:\PROJECT\Brookfield\BCE\16001 Easton Park General Eng Svcs\CAD\Exhibits\PUD Project Area Exhibit - Exhibit U



**KITCHEN TABLE**  
CIVIL SOLUTIONS

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