

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE AMENDING ORDINANCE NO. 20061116-053 TO MODIFY**  
2 **THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE**  
3 **PROPERTY COMMONLY KNOWN AS GOODNIGHT RANCH PLANNED UNIT**  
4 **DEVELOPMENT GENERALLY LOCATED ON THE EAST SIDE OF OLD**  
5 **LOCKHART ROAD BETWEEN NUCKOLS CROSSING ROAD AND CAPITOL**  
6 **VIEW DRIVE, AND REZONING AND CHANGING THE ZONING MAP FROM**  
7 **PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT**  
8 **DEVELOPMENT (PUD) DISTRICT.**

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

10 **PART 1.** The Goodnight Ranch Planned Unit Development (“Goodnight Ranch PUD”) is  
11 comprised of approximately 695.53 acres of land generally located on the east side of Old  
12 Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, and more  
13 particularly described in the metes and bounds in the land use plan incorporated into  
14 Ordinance No. 20061116-053.

15 **PART 2.** The Goodnight Ranch PUD was approved on November 16, 2006, under  
16 Ordinance No. 20061116-053 and was amended on September 30, 2021, under Ordinance  
17 No. 20210930-134 (the “Original Ordinance as amended”).

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 planned unit development (PUD) district to planned unit  
20 development (PUD) district on the property generally known as the Goodnight Ranch  
21 Planned Unit Development, described in Zoning Case No. C814-04-0187.03.SH on file at  
22 the Planning Department, as follows:

23 701.655 acres of land, out of the Santiago Del Valle Grant, City of Austin, Travis  
24 County, the tract of land being more particularly described by metes and bounds in  
25 **Exhibit “A”** incorporated into this ordinance, SAVE and EXCEPT a 6.125 acre  
26 tract (Tract K) described in a Special Warranty Deed to Austin Goodnight Ranch  
27 L.P., recorded in Document No. 2011035151 of the Official Public Records of  
28 Travis County, Texas and further described in **Exhibit “A-1”** incorporated into  
29 this ordinance for a total of 695.53 acres, and SAVE and EXCEPT Lot 3, Block J,  
30 Goodnight Ranch Phase Two East, Section One, according to the map or plat  
31 thereof, recorded in Document No. 202000240, Official Public Records of Travis  
32 County, Texas,

33 (the “Property” or “Goodnight Ranch PUD”),

34 locally known as the property generally located on the east side of Old Lockhart Highway  
35 between Nuckols Crossing Road and Capitol View Drive, in the City of Austin, Travis  
36 County, Texas, and generally identified in the map attached as **Exhibit “B”**.

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

- |    |                     |   |
|----|---------------------|---|
| 39 | Exhibits A and A-1: | Legal Description of the Property             |
| 40 | Exhibit B:          | Zoning Map                                    |
| 41 | Exhibit K:          | Vicinity Map for Wildland Urban Interface Re- |
| 42 |                     | classification                                |

43 **PART 5.** This ordinance and the attached exhibits amend the Original Ordinance as  
44 amended for the Property, modifying conditions and replacing any likewise named or  
45 identified exhibits in the Original Ordinance as amended. Development of and uses within  
46 the Property shall conform to the limitations and conditions set forth in this ordinance and  
47 in the attached exhibits. If this ordinance and the attached exhibits conflict, this ordinance  
48 controls. Except as otherwise specifically provided by this ordinance, all other rules,  
49 regulations and ordinances of the City of Austin (“City”) apply to the Property.

50 **PART 6.** PART 6 of the Original Ordinance as amended is amended as follows:

51 **PART 6.** [~~In accordance with Section 25-2-411 (A) (*Planned Unit Development District*~~  
52 ~~*Regulations*) of the City Code, the following site development regulations apply to the PUD~~  
53 ~~instead of otherwise applicable City regulations.] Code Modifications:~~

54 (A) Zoning

- 55 1) Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*)  
56 does not apply to the Goodnight Ranch PUD.
- 57 2) Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development*  
58 *District Regulations*) is modified to provide that the front and side yard  
59 requirements for nonresidential uses in the Goodnight Ranch PUD are as  
60 established in **Exhibit “F”** (*Site Development Regulations*).
- 61 3) Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development District*  
62 *Regulations*) is modified to delete the requirement that the number of curb  
63 cuts and driveways be shown on the land use plan.
- 64 4) Subsections (K)(1) and (2) of Section 25-2-411 (*Planned Unit*  
65 *Development District Regulations*) are modified to provide that the open  
66 space requirement for the Goodnight Ranch PUD is as established in  
67 **Exhibit “F”** (*Site Development Regulations*).

68 5) This section applies to compatibility standards within the Goodnight  
69 Ranch PUD. Specifically, the area of the Goodnight Ranch PUD south of  
70 Slaughter Lane shall comply with the following compatibility standards:

71 Within the boundaries of the Goodnight Ranch PUD, compatibility  
72 standards as outlined in Chapter 25-2, Subchapter C, Article 10  
73 (*Compatibility Standards*) of the Code apply, except as modified below.

- 74 a) Compatibility standards shall not apply on a residential use to  
75 residential use basis, as set forth in Section 25-2-1051 (C)  
76 (*Applicability*).
- 77 b) The following are established as compatibility standards applicable  
78 to commercial and other permitted uses:
- 79 i) Section 25-2-1065 (A) (*Scale and Clustering Requirements*)  
80 shall apply.
- 81 ii) A 25-foot wide vegetative buffer area, measured from a  
82 property line of a residential use to a building, shall be  
83 provided and maintained between residential uses to the  
84 following commercial and civic uses: automotive rentals,  
85 business or trade school, business support services, cocktail  
86 lounge, commercial off-street parking, consumer repair  
87 services, convenience storage, custom manufacturing, drive-  
88 through services, food preparation, hotel-motel, indoor  
89 entertainment, indoor sports and recreation, intensive  
90 recreational uses as defined in 25-2-1067 (F) (*Design*  
91 *Regulations*) of the Code, off-site accessory parking, outdoor  
92 entertainment, plant nursery, printing and publishing, service  
93 station, software development, theater, and veterinary  
94 services.
- 95 iii) Improvements permitted within a vegetative buffer zone area  
96 are hike and bike trails, pedestrian trails, sidewalks, solid  
97 fences, detention facilities, water quality facilities and  
98 drainage facilities consisting primarily of earthen structures,  
99 utility improvements, overhead electric or communication  
100 lines, or those improvements that may be otherwise required  
101 by the City of Austin.
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- iv) A 25-foot wide vegetative buffer as described in Part 6 (A) (5) (b) (ii) does not apply to a multi-use building or a live/work shophouse.
  
- v) The front yard setback requirement under Section 25-2-1064 (*Front Setback*) does not apply.
  
- vi) Within 50 feet of an undeveloped platted residential lot (measured to the nearest setback line on the property), a commercial building may not exceed three stories or 40 feet in height. Within 50 feet of a developed residential building, a commercial building, may not exceed two stories or 30 feet above the height of the existing residential use. Beyond 50 feet from a developed residential building, a commercial building may be constructed to the permitted height as set forth in this Goodnight Ranch PUD.
  
- vii) All exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties. Exterior lighting may not exceed 0.4 footcandles across the source property line.
  
- viii) The noise level of mechanical equipment may not exceed 70 decibels at the property line.
  
- ix) Dumpsters and permanently placed refuse receptacles must be located at least 20 feet from adjacent residential uses. The location of an access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.
  
- x) Commercial and civic uses must be screened in accordance with this subsection. Yards, fences, vegetative screening or berms shall be provided to screen off-street parking areas containing 12 or more parking spaces on a single site, mechanical equipment, storage areas, and areas for refuse collection. A fence used for screening may not exceed a height of six feet unless otherwise permitted in the Land Development Code. The property owner must maintain fences, berms, and vegetative screening.

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- xi) A 100-foot wide buffer area shall be provided between property developed with a residential use and a custom manufacturing use or limited warehousing and distribution use. A 150-foot wide buffer area shall be provided between property developed with residential use and a light manufacturing or general warehousing and distribution use. The buffer areas shall be measured from the property line of property developed with residential uses to a building with the following uses: custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing. Exterior bulk chemical storage, High-hazard Group H occupancies as defined in the Building Code, and distillation processes are prohibited under the land use definitions of custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing.
  
- xii) Improvements permitted within any setback or buffer area are hike and bike trails, pedestrian trails, open space amenities, including seating, play structures, signage, pavilions, gazebos, and other pedestrian oriented streetscapes and shade structures, lighting, art features, landscape planting, irrigation, public restrooms, solid fences, detention facilities and water-quality facilities consisting primarily of earthen structures, drainage facilities, underground utility improvements, overhead electric or communication lines, streets, alleys, driveways, surface parking facilities limited to 12 spaces or fewer or those requirements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(B) Site Development

- 1) Site development regulations applicable to each land use area are established in Exhibits F (*Site Development Regulations*) and H (*Density Table*).
  
- 2) A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office

176 uses shall provide a minimum of two unisex facilities. A building  
177 containing more than 100,000 square feet, but less than 500,000 square  
178 feet of office uses shall provide private shower facilities with two showers  
179 for each of both sexes. The facilities shall be separate from the office toilet  
180 facilities and include an area for changing clothes and storing personal  
181 items. The facilities may be located outside of the building in a common  
182 area accessible to all buildings subject to this requirement. The shower  
183 facilities shall also be provided if the office building includes retail uses as  
184 well, but in such mixed-use facilities there is no requirement that the  
185 showers be accessible to anyone other than the office and retail employees  
186 of the building.

187 3) Subsection 25-5-81 (B) is modified as follows:

188 (B) Except as provided in Subsection (C), (D), and (E) of this section, a  
189 site plan expires [~~five~~] seven years after the date of its approval.

190 (C) Landscaping

191 1) Subsection (B) of Section 25-2-1003 (*General Requirements*) is modified  
192 to provide that a street yard 1,000 square feet or less in size is not required  
193 to be landscaped.

194 2) Subsection (C) of Section 25-2-1006 (*Visual Screening*) does not apply to  
195 development within the PUD.

196 3) Section 25-2-1007 (*Parking Lots*) is modified to provide that a parking  
197 area with 12 motor vehicle parking spaces or less is not required to have  
198 landscaped islands, peninsulas, or medians.

199 (D) Subdivision

200 1) Subsection (H) (K) and (L) of Section 25-3-52 (*Subdivision Layout*  
201 *Requirements*) applies to development within the Goodnight Ranch PUD.

202 2) Subsection (N) of Section 25-3-52 (*Subdivision Layout Requirements*) is  
203 modified to provide the following, excluding to the boundary of the  
204 Goodnight Ranch PUD:

205 a) The maximum block length is 800 feet. The director may approve a  
206 length up to 1,000 feet in length based on topography or existing  
207 street layout.

- 209           b)     A block length that exceeds 800 feet must be traversed by a  
210           pedestrian path near the midpoint.
- 211           c)     There is no limit to the block length for open space that is parallel to  
212           a right-of-way internal to the Goodnight Ranch PUD.
- 213        3)     Except as modified in this Subsection, Subsection (C) of Section 25-3-82  
214           (*Vehicular Access*) applies to the Goodnight Ranch PUD.
- 215           a)     Direct vehicular access from a residential lot to an alley is permitted  
216           and preferred, but not required. Lots containing paseo court, multi-  
217           family residential, condominium, mixed use, commercial and civic  
218           uses do not require direct vehicular access from a lot to an alley.
- 219           b)     Except for the uses noted in Part 6 (D)(3)(a), direct vehicular access  
220           from a lot to a street is not permitted except as follows:
  - 221           i)     if a lot does not abut and take access to an alley or
  - 222           ii)    the Director determines it is warranted by exceptional  
223           circumstances.
- 224           c)     Notwithstanding the above, vehicular access from a single-family  
225           residential lot to a street, alley or driveway is permitted provided  
226           that
  - 227           i)     a lot does not abut and take access to an alley or driveway, or  
228           access is taken to a street with a standard cross-section as set  
229           forth in the Transportation Criteria Manual, and
  - 230           ii)    driveway separation requirements are met.
- 231        4)     Subsection 25-4-62 is modified as follows:
  - 232           [a)]    An approved preliminary plan expires [~~seven~~] ten years after the  
233           date the application for approval of the preliminary plan is  
234           submitted.
- 235        5)     Subsection (A)(1) of Section 1 3 2 (*Classification Design Criteria*) of the  
236           Transportation Criteria Manual may be utilized when it can be  
237           demonstrated that significant off-street parking will not occur or that off-  
238           street parking ratios are comparable to that achieved under the density  
239           provisions of single-family residence standard lot (SF-2) district zoning.

- 240 6) Section 25-4-171 (*Access to Lots*) is modified to provide that a lot that  
241 fronts on a common courtyard or access lots and that abuts an alley is not  
242 required to abut a dedicated public street.
- 243 7) Subsection (B)(1)(e) of Section 25-4-61 (*Changes to an Approved*  
244 *Preliminary Plan*) is modified to only allow a minor deviation to a  
245 conservation easement, common area, green space, or other open space  
246 shown on the preliminary plan, when the minor deviation is approved by  
247 the Director of Parks and Recreation.
- 248 8) Subsection (A) of Section 25-4-103 (*Expiration of Subdivision*  
249 *Construction Plan*) is modified to require that, except as provided in  
250 Subsections (1), (2), and (3), a subdivision construction plan expires seven  
251 years from the date of its approval for all unexpired plans as of the date of  
252 this ordinance and all plans approved after the effective date of this  
253 ordinance.
- 254 9) Notwithstanding any provision of Title 25 (*Land Development*) to the  
255 contrary, a street deed in a form approved by the City Attorney may be  
256 used to convey public streets and rights-of-way to the City.

257 (E) Transportation

- 258 1) Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is  
259 modified to provide that a type 1 driveway approach is a concrete  
260 driveway approach that provides access from a roadway to property on  
261 which a yard house, row house or mansion home with a driveway that  
262 serves four or fewer parking spaces is located.
- 263 2) Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is  
264 modified to provide that a type 2 driveway approach is a concrete  
265 driveway approach that provides access from roadway other than a  
266 principal roadway to property used for a purpose other than a yard house,  
267 row house, mansion home with a driveway that serves four or fewer  
268 parking spaces is located.
- 269 3) Section 25-6-173 (*Collector Streets*) does not apply to development within  
270 the PUD and is replaced by **Exhibit “H”** (*Street Cross Section Table and*  
271 *Illustrations*).
- 272 4) Subsection (A) of 25-6-292 (*Design and Construction Standards*) applies  
273 to the PUD.
- 274 5) Section 25-6-321 (*Existing Driveway*) applies to the PUD.

275 6) Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A  
276 (*Tables of Off-Street Parking and Loading Requirements*) do not apply in  
277 the PUD. Development in the Goodnight Ranch PUD shall comply with  
278 **Exhibit “J”** (*Parking Regulations and Ratios*).

279 7) Subsections (A) (B) and (C) of Section 25-3-81 (*Roadway Design*) and  
280 Subsection (I) of Section 25-3-52 (*Subdivision Layout Requirements*) are  
281 modified to provide that streets, alleys, and pedestrian paths shall be  
282 designed and constructed in accordance with the Traditional Neighborhood  
283 District Manual, except as modified in **Exhibit “I”** (*Street Cross Section*  
284 *Table and Illustrations*).

285 8) Section 25-3-84 (*Parking Area Design and Construction Standards*) is  
286 modified to provide that design and construction guidelines for parking  
287 and loading facilities, circulation area, and queuing areas do not apply to  
288 the PUD.

289 9) Street connections to Capitol View Drive and Cheryl Lynn Drive are not  
290 required.

291 10) On street parking on public or private streets shall be counted towards the  
292 required parking.

293 11) Private streets are permitted in accordance with Section 1.4.3. “E” of the  
294 Transportation Criteria Manual.

295 (F) Sign Regulations

296 1) The Neighborhood Mixed Use Area is subject to the commercial sign  
297 district regulations contained in Chapter 25-10.

298 2) The Mixed Residential Area is subject to the neighborhood sign district  
299 regulations contained in Chapter 25-10.

300 (G) Environment

301 1) Subsection (A) of Section 25-8-121 (*Environmental Resource Inventory*  
302 *Requirement*) is modified to allow **Exhibit “D-1”** (CEF Mitigation Plan)  
303 to satisfy the stated requirements.

304 2) Subsection (A) of Section 25-8-341 (*Cut Requirements*) is modified to  
305 change the allowed maximum depth of cuts of a tract of land from four  
306 feet to eight feet.

308           3) Subsection (A) of Section 25-8-342 (Fill Requirements) is modified to  
309           change the allowed maximum fill on of a tract of land from four feet to  
310           eight feet.

311       (H) Drainage

312           1) Notwithstanding any provision of Title 25 (Land Development) to the  
313           contrary, drainage plans that comply with and incorporate the Hydrologic  
314           and Hydraulic Analysis of Goodnight Ranch Atlas 14 Rainfall Update  
315           dated May 31, 2024 on file with Development Services shall be deemed to  
316           be in compliance with Atlas 14 regulations and Section 25-7-61(A)(5)(a).

317           2) Section 25-7-64 is modified to allow installation within the Goodnight  
318           Ranch PUD of grate inlets with a design detail that is signed and sealed by  
319           a structural engineer licensed in the State of Texas without the need of  
320           approval of the Director of Watershed Protection, and without requiring  
321           compensatory items such as posting fiscal surety or executing a private  
322           maintenance agreement.

323       (I) Wildland-Urban Interface

324           1) Notwithstanding any provision of Title 25 (Land Development) to the  
325           contrary, development on the Property shall comply with the Vicinity Map  
326           attached as **Exhibit “K”** and shall be constructed in accordance with the  
327           Chapter 25-12 Ignition-Resistant Construction standards for structures  
328           located within 1.5 miles of areas designated as wildland, also known as  
329           Proximity Class C or Proximity Zone C.

330           2) Notwithstanding any provision of Title 25 (Land Development) to the  
331           contrary, development on the Property shall require a maximum of one fire  
332           flow test for each section, phase, and pressure zone, per subdivision, as  
333           application for single-family homes. The fire flow test results will be valid  
334           for a period of one year from the date the test was performed.

335       **PART 7.** For a residential permit not requiring a site plan, the City Manager, or authorized  
336       official, is directed to allow easement widths and clearance measurements relating to  
337       electrical infrastructure as found in the Utility Criteria Manual in effect on the date of an  
338       approved preliminary plan for residential units, except when easement widths and  
339       clearance requirements have changed in a subsequent Utility Criteria Manual due to  
340       modifications necessitated by the National Electric Safety Code.

**PART 8.** Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance as amended, remain in effect. If this ordinance and the Original Ordinance as amended, conflict, this ordinance controls.

**PART 9.** Council makes the following findings:

- (A) the Goodnight Ranch PUD provides superiority and meets the objectives of City Code;
- (B) the code modifications in the Original Ordinance as amended and in this ordinance are necessary to provide community benefits and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
- (C) the impacts of the code modifications are offset by the imposed site development requirements applicable to the Property.

**PART 10.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

\_\_\_\_\_, 2026      §  
   §  
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Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk

## EXHIBIT "A"



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**701.655 ACRES  
GOODNIGHT RANCH**

A DESCRIPTION OF 701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONSISTING OF:

A PORTION OF A 679.66 ACRE TRACT AND A 0.805 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 26.519 ACRE TRACT AND A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO

Page 2 of 9

AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 701.655 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway (right-of-way width varies), being the southeast corner of the 679.66 acre tract, being also the southwest corner of Lot 1 of Capitol View Estates, a subdivision of record in Volume 45, Page 13 of the Plat Records of Travis County, Texas;

**THENCE** with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract the following ten (10) courses and distances:

1. North 52°14'14" West, a distance of 88.15 feet to a 1/2" rebar found;

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2. North 41°41'09" West, a distance of 711.88 feet to a 1/2" iron pipe found;
3. North 40°58'33" West, a distance of 460.57 feet to a 1/2" rebar found;
4. North 35°38'06" West, a distance of 332.61 feet to a 1/2" iron pipe found;
5. North 38°14'16" West, a distance of 94.62 feet to a 1/2" iron pipe found;
6. North 34°52'34" West, a distance of 116.37 feet to a 1/2" iron pipe found;
7. North 36°52'03" West, a distance of 761.83 feet to a 1/2" iron pipe found;
8. North 36°04'28" West, a distance of 525.66 feet to a 3/4" iron pipe found;
9. North 37°05'20" West, a distance of 350.14 feet to a metal fence post found;
10. North 35°03'44" West, a distance of 102.42 feet to a 3/4" iron pipe found for the southeast corner of the 0.805 acre tract;

**THENCE** North 36°56'38" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 0.805 acre tract, a distance of 158.54 feet to a 3/4" iron pipe found for the southwest corner of the 0.805 acre tract, being in the south line of the 679.66 acre tract;

**THENCE** North 36°41'16" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract, a distance of 400.57 feet to a 1/2" rebar found for a southwest corner of the 679.66 acre tract, being the southeast corner of a 0.994 acre tract of land described in Volume 12478, Page 528 of the Real Property Records of Travis County, Texas;

**THENCE** North 28°56'17" East, with the west line of the 679.66 acre tract and the east line of the 0.994 acre tract, a distance of 321.00 feet to a calculated point for the northeast corner of the 0.994 acre tract, being a southeast corner of a 3.59 acre tract of land described in Document No. 2009200063 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the 679.66 acre tract and the 3.59 acre tract the following two (2) courses and distances:

1. North 28°50'57" East, a distance of 437.63 feet to a 1/2" rebar found for the northeast corner of the 3.59 acre tract;
2. North 60°15'24" West, a distance of 130.11 feet to a 1/2" rebar found for the northwest corner of the 3.59 acre tract, being an angle point in the east line of a 16.46 acre tract of land described in Document No. 2004222100 of the Official Public Records of Travis County, Texas;

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**THENCE** with the common line of the 679.66 acre tract and the 16.46 acre tract the following three (3) courses and distances:

1. North 59°54'43" West, a distance of 44.13 feet to a 1/2" rebar found;
2. North 29°01'25" East, a distance of 1551.18 feet to a 3/4" iron pipe found for the northeast corner of the 16.46 acre tract;
3. North 62°41'57" West, a distance of 345.07 feet to a 1/2" iron pipe found for the northwest corner of the 16.46 acre tract, being the northeast corner of Lot 7, Block D, Perkins Park, Section One, a subdivision of record in Volume 50, Page 78 of the Plat Records of Travis County, Texas;

**THENCE** North 62°57'34" West, with the south line of the 679.66 acre tract and the north line of Perkins Park, Section One, a distance of 310.24 feet to a 1/2" rebar found for the northwest corner of Lot 8, Block K, Perkins Park, Section One, being the northeast corner of a 6.59 acre tract of land described in Document No. 2000167421 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the 679.66 acre tract and the 6.59 acre tract the following three (3) courses and distances:

1. North 62°54'58" West, a distance of 162.11 feet to a 1" iron pipe found for the northwest corner of the 6.59 acre tract;
2. South 29°33'50" West, a distance of 963.76 feet to a 1/2" rebar with Chaparral cap set;
3. South 29°33'00" West, a distance of 753.69 feet to a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway, being an angle point in the southwest line of the 679.66 acre tract, being also the southwest corner of the 6.59 acre tract;

**THENCE** with the common right-of-way line of Old Lockhart Highway and the 679.66 acre tract the following five (5) courses and distances:

1. North 26°32'14" West, a distance of 566.22 feet to a 1/2" rebar found;
2. North 18°08'20" West, a distance of 141.82 feet to a 1/2" rebar found;
3. North 07°42'27" East, a distance of 89.82 feet to a 1/2" rebar found;
4. North 28°37'37" East, a distance of 229.06 feet to a 1" iron pipe found;

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5. North 29°33'21" East, at a distance of 460.01 feet, passing a 1/2" rebar with Chaparral cap set for the south corner of the 0.828 acre tract, continuing with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, in all, a distance of 670.57 feet to a 3/4" iron pipe found;

**THENCE** North 30°58'10" East, with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, same being the west line of the 679.66 acre tract, a distance of 129.75 feet to a 1/2" rebar found in the south line of a 1.5 acre tract of land described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas;

**THENCE** with the common line of the 0.828 acre tract and the 1.5 acre tract, same being the west line of the 679.66 acre tract, the following three (3) courses and distances:

1. South 26°34'49" East, a distance of 11.29 feet to a 1/2" rebar found;
2. North 27°27'35" East, a distance of 172.54 feet to a 1/2" rebar found;
3. North 26°27'24" East, at a distance of 227.52 feet passing a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East (right-of-way width varies) as described in Document No. 2008134870 of the Official Public Records of Travis County, Texas, being in the west line of the said 85.600 acre tract, being also the northeast corner of a 1.5 acre tract described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas, continuing with the south right-of-way line of Slaughter Lane East and the west line of the 0.828 acre tract, in all, a distance of 229.16 feet to a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East, being the northwest corner of the 0.828 acre tract;

**THENCE** North 26°54'47" East, with the west line of the 679.66 acre tract, crossing Slaughter Lane East, a distance of 146.04 feet to a 1/2" rebar with Chaparral cap found in the north right-of-way line of Slaughter Lane East, being a point in the west line of the 175.000 acre tract and also being in the east line of a 67.95 acre tract described in Document No. 2002232017 of the Official Public Records of Travis County, Texas;

**THENCE** North 26°54'47" East, with the west line of the 679.66 acre tract, the west line of the 175.000 acre tract and the east line of the 67.95 acre tract, a distance of 1458.21 feet to a 1/2" rebar found for an angle point in the east line of the 67.95 acre tract, being the southeast corner of the 1.477 acre tract;

**THENCE** North 26°55'30" East, with the west line of the 697.66 acre tract, the west line of the 175.000 acre tract and the east line of the 1.477 acre tract, at a distance of 351.90 feet, passing an angle point in the west line of the 85.600 acre tract, continuing with the west line of the 85.600 acre tract, the west line of the 697.66 acre tract and the east line of the 1.477 acre tract, in all, a distance of 364.88 feet to a 1/2" rebar found at

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an angle point in the west line of the 85.600 acre tract, being the northeast corner of the 1.477 acre tract and being also an angle point in the south right-of-way line of Nuckols Crossing Road (70' right-of-way width);

**THENCE** with the common line of Nuckols Crossing Road, the 85.600 acre tract and the 679.66 acre tract, the following seven (7) courses and distances:

1. North 27°13'23" East, a distance of 107.04 feet to a 1/2" rebar found;
2. North 36°26'26" East, a distance of 98.94 feet to a 3/4" iron pipe found;
3. North 27°09'55" East, a distance of 1122.38 feet to a 3/4" iron pipe found;
4. With a curve to the right, having a radius of 136.02 feet, an arc length of 214.24 feet, and a chord which bears North 72°14'38" East, a distance of 192.77 feet to a 3/4" iron pipe found;
5. South 62°37'40" East, a distance of 734.70 feet to a nail found in a fence post;
6. With a curve to the left, having a radius of 990.40 feet, an arc length of 286.98 feet, and a chord which bears South 70°56'14" East, a distance of 285.97 feet to a 1/2" rebar found;
7. South 79°14'59" East, a distance of 524.60 feet to a 1/2" rebar with cap set for the northeast corner of the 85.600 acre tract, being in the north line of the 679.66 acre tract;

**THENCE** with the south right-of-way line of Nuckols Crossing Road and the north line of the 679.66 acre tract the following two (2) courses and distances:

1. South 79°14'59" East, a distance of 645.80 feet to a 3/4" iron pipe found, from which, a 1/2" rebar found bears South 84°49'23" East, a distance of 5.32 feet;
2. South 85°18'25" East, at a distance of 77.47 feet, passing a 1/2" rebar with cap set for the intersection of Nuckols Crossing Road and Vertex Boulevard, continuing with the prolongation of the south right-of-way line of Nuckols Crossing Road, in all, a distance of 178.50 feet to a 1/2" rebar found for the southwest corner of Lot 1, Gentry Estates, a subdivision of record in Volume 75, Page 88 of the Plat Records of Travis County, Texas, being also the northwest corner of a 15.604 acre tract described in Document No. 2006099949 of the Official Public Records of Travis County, Texas;

**THENCE** crossing the 679.66 acre tract with the east right-of-way line of Vertex Boulevard and the west line of the 15.604 acre tract, the following two (2) courses and distances:

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1. South 31°49'52" West, a distance of 11.02 feet to a 1/2" rebar with Chaparral cap found;
2. With a curve to the left, having a radius of 1050.00 feet, an arc length of 631.79 feet, and a chord which bears South 14°35'36" West, a distance of 622.31 feet to a 1/2" rebar with Chaparral cap found for the southeast termination of Vertex Boulevard, being also a point in the east line of a 2.495 acre described in Document No. 2006099945 of the Official Public Records of Travis County, Texas;

**THENCE** continuing across the 679.66 acre tract with the west line of the 15.604 acre tract and the east line of the 2.495 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 1050.00 feet, an arc length of 356.17 feet, and a chord which bears South 12°21'43" East, a distance of 354.46 feet to a 1/2" rebar with Chaparral cap found;
2. South 22°04'46" East, a distance of 217.30 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 15.604 acre tract, being the northwest corner of said 26.519 acre tract;

**THENCE** continuing across the 679.66 acre tract with the common line of the 15.604 acre and 26.519 acre tracts, the following three (3) courses and distances:

1. North 89°49'06" East, a distance of 173.88 feet to a 1/2" rebar with Chaparral cap found;
2. North 84°49'06" East, a distance of 389.86 feet to a 1/2" rebar with Chaparral cap found;
3. North 00°06'16" East, a distance of 814.03 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north line of the 26.519 acre tract, being in the north line of the 679.66 acre, same being the northeast corner of the 15.604 acre tract, and being also a point in the south line of Lot 1 of said Gentry Estates;

**THENCE** South 61°01'04" East, with the north line of the 26.519 acre tract, the north line of the 679.66 acre tract and the south line of Lot 1, Gentry Estates, a distance of 484.73 feet to a 3/4" iron pipe found for the southeast corner of Lot 1, Gentry Estates, being the southwest corner of Block B of Final Plat of Thaxton Place, a subdivision of record in Document No. 200800080 of the Official Public Records of Travis County, Texas;

**THENCE** South 61°02'12" East, with the , the north line of the 679.66 acre tract, the north line of the 26.519 acre tract and the south line of Block B of Thaxton Place, at a distance of 509.80 feet, passing the northwest corner of the 2.031 acre tract, continuing

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with the north line of the 679.66 acre tract, the north line of the 2.031 acre tract, the north line of the 26.519 acre tract, and the south line of Block B of Thaxton place, in all, a distance of 549.85 feet to a 1/2" rebar found for the northeast corner of the 679.66 acre tract, the northeast corner of the 2.031 acre tract, the northeast corner of the 26.519 acre tract, and also being the southeast corner of Block B of Thaxton Place and a point in the west line of Lot 13, Block X of Sheldon 230, Section 1, Phase 1 a subdivision of record in Document No. 200500225 of the Official Public Records of Travis County, Texas

**THENCE** South 26°18'36" West, with the east line of the 697.66 acre tract, the east line of the 2.031 acre tract, the east line of the 26.519 acre tract, and the west lines of Block X of Sheldon 230, Section 1, Phase 1, Block DD of Sheldon 230 Section 1, Phase 3 a subdivision of record in Document No. 200600032 of the Official Public Records of Travis County, Texas, Baythorne Drive (60' right-of-way described in Document No. 200700032 of the Official Public Records of Travis County, Texas, and Block DD of Sheldon 230 Section 1, Phase 2 a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas, a distance of 2090.63 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Block DD of Sheldon 230 Section 1, Phase 2, being the northwest corner of the 6.125 acre tract;

**THENCE** South 63°39'27" East, with the north line of the 6.125 acre tract and the south line of Block DD of Sheldon 230 Section 1, Phase 2, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap set for the northeast corner of the 6.125 acre tract, being the northwest corner of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas;

**THENCE** South 26°22'18" West, with the east line of the 6.125 acre tract, the west line of the 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200351, a distance 721.24 feet to a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East, described in Document 2010044359 of the Official Public Records of Travis County, Texas, being a point in the west line of the 22.802 acre tract;

**THENCE** South 26°22'18" West, with the east termination of Slaughter Lane East and the west line of the 22.802 acre tract, a distance of 141.81 feet to a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the 22.802 acre tract, the northwest corner of the 22.818 acre tract and being also the northeast corner of the 6.658 acre tract;

**THENCE** South 63°41'20" East, with the north line of the 22.818 acre tract and the south line of the 22.802 acre tract, at a distance of 1246.34 feet passing 1/2" rebar found, in all, a distance of 1246.85 feet to a calculated point for the northeast corner of the 22.818 acre tract, being the southeast corner of the 22.802 acre tract, being in the west right-of-way line of an apparent road;

Page 9 of 9

**THENCE** with the east line of the 22.818 acre tract and the west line of the apparent road the following two (2) courses and distances:

1. South 13°52'34" West, a distance of 157.47 feet to a 1/2" rebar found;
2. South 27°10'07" West, a distance of 638.82 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of the 22.818 acre tract, being in the north right-of-way line of Capitol View Drive (60' right-of-way width), being also the northeast corner of Lot 15-B, Resubdivision of Lots 14 & 15, Capitol View Estates, a subdivision of record in Volume 47, Page 100 of the Plat Records of Travis County, Texas;

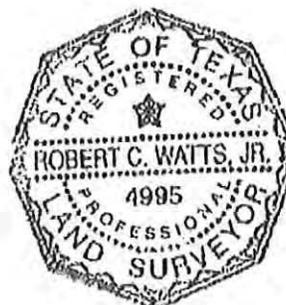
**THENCE** North 62°33'37" West, with the south line of the 22.818 acre tract and the north line of Lot 15-B, a distance of 561.95 feet to a 1/2" rebar found for the northwest corner of Lot 15-B, being an angle point in the east line of the 679.66 acre tract;

**THENCE** South 27°16'23" West, with the east line of the 679.66 acre tract, the west line of the said Resubdivision of Lots 14 & 15, Capitol View Estates, the west line of Capitol View Estates, the west line of the Resubdivision of Lots 10, 11, 21, 22 & 23, Capitol View Estates, a subdivision of record in Volume 48, Page 1 of the Plat Records of Travis County, Texas, the west line of the Resubdivision of Lot 5, Capitol View Estates, a subdivision of record in Volume 55, Page 47 of the Plat Records of Travis County, Texas, and the west line of the Resubdivision of Lot 4, Capitol View Estates, a subdivision of record in Volume 58, Page 66 of the Plat Records of Travis County, Texas, a distance of 4347.40 feet to the **POINT OF BEGINNING**, containing 701.655 acres of land, more or less.

Initial survey of 679.66 acre tract made in April 2005, updated January 2013 to reflect current ownership and deed information. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA Control Network. Attachments: Drawing 471-001-TAX DISTRICT.dwg.

*RCW* *S*

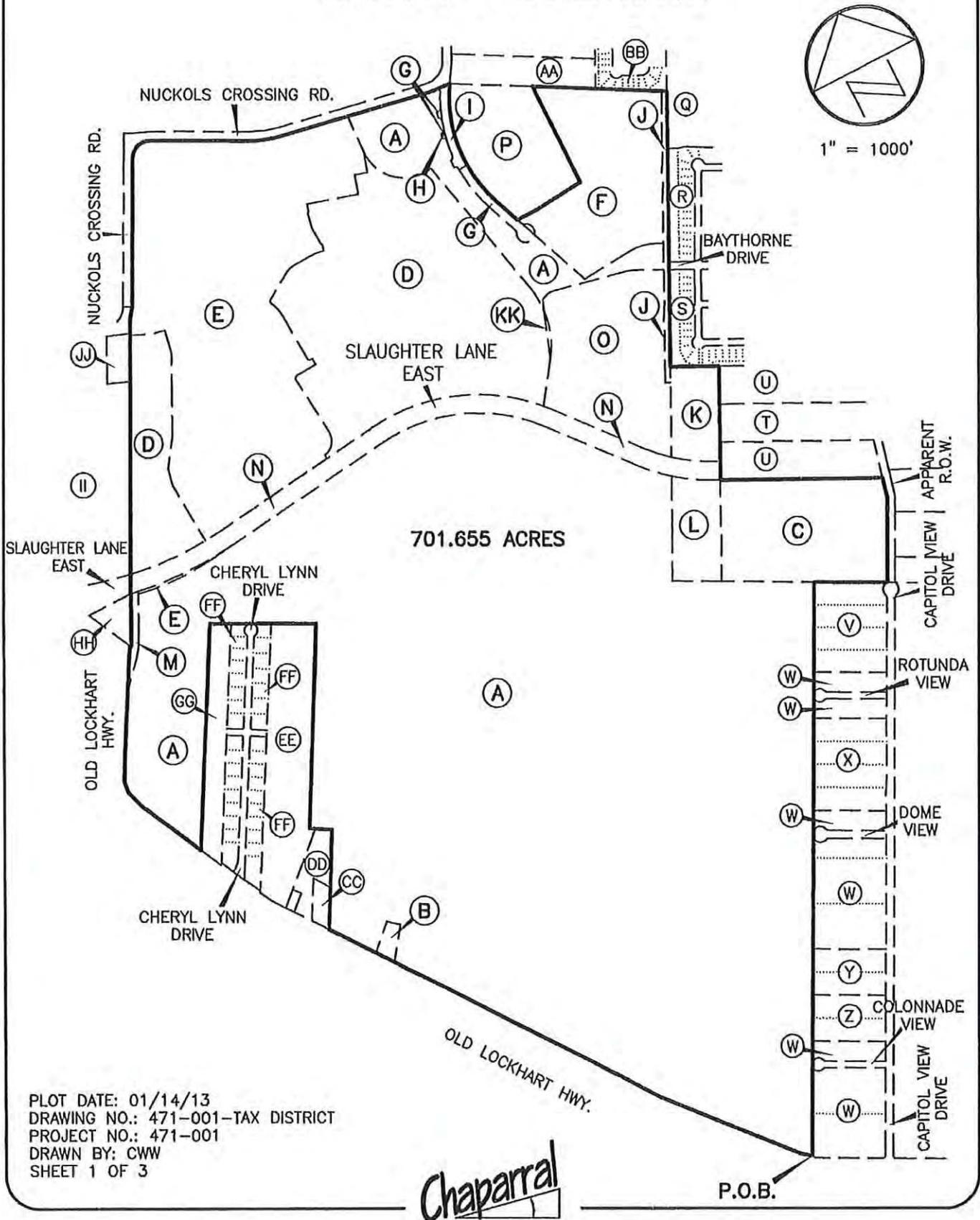
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



1-14-13

### SKETCH TO ACCOMPANY A DESCRIPTION OF 701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS

\*SEE SHEETS 2 AND 3 FOR OWNER INFORMATION



PLOT DATE: 01/14/13  
DRAWING NO.: 471-001-TAX DISTRICT  
PROJECT NO.: 471-001  
DRAWN BY: CWV  
SHEET 1 OF 3



P.O.B.

**701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS;  
CONSISTING OF:**

- (A) A PORTION OF A 679.66 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (B) ALL OF A 0.805 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (C) ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- (D) ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (E) ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (F) ALL OF A 26.519 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (G) ALL OF A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (H) ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (I) ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (J) ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (K) ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (L) ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (M) ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (N) THE PORTIONS OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (O) ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (KK) ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLOT DATE: 01/14/13  
DRAWING NO.: 471-001-TAX DISTRICT  
PROJECT NO.: 471-001  
DRAWN BY: CWW  
SHEET 2 OF 3

*Chaparral*

**ADJOINING PROPERTIES (NOT PART OF 701.655 ACRES):**

- (P) A 15.604 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2006099949 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (Q) SHELDON 230 SECTION1, PHASE 1, RECORDED IN DOCUMENT NO. 200500225 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (R) SHELDON 230 SECTION1, PHASE 3, RECORDED IN DOCUMENT NO. 200600032 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (S) SHELDON 230 SECTION 1, PHASE 2, RECORDED IN DOCUMENT NO. 200600033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (T) A 7.598 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2009200351, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (U) PORTION OF 22.802 ACRES DESCRIBED IN DOCUMENT NO. 2007210182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (V) RESUBDIVISION OF LOTS 14 & 15 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 47, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (W) CAPITOL VIEW ESTATES, RECORDED IN VOLUME 45, PAGE 13 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (X) RESUBDIVISION OF LOTS 10, 11, 21, 22, & 23 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 48, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Y) RESUBDIVISION OF LOT 5 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 55, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Z) RESUBDIVISION OF LOT 4 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 58, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (AA) GENTRY ESTATES, RECORDED IN VOLUME 75, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (BB) FINAL PLAT OF THAXTON PLACE, RECORDED IN DOCUMENT NO. 200800080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (CC) A 0.994 ACRE DESCRIBED IN VOLUME 12478, PAGE 528 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (DD) A 3.59 ACRE TRACT, SAVE AND EXCEPT 1.00 ACRE DESCRIBED IN DOCUMENT NO. 2009200063 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (EE) A 16.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2004222100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (FF) PERKINS PARK SECTION ONE, RECORDED IN VOLUME 50, PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (GG) A 6.59 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000167421 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (HH) A 1.5 ACRE TRACT DESCRIBED IN VOLUME 11234, PAGE 365 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (II) A 67.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2002232017 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (JJ) A 1.477 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2003115738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLOT DATE: 01/14/13  
DRAWING NO.: 471-001-TAX DISTRICT  
PROJECT NO.: 471-001  
DRAWN BY: CWW  
SHEET 3 OF 3

**Chaparral**

## EXHIBIT "A-1"



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

### 6.125 ACRES THE SANTIAGO DEL VALLE GRANT

A DESCRIPTION OF 6.125 ACRES (APPROXIMATELY 266,798 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 236.54 ACRE TRACT CONVEYED TO KB HOME LONE STAR LP IN SPECIAL WARRANTY DEED DATED APRIL 30, 2003 AND RECORDED IN DOCUMENT NO. 2003099266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.125 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East (right-of-way width varies) as described in Document No. 2010044359 of the Official Public Records of Travis County, Texas, being in the east line of the said 236.54 acre tract, being also in the west line of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the said 22.802 acre tract, being the northwest corner of a 22.818 acre tract described in Volume 8478, Page 700 of the Deed Records of Travis County, Texas, being also the northeast corner of a 6.658 acre tract described in Document No. 2007211337 of the Official Public Records of Travis County, Texas, bears South 26°22'18" West, a distance of 141.81 feet;

**THENCE** with the north right-of-way line of Slaughter Lane East and over and across the said 236.54 acre tract with a curve to the right, having a radius of 1346.00 feet, a delta angle of 16°03'55", an arc length of 377.41 feet, and a chord which bears North 58°06'08" West, a distance of 376.17 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the west line of the said 236.54 acre tract, being also in the east line of a 679.66 acre tract described in Document No. 2005078856 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the east line of the said 679.66 acre tract, bears South 26°18'36" West, a distance of 0.26 feet;

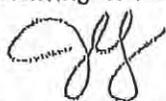
**THENCE** North 26°18'36" East with the west line of the said 236.54 acre tract, the east line of the said 679.66 acre tract and the east line of a 2.031 acre tract described in Document No. 2006022592 of the Official Public Records of Travis County, Texas, a distance of 684.82 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Lot 1, Block DD, Sheldon 230, Section 1, Phase 2, a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas;

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**THENCE** South 63°39'27" East over and across the said 236.54 acre tract and with the south line of said Lot 1, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap found in the east line of the said 236.54 acre tract, being the northwest corner of the said 22.802 acre tract, from which a 1/2" rebar with Chaparral cap found for the northwest termination of Capitol View Drive (60' right-of-way width) as described in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas, being the northeast corner of the said 22.802 acre tract, bears South 63°39'27" East, a distance of 1056.76 feet;

**THENCE** South 26°22'18" West with the east line of the said 236.54 acre tract, the west line of the said 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200350 of the Official Public Records of Travis County, Texas, a distance of 721.24 feet to the **POINT OF BEGINNING**, containing 6.125 acres of land, more or less.

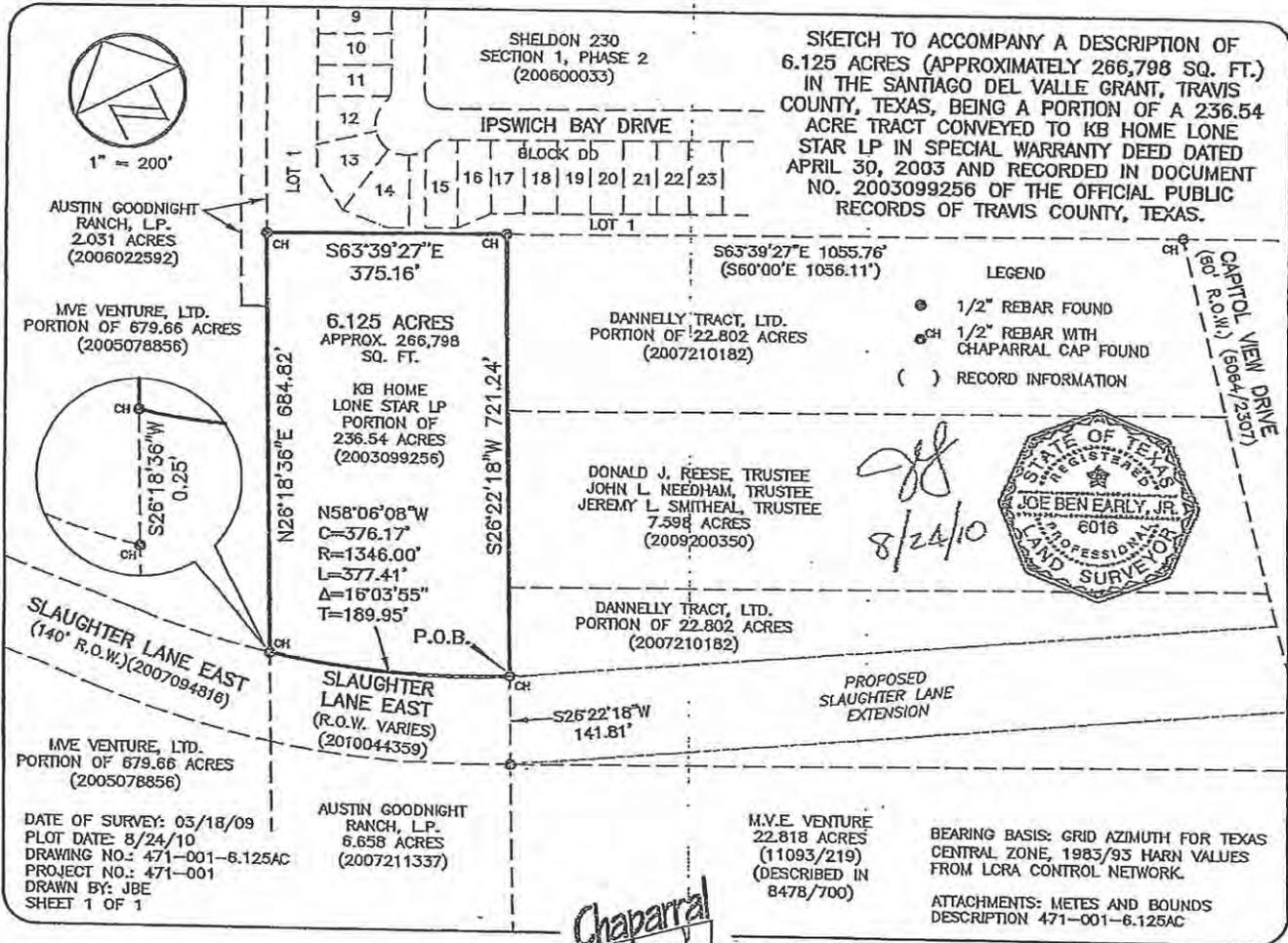
Surveyed on the ground March 18, 2009. Bearing Basis: Grid azimuth for Texas central zone; 1983/93 HARN values from LCRA control network; Attachments: Drawing 471-001-6.125AC

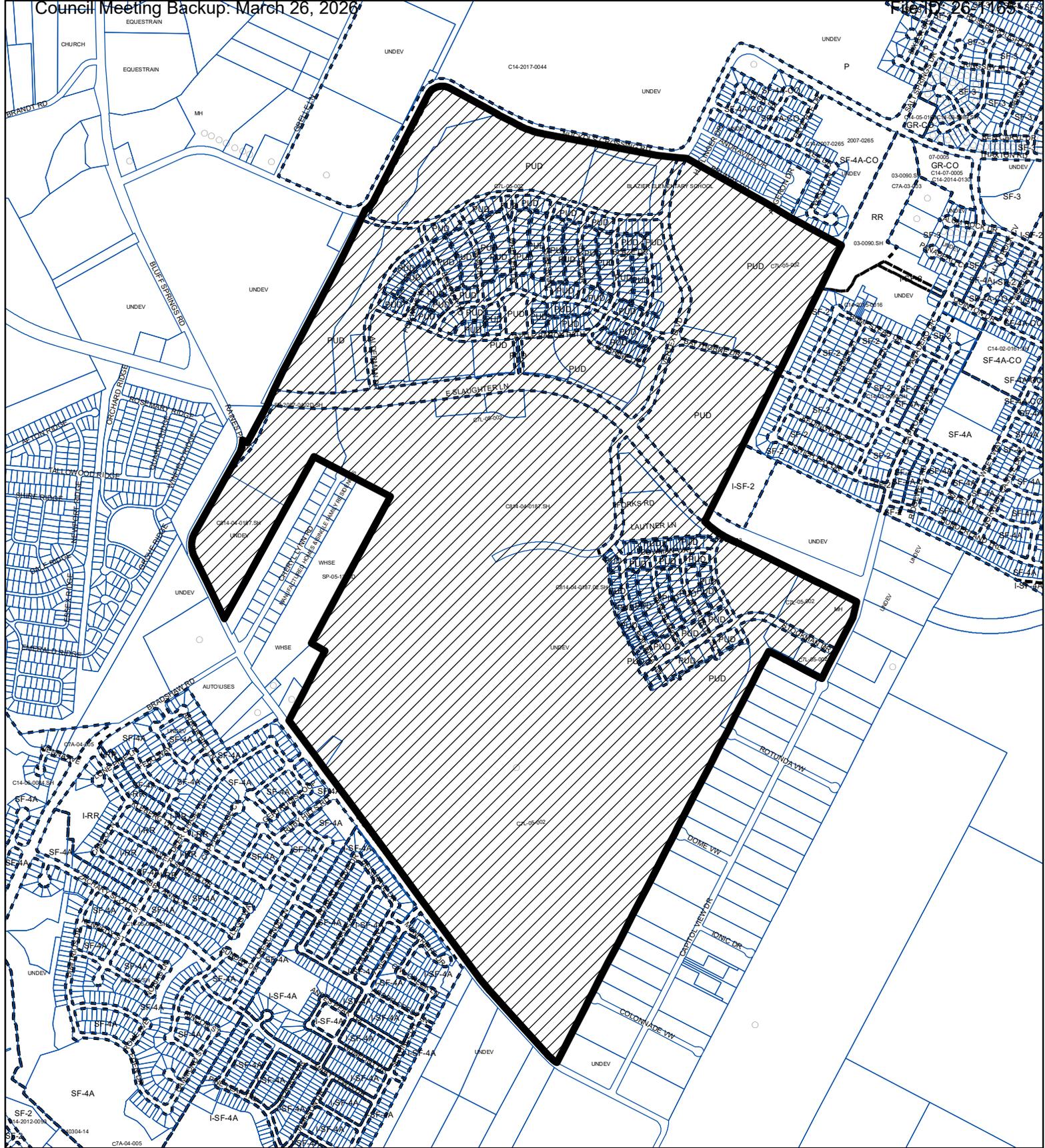


8/24/10

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







### PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0187.03.SH

### EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

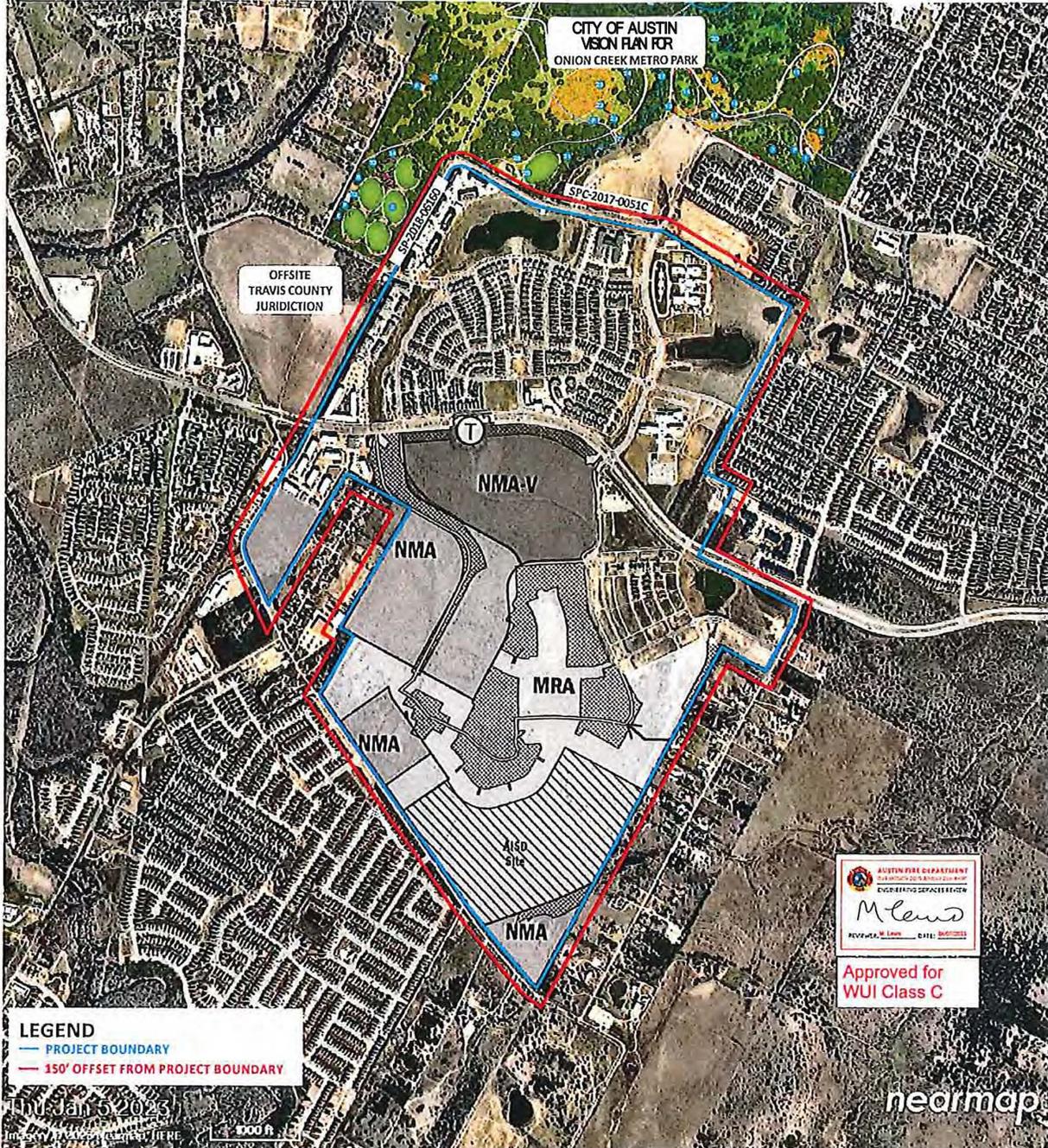
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 1,200'

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



Exhibit K  
Vicinity Plan



### Vicinity Map

Wildlife Urban Interface Re-classification  
Goodnight PUD Ordinance No. 20210930-134  
April 6, 2023