

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20151217-080 FOR THE PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS 7612, 7725, 7901, AND 8100 ½ COLTON BLUFF SPRINGS ROAD; 7600, 7604, 7608, 7612, 7700, 7704 AND 7708 HILLOCK TERRACE; 8321 THAXTON ROAD; AND 8100 SASSMAN 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 2,216.978 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. 20151217-080.

PART 2. Pilot Knob PUD was approved December 17, 2015, under Ordinance No. 201512-17-080 (the “Original Ordinance”), and amended under Ordinance No. 20161110-032 and Ordinance No. 20170302-014.

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. C814-2012-0152.02, on file at the Planning and Zoning Department, as follows:

Tract B:

1.004 acres of land (approximately 43,717 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 1.004 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract C:

5.657 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 5.657 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

Tract D:

4.133 acres of land (approximately 180,032 sq. ft.) in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 4.133 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and

1
2 **Tract E:**

3 0.485 acres of land (approximately 21,115 sq. ft.) in the Santiago Del Valle Grant,
4 Abstract No. 24, Travis County, Texas, said 0.485 acre tract being more particularly
5 described by metes and bounds incorporated into this ordinance, and
6

7 **Tract F:**

8 133.849 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County,
9 Texas, said 133.849 acre tract being more particularly described by metes and bounds
10 incorporated into this ordinance, and
11

12 **Tract G:**

13 20.041 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County,
14 Texas, said 20.041 acre tract being more particularly described by metes and bounds
15 incorporated into this ordinance, and
16

17 **Tract H:**

18 0.622 acres of land (approximately 27,101 sq. ft.) in the Santiago Del Valle Grant,
19 Abstract No. 24, Travis County, Texas, said 0.622 acre tract being more particularly
20 described by metes and bounds incorporated into this ordinance collectively referred to
21 as **Exhibit "A"** (the Property),
22

23 locally known as 7612, 7725, 7901 and 8100-1/2 Colton Bluff Springs Road; 7600, 7604,
24 7608, 7612, 7700, 7704 and 7708 Hillock Terrace; 8321 Thaxton Road; 8100 Sassman Road,
25 in the City of Austin, Travis County, Texas, generally identified in the map attached as
26 **Exhibit "B"**.
27

28 **PART 4.** This ordinance, together with the attached Exhibits, constitutes the amended land
29 use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob PUD
30 shall conform to the permitted uses and development standards and criteria, limitations and
31 conditions set forth in the ordinance and the land use plan, as amended, on record in the
32 Planning and Zoning Department in File No. C814-2012-0052.02. If this ordinance and the
33 attached exhibits conflict, the ordinance applies.
34

35 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
36 though set forth fully in the text of this ordinance. The exhibits are as follows:

37 Exhibit A: Legal Description of the seven tracts added to the Pilot Knob PUD

38 Exhibit B: Zoning Map

1 Exhibit C: Land Use Plan and Density Table
2 Exhibit D. Conceptual Parks and Open Space Plan
3 Exhibit J. Critical Water Quality Zone Transfers
4 Exhibit L. Proposed Waterway Crossings
5 Exhibit M. Wetland Transfer Exhibit
6 Exhibit O. Cut / Fill Exhibit
7 Exhibit P. Impervious Cover Map
8 Exhibit R. Conceptual Public Art Master Plan
9 Exhibit U. Project Area

10 **PART 6.** Except as otherwise provided for in this ordinance, the terms and conditions of
11 Ordinance No. 20151217-080, as amended, remain in effect.

12
13 **PART 7.** This ordinance takes effect on _____, 2019.

14
15 **PASSED AND APPROVED**

16
17 §
18 §
19 _____, 2019 § _____

20 Steve Adler
21 Mayor

22
23
24 **APPROVED:** _____ **ATTEST:** _____
25 Anne L. Morgan Jannette S. Goodall
26 City Attorney City Clerk
27
28



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

Tract B

**1.004 ACRES
SANTIAGO DEL VALLE SURVEY
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.004 ACRES (APPROXIMATELY 43,717 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA EASTON LLC DATED AUGUST 10, 2015 AND RECORDED IN DOCUMENT NO. 2015127703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a bolt in concrete found in the north right-of-way line of Colton-Bluff Springs Road (right-of-way width varies) for the southeast corner of the 1.00 acre tract, same being the southwest corner of an 82.844 acre tract described in deed to Jona Acquisition Inc., recorded in Document No. 2007003159 of the Official Public Records of Travis County, Texas;

THENCE North 63°24'00" West, with the north right-of-way line of Colton-Bluff Springs Road, same being the south line of the 1.00 acre tract, a distance of 150.37 feet to a 1/2" rebar found for the southwest corner of the 1.00 acre tract, same being the southeast corner of Lot 1, Block A, Easton Park, Section 2A, a subdivision of record in Document No. 201600229 of the Official Public Records of Travis County, Texas;

THENCE North 27°12'41" East, with the west line of the 1.00 acre tract, same being the east line of Lot 1, a distance of 291.53 feet to a 1/2" rebar with cap found for the northwest corner of the 1.00 acre tract, same being an angle point in the east line of Lot 1;

THENCE South 63°01'00" East, with the north line of the 1.00 acre tract, in part being the east line of Lot 1 and in part being the south line of Lot 2, Block A, Easton Park, Section 2A, a distance of 150.08 feet to a 1/2" rebar found for the northeast corner of the 1.00 acre tract, same being an angle point in the south line of Lot 2;

THENCE South 27°09'21" West, with the east line of the 1.00 acre tract, in part being the south line of Lot 2 and in part being the west line of the 82.844 acre tract, a distance of 290.52 feet to the **POINT OF BEGINNING**, containing 1.004 acres of land, more or less.

Exhibit A

Surveyed on the ground in June 2006. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-ZON1.



4/4/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.004 ACRES (APPROXIMATELY 43,717 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA EASTON LLC DATED AUGUST 10, 2015 AND RECORDED IN DOCUMENT NO. 2015127703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
● ^{CAP}	1/2" REBAR WITH CAP FOUND
■	BOLT IN CONCRETE FOUND
()	RECORD INFORMATION

LOT 1, BLOCK A
EASTON PARK, SECTION 2A
(201600229)

LOT 2, BLOCK A
EASTON PARK, SECTION 2A
(201600229)

S63°01'00"E 150.08'
(S60°30'E 150')

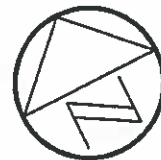
CAP

N27°12'41"E 291.53'
(N30°00'E 291.0')

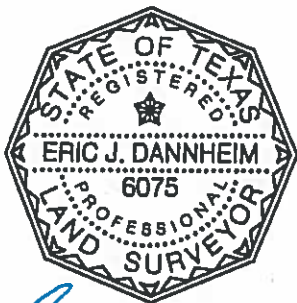
1.004 ACRES
APPROX. 43,717 SQ. FT.
CARMA EASTON LLC
1.00 ACRE
(2015127703)

S27°09'21"W 290.52'
(S30°00'W 291.0')

REMAINDER
JONA ACQUISITION INC.
82.844 ACRES
(2007003159)



1" = 60'



En 4/4/17

N63°24'00"W 150.37'
(N60°30'W 150.0')

P.O.B.

COLTON BLUFF SPRINGS ROAD
(R.O.W. WIDTH VARIES)

DATE OF SURVEY: JUNE 2006
PLOT DATE: 4/4/17
DRAWING NO.: 500-001-ZON1
PROJECT NO.: 500-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JPA
SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 500-001-ZON1

Chaparral

**EXHIBIT A
PROPERTY DESCRIPTION**

**CRICHTON AND ASSOCIATES, INC.
6448 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723
512-244-3395**

FIELD NOTES

FIELD NOTES FOR 5.6567 ACRES, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABS. NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 13.93 ACRE TRACT CONVEYED TO TOM STEPHENS AND WIFE, JANICE STEPHENS BY WARRANTY DEED RECORDED IN VOL. 7496, PG. 513, DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 5.6567 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found on the South R.O.W. line of Colton Bluff Springs Road at the Northeast corner of a 2.930 acre tract conveyed to William H. Sellstrom Jr. and Sherry Nell by deed recorded in Vol. 11841, Pg. 231, Real Property Records of Travis County, Texas, for the most Northerly corner of the said 13.93 acre tract and this tract, for the POINT OF BEGINNING of this tract.

THENCE S 63°15'26" E along the South R.O.W. line of Colton Bluff Springs Road, a distance of 472.13 feet to a nail found at the Northwest corner of a 63.7780 acre tract conveyed to Carma Easton, Inc. by deed recorded in Doc. No. 2009003190, Official Public Records, Travis County, Texas, for the Northeast corner of the said 13.93 acre tract and this tract.

THENCE S 43°23'12" W along the West line of said 63.7780 acre tract, a distance of 538.86 feet to a fencepost found on said line, same being the East line of the said 13.93 acre tract, at the Northeast corner of a 8.2820 acre tract conveyed to Carma Easton, Inc. by deed recorded in Doc. No. 2009003078, Official Public Records, Travis County, Texas, for the Southeast corner of this tract.

THENCE N 63°13'09" W through the interior of said 13.93 acre tract, along the North line of said 8.2820 acre tract, a distance of 648.62 feet to an iron rod found on the East line of a 1.2640 acre tract conveyed to Ismael C. and Juanita Pantoja by deed recorded in Doc. No. 2015195957, Travis County, Texas, same being the West line of the said 13.93 acre tract, for the Northwest corner of said 8.2820 acre tract, same being the Southwest corner of this tract.

THENCE N 26°53'22" E along the East line of said 1.2640 acre tract, a distance of 128.12 feet to a 1 inch iron pipe found on said line at the Southwest corner of said 2.930 acre tract for the Northwest corner of the said 13.93 acre tract and this tract.

THENCE S 63°13'03" E along the South line of said 2.930 acre tract, same being a North line of said 13.93 acre tract and this tract, a distance of 329.64 feet to a ½ inch iron rod found at the Southeast corner of said 2.930 acre tract for an "ELL" corner of the said 13.93 acre tract and this tract.

THENCE N 26°52'14" E along the East line of said 2.930 acre tract, same being a West line of said 13.93 acre tract and this tract, a distance of 387.97 feet to the POINT OF BEGINNING and containing 5.6567 acres, more or less.

BEARING BASIS - STATE PLANE COORDINATES - NAD83 - CENTRAL TEXAS ZONE 4203

I hereby certify that the foregoing field notes are based on a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 13, 2016.

Herman Crichton, R.P.L.S. 4046
16-199

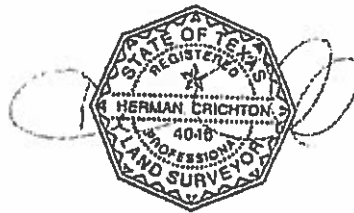


EXHIBIT A
Page 2 of 3

Exhibit "A"
Administrator's Deed
Page 2



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

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

3500 McCall Lane
Austin, Texas 78744

**4.133 ACRES (TRACT 47)
SANTIAGO DEL VALLE GRANT**

Tract D

A DESCRIPTION OF 4.133 ACRES (APPROXIMATELY 180,032 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 4.132 ACRE TRACT DESCRIBED IN A DEED TO CHERYL LYNNE KIEKE BARRON DATED JANUARY 3, 1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.133 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found in the south right-of-way line of Colton Bluff Springs Road (70' right-of-way) for the northeast corner of said 4.132 acre tract, same being the northeast corner of a 68.3 acre tract described in a deed of record in Volume 12641, Page 317 of the Real Property Records of Travis County, Texas, called Parcel 5 (64.17 acres) and conveyed in part interest to the Ethel M. Kieke Trust in a deed of record in Document No. 2007055815 of the Official Public Records of Travis County, Texas, also being the northwest corner of a 12.7 acre tract described in a deed of record in Volume 1883, Page 515 of the Deed Records of Travis County, Texas, called Parcel 6 and conveyed in part interest to the Ethel M. Kieke Trust in said deed of record in Document No. 2007055815 of the Official Public Records of Travis County, Texas;

THENCE South 26°46'51" West, with the east line of the 4.132 acre tract, same being the east line of said 68.3 acre tract, also being the west line of said 12.7 acre tract, a distance of 450.30 feet to a 5/8" rebar found for the southeast corner of the 4.132 acre tract;

THENCE leaving the common line of the 68.3 acre tract and the 12.7 acre tract, and crossing the 68.3 acre tract with the south and west lines of the 4.132 acre tract, the following two (2) courses and distances:

1. North 63°15'05" West, a distance of 399.80 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 26°46'51" East, a distance of 450.30 feet to a calculated point in the south right-of-way line of Colton Bluff Springs Road, same being the north line of the 68.3 acre tract, for the northwest corner of the 4.132 acre tract, from which a 1/2" rebar found bears North 26°46'51" East, a distance of 0.32 feet, and a 1/2" iron pipe found bears North 63°15'05" West, a distance of 963.09 feet;

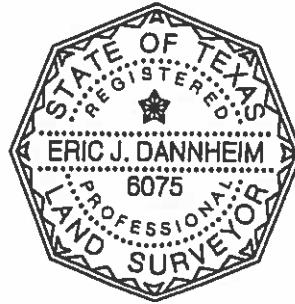
THENCE South 63°15'05" East, with the common line of Colton Bluff Springs Road, the 68.3 acre tract, and the 4.132 acre tract, a distance of 399.80 feet to the **POINT OF BEGINNING**, containing 4.133 acres of land, more or less.

Surveyed on the ground July 27, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD47.

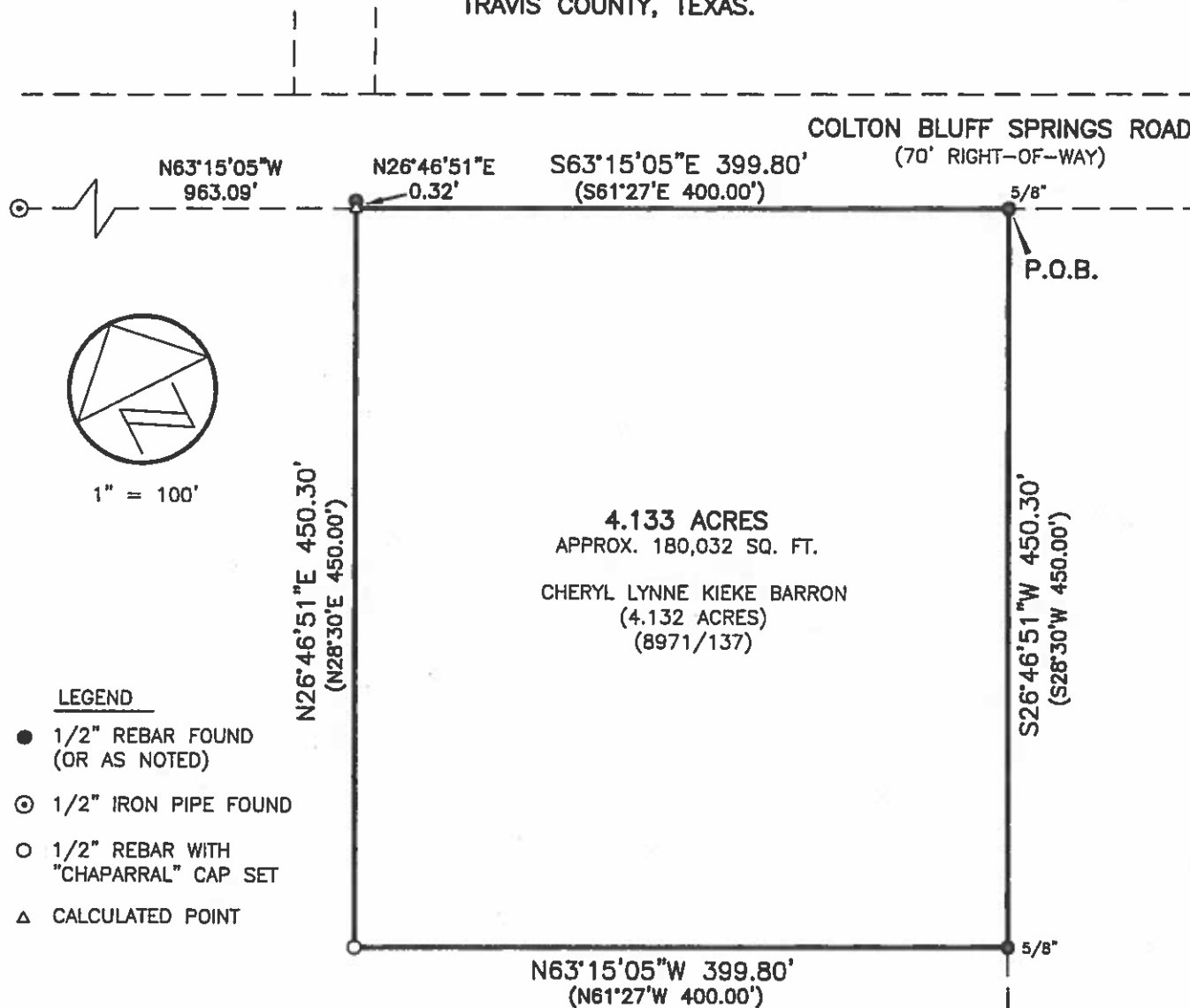


1/13/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 4.133 ACRES (APPROXIMATELY 180,032 SQ. FT.)
IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 4.132
ACRE TRACT DESCRIBED IN A DEED TO CHERYL LYNNE KIEKE BARRON DATED JANUARY 3,
1985 AND RECORDED IN VOLUME 8971, PAGE 137 OF THE REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS.

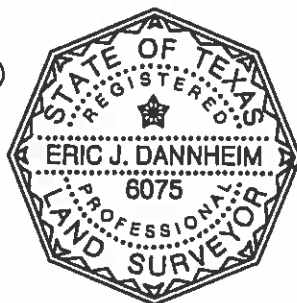


LEGEND

- 1/2" REBAR FOUND
(OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" REBAR WITH
"CHAPARRAL" CAP SET
- △ CALCULATED POINT

PARCEL 5
CALLED 64.17 ACRES
THE ETHEL M. KIEKE TRUST
1/2 INTEREST
(CONVEYED 2007055815)
(68.3 ACRES DESCRIBED 12641/317)

PARCEL 6
12.7 ACRES
THE ETHEL M. KIEKE TRUST
1/2 INTEREST
(CONVEYED 2007055815)
(DESCRIBED 1883/515)



DATE OF SURVEY: 7/27/2007
PLOT DATE: 1/13/2017
DRAWING NO.: 500-001-BD47
PROJECT NO.: 500-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 500-001-BD47

Chaparral



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

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

3500 McCall Lane
Austin, Texas 78744

Tract E

**0.485 ACRES (TRACT 48-A)
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 0.485 ACRES (APPROXIMATELY 21,115 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A DEED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION DATED MAY 24, 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.485 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southeast corner of said 21,064 square foot tract, being in the south line of a 12.7 acre tract described in a deed of record in Volume 1883, Page 515 of the Deed Records of Travis County, Texas, called Parcel 6 and conveyed in part interest to the Ethel M. Kieke Trust in a deed of record in Document No. 2007055815 of the Official Public Records of Travis County, Texas, also being in the north line of a 37 acre tract described in a deed to the Neal Roe Trust of record in Volume 13031, Page 1455 of the Real Property Records of Travis County, Texas;

THENCE North 62°15'58" West, with the common line of the 21,064 square foot tract, said 12.7 acre tract, and said 37 acre tract, a distance of 84.16 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of the 21,064 square foot tract, from which a 1/2" rebar found bears North 62°15'58" West, a distance of 641.37 feet;

THENCE leaving the common line of the 12.7 acre tract and the 37 acre tract, and crossing the 12.7 acre tract, with the west, north, and east lines of the 21,064 square foot tract, the following three (3) courses and distances:

1. North 27°03'32" East, a distance of 251.09 feet to a 1/2" rebar found, from which a 1/2" rebar found bears South 47°56'41" East, a distance of 5.42 feet;
2. South 62°00'51" East, a distance of 84.16 feet to a 1/2" rebar found;
3. South 27°03'32" West, a distance of 250.72 feet to the **POINT OF BEGINNING**, containing 0.485 acres of land, more or less.

Surveyed on the ground July 27, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD48-A.

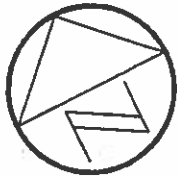


1/13/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.485 ACRES (APPROXIMATELY 21,115 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 21,064 SQUARE FOOT TRACT DESCRIBED IN A DEED TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION DATED MAY 24, 1999 AND RECORDED IN DOCUMENT NO. 1999070566 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 50'

PARCEL 6
12.7 ACRES
THE ETHEL M. KIEKE TRUST
1/2 INTEREST
(CONVEYED 2007055815)
(DESCRIBED 1883/515)



En 1/13/17

4444 SQ. FT.
LEASE TRACT
(12546/304)

S47°56'41"E
5.42'

N27°03'32"E 251.09'
(N28°42'E 251.02')

S62°00'51"E 84.16'
(S60°17'24"E 84.00')

0.485 ACRES
APPROX. 21,115 SQ. FT.
CREEDMOOR-MAHA WATER
SUPPLY CORPORATION
(21,064 SQ. FT.)
(1999070566)
(PORTION OF 12.7 AC.)
(1883/515)

P.O.B.

N62°15'58"W 641.37'

N62°15'58"W 84.16'
(N60°35'W 83.99')

37 ACRES
NEAL ROE TRUST
(13031/1455)

ACCESS EASEMENT
(0.567 ACRE)
(1999070566)
&
ACCESS AND
UTILITY EASEMENT
(12546/304)

ACCESS EASEMENT
(0.567 ACRE)
(1999070566)

198.302 ACRES
JONA ACQUISITION, INC.
(2006244772)

LEGEND

- 1/2" REBAR FOUND
(OR AS NOTED)
- 1/2" REBAR WITH
"CHAPARRAL" CAP SET

DATE OF SURVEY: 7/27/2007
PLOT DATE: 1/13/2017
DRAWING NO.: 500-001-BD48-A
PROJECT NO.: 500-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: EJD
SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 500-001-BD48-A

Chaparral

133.849 ACRES
SANTIAGO DEL VALLE GRANT
AUSTIN, TX

FIELD NOTE FILE: 15.019
PROJECT NO.: 304-001
FEBRUARY 12, 2015

LEGAL DESCRIPTION

Tract F

BEING A 133.849 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 165.4 ACRE (NET) TRACT CONVEYED TO EDWARD J. GILLEN AND WIFE, MILDRED GILLEN, BY DEED OF RECORD IN VOLUME 1549, PAGE 268, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 165.4 ACRE TRACT ALSO HAVING BEEN CONVEYED TO CONSTANCE A. GILLEN, BY DEED OF RECORD IN VOLUME 6818, PAGE 248, OF SAID DEED RECORDS; SAID 133.849 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Chaparral" cap found in a chain link fence line the north right-of-way line of Sassman Road (r.o.w. varies), being the southwest corner of that certain 232.233 acre tract conveyed to Jona Acquisition, Inc., by Deed of record in Document No. 2009003190, of the Official Public Records of Travis County, Texas, also being in the fenced, occupied, and monumented east line of said 165.4 acre tract, also being the northeast corner of that certain tract 0.266 acre tract conveyed to Travis County, by Deed of record in Volume 2437, Page 83, of said Deed Records, for the southeasterly corner hereof;

THENCE, N61°02'33"W, along said north right-of-way of Sassman Road, over and across said 165.4 acre tract, a distance of 817.20 feet to a 1/2-inch iron rod with "KBGE" cap set at the intersection of said north right-of-way line and the east right-of-way line of Thaxton Road (50' r.o.w.), being the northwest corner of said 0.266 acre tract, also being in the called west line of said 165.4 acre tract, for the southwesterly corner hereof, from which a 1/2-inch iron pipe found on the west right-of-way line of Thaxton Road, being the occupied southeast corner of that certain 123.2 acre tract conveyed to Edward J. Gillen, by Deed of record in Volume 12453, Page 427, of the Real Property Records of Travis County, Texas, bears S88°46'07"W, a distance of 108.74 feet;

THENCE, leaving said north right-of-way line of Sassman Road, along said east right-of-way line of Thaxton Road, being the west line of said 165.4 acre tract, the following two (2) courses and distances:

- 1.) N28°45'00"W, a distance of 113.32 feet to a 1/2-inch iron rod with "KBGE" cap set, for an angle point;
- 2.) N14°59'53"W, a distance of 2165.89 feet to a 1/2-inch iron rod with "Travis County" cap found at the southwest corner of that certain 5.169 acre tract conveyed to Travis County, Texas, being an angle point in the south terminus of McKinney Falls Pkwy. (115' r.o.w.), for an angle point;

THENCE, leaving said east right-of-way of Thaxton Road, over and across said 165.4 acre tract, along the south and east lines of said 5.169 acre tract, being the east right-of-way line of McKinney Falls Pkwy., the following five (5) courses and distances:

133.849 ACRES
SANTIAGO DEL VALLE GRANT
AUSTIN, TX

FIELD NOTE FILE: 15.019
PROJECT NO.: 304-001
FEBRUARY 12, 2015

- 1.) N74°18'55"E, a distance of 33.26 feet to a 1/2-inch iron rod with "Travis County" cap found at the southeast corner of said 5.169 acre tract, for an angle point;
- 2.) N15°04'57"W, a distance of 456.17 feet to a 1/2-inch iron rod with "Travis County" found at the point of curvature of a curve to the right;
- 3.) Along said curve, having a radius of 11942.50 feet, a central angle of 00°11'09", an arc length of 38.72 feet, and a chord which bears N14°56'53"W, a distance of 38.72 feet to a 1/2-inch iron rod with "Travis County" cap found at the point of tangency of said curve;
- 4.) N14°50'29"W, a distance of 505.11 feet to a 1/2-inch iron rod with "Travis County" cap found at the point of curvature of a curve to the right;
- 5.) Along said curve, having a radius of 1842.50 feet, a central angle of 39°21'54", an arc length of 1265.89 feet, and a chord which bears N04°50'21"E, a distance of 1241.14 feet to a 1/2-inch iron rod with "Travis County" cap found in the north line of said 165.4 acre tract, being the south line of that certain 25.0 acre tract conveyed to Donna Kay West and Stan West, by Deed of record in Volume 11852, Page 135, of said Real Property Records, also being the northeast corner of said 5.169 acre tract. Of the northwesterly corner hereof;

THENCE, S62°44'38"E, leaving said east right-of-way line of McKinney Falls Pkwy., along the south line of said 25.0 acre tract, being the north line of said 165.4 acre tract, a distance of 824.15 feet to a 1/2-inch iron rod with "KBGE" cap set near a cedar fence post at the southeast corner of said 25.0 acre tract, being a northeast corner of said 165.4 acre tract, also being in the west line of that certain 120.321 acre tract conveyed to Colton Bluff, LLC, by Deed of record in Document No. 2012049474, of said Official Public Records, for the most northerly northeast corner hereof, from which a 1/2-inch iron rod found bears S62°44'38"E, a distance of 0.82 feet;

THENCE, S27°42'44"W, along the west line of said 120.321 acre tract, being a north line of said 165.4 acre tract, a distance of 874.39 feet to a 1/2-inch iron rod with "CM&N" cap found at the base of a cedar fence post, being the southwest corner of said 120.321 acre tract, for an interior corner of said 165.4 acre tract and hereof;

THENCE, S62°43'06"E, along the south line of said 120.321 acre tract, being a north line of said 165.4 acre tract, at 1176.08 feet passing a calculated point at the southeast corner of said 120.321 acre tract, being a southwest corner of said 232.233 acre tract, from which a 1/2-inch iron rod with "4453" cap bears N26°59'01"E, a distance of 0.31 feet, and continuing along a west line of said 232.233 acre tract for a total distance of 2175.34 feet to a 1/2-inch iron rod with "Chaparral" cap found the base of a steel fence post, being a northeast corner of said 165.4 acre tract, also being an angle point in the west line of said 232.233 acre tract, also being the northwest corner of that certain 9 acre tract described in said Volume 1549, Page 268, for the most easterly northeast corner hereof;

THENCE, S27°21'22"W, along the west line of said 9 acre tract and said 232.233 acre tract, being an east line of said 165.4 acre tract, a distance of 783.89 feet to a 4-inch steel fence post found at the southwest corner of said 9 acre tract, for an angle point;

133.849 ACRES
SANTIAGO DEL VALLE GRANT
AUSTIN, TX

FIELD NOTE FILE: 15.019
PROJECT NO.: 304-001
FEBRUARY 12, 2015

THENCE, S62°41'01"E, continuing along the west line of said 232.233 acre tract, along the south line of said 9 acre tract, being an east line of said 165.4 acre tract, a distance of 500.02 feet to a 1/2-inch iron rod with "Chaparral" cap found at the southeast corner of said 9 acre tract, being an angle point in the west line of said 232.233 acre tract, for an angle point in the east line of said 165.4 acre tract and hereof;

THENCE, S27°21'00"W, continuing along the west line of said 232.233 acre tract, being the east line of said 165.4 acre tract, a distance of 1941.69 feet to the **POINT OF BEGINNING**, and containing 133.849 acres (5,830,441 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JANUARY AND FEBRUARY, 2015, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal February 12, 2015


Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 304-001



DATE (MM/DD/YYYY) BY (NAME) 1 of 1	133.849 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 165.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND WIFE, MILDRED GILLEN, BY DEED OF RECORD IN VOLUME 1549, PAGE 268, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. LAND TITLE SURVEY	klbge KIMBELL BRUEHL GARCIA LESTES 1001 West Riverstraße Dallas, TX 75201 Austin, Texas 78704 T (512) 439-0400 oron klbge@klbge.com TXPR No. 1-20042												
CLERK INFORMATION BROOKFIELD RESIDENTIAL 9737 GREAT HILLS TRAIL SUITE 260 AUSTIN, TX 78759														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REV</th> <th style="width: 85%;">REVISION / DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td>ORIGINAL SUBMITTAL - PREPARED</td> <td align="center">3/17/23</td> </tr> <tr> <td align="center">2</td> <td>ADDITIONAL REVISIONS REQUIRED</td> <td align="center">3/21/23</td> </tr> <tr> <td align="center">3</td> <td>ADDITIONAL REVISIONS REQUIRED</td> <td align="center">3/21/23</td> </tr> </tbody> </table>			REV	REVISION / DESCRIPTION	DATE	1	ORIGINAL SUBMITTAL - PREPARED	3/17/23	2	ADDITIONAL REVISIONS REQUIRED	3/21/23	3	ADDITIONAL REVISIONS REQUIRED	3/21/23
REV	REVISION / DESCRIPTION	DATE												
1	ORIGINAL SUBMITTAL - PREPARED	3/17/23												
2	ADDITIONAL REVISIONS REQUIRED	3/21/23												
3	ADDITIONAL REVISIONS REQUIRED	3/21/23												

20.041 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

Page 1 of 3

Tract G

PROPERTY DESCRIPTION

BEING A 20.041 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JANIE DIAZ, RECORDED ON MAY 31, 2006 IN DOCUMENT NO. 2006101103 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 20.041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BIG SKY RPLS 5418" found for the Southwest corner of said 20.022 acre tract and the Southeast corner of a called 9.662 acre tract of land described in a General Warranty Deed to Jona Acquisition Inc. recorded on December 17, 2007 in Document No. 2007224638 of said Official Public Records, and being in the Northeast right-of-way line of Sassman Road (being a variable width right-of-way at this point), from which a 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" found for the Southwest corner of a called 232.233 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Jona Acquisition Inc. recorded on January 9, 2009 in Document No. 2009003190 of said Official Public Records, and being in said Northeast right-of-way line of Sassman Road, bears North 60°59'27" West a distance of 1838.19 feet;

THENCE North 26°53'58" East along the Northwest line of said 20.022 acre tract and the Southeast lines of said 9.662 acre tract and said 232.233 acre tract, passing at a distance of 510.43 feet a 1/2-inch iron rod with cap stamped "BIG SKY RPLS 5418" found for the Northeast corner of said 9.662 acre tract and an angle point in said Southeast line of the 232.233 acre tract, and continue for a total distance of 1706.56 feet to a 1/2-inch iron rod found for the Northwest corner of said 20.022 acre tract and the Southwest corner of a called 198.302 acre tract of land described in a General Warranty Deed to Jona Acquisition Inc. recorded on December 22, 2006 in Document No. 2006244772 of said Official Public Records, from which a 1/2-inch iron rod with cap stamped "CHAPARRAL BOUNDARY" found in said Southeast line of the 232.233 acre tract and the Northwest line of said 198.302 acre tract, bears North 26°55'11" East a distance of 2975.31 feet;

THENCE South 63°20'58" East along the Northeast line of said 20.022 acre tract and the Southwest line of said 198.302 acre tract, a distance of 626.53 feet to the Northeast corner of said 20.022 acre tract and the Northwest corner of a called 20.027 acre tract of land described in a General Warranty Deed to Jona Acquisition Inc. recorded on June 16, 2011 in Document No. 2011086825 of said Official Public Records, from which a 1/2-inch iron rod found for the Northeast corner of said 20.027 acre tract and being in said Southwest line of the 198.302 acre tract, bears South 63°20'58" East a distance of 708.06 feet;

THENCE South 27°07'02" West along the Southeast line of said 20.022 acre tract and the Northwest line of said 20.027 acre tract, passing at a distance of 1.40 feet a 1/2-inch iron rod found, and continue for a total distance of 1261.23 feet to a 1-inch iron pipe found for the Northwest corner of a called 1.25 acre tract of land described in a Warranty Deed to Gerald Shoulders, et ux recorded on July 28, 1994 in Volume 12238, Page 1678 of the Real Property Records of Travis County, Texas and being the West corner of said 20.027 acre tract, from which a 1/2-inch iron rod found for the Northeast corner of a called 1.25 acre tract of land described in a Warranty Deed with Vendor's Lien to Jose Juan Cancino recorded on April 26, 2012 in Document No. 2012065355 of said Official Public Records and being an angle point in the Southwest line of said 20.027 acre tract, bears South 61°32'11" East a distance of 417.18 feet;

THENCE South 29°04'01" West continuing along said Southeast line of the 20.022 acre tract and the Northwest line of said 1.25 acre Shoulders tract, a distance of 51.47 feet to a 1/2-inch iron rod found for the Easterly Southeast corner of said 20.022 acre tract and the Northeast corner of a called 2.00 acre tract of land described in a General Warranty Deed to Anselmo Medina, et ux recorded on November 25, 2002 in Document No. 2002227115 of said Official Public Records;

THENCE along the Southwest line of said 20.022 acre tract and the Northeast and Northwest lines of said 2.00 acre tract, the following two (2) courses and distances:

1. **North 61°41'52" West** a distance of 208.39 feet to the Northwest corner of said 2.00 acre tract; and
2. **South 28°12'36" West** passing at a distance of 0.43 feet a 1/2-inch iron rod found, and continue for a total distance of 126.42 feet to the Northeast corner of Lot 1, HACKBERRY HILL ESTATES, SECTION ONE, a subdivision recorded on October 5, 1981 in Volume 81, Page 241 of the Plat Records of Travis County, Texas, said corner being buried by a large pile of construction materials;

THENCE continuing along said Southeast line of the 20.022 acre tract and the Northeast and Northwest lines of said Lot 1, the following two (2) courses and distances:

1. **North 61°02'54" West** a distance of 375.76 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the Northwest corner of said Lot 1; and
2. **South 28°18'50" West** a distance of 289.85 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 1, the Southerly Southeast corner of said 20.022 acre tract, and being in said Northeast right-of-way line of Sassman Road;

20.041 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

Page 3 of 3

THENCE North **60°59'27** West along said Northeast right-of-way line of Sassman Road and continuing along said Southwest line of the 20.022 acre tract, a distance of **25.91** feet to the **POINT OF BEGINNING** and containing 20.041 acres of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93 HARN values from the LCRA control network. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by multiplying by a combined adjustment factor of 0.999960959.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 17th day of September, 2015




Travis S. Tabor, RPLS 6428
Peloton Land Solutions
7004 Bee Cave Road
Building 2, Suite 100
Austin, Texas 78746
(512) 831-7700
TBPLS Firm No. 10194108



DECEMBER 22, 2006
JONA ACQUISITION INC.
198.302 ACRES
DOC. NO. 2006244772
O.P.R.T.C.T.

JANUARY 9, 2009
JONA ACQUISITION INC.
232.233 ACRES
DOC. NO. 2009003190
O.P.R.T.C.T.

LEGEND

- 5/8" IRON ROD SET WITH CAP STAMPED "PELTON BOUNDARY"
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH CAP STAMPED "TWO SET RPLS 5416"
- 1" IRON PIPE FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND WITH CAP STAMPED "CHAPARRAL BOUNDARY"
- WATER VALVE
- WATER METER
- WASTEWATER CLEAOUT
- LIGHT POLE
- MAIL BOX
- OVERHEAD UTILITIES
- POWER POLE
- TELEPHONE JUNCTION BOX
- BARB WIRE FENCE
- ELECTRIC FENCE
- NOG WIRE FENCE (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING
- E.O.P. EDGE OF PAYMENT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION PER DOC. NO. 2006101103
- < > RECORD INFORMATION PER DOC. NO. 2011066823
- | | RECORD INFORMATION PER DOC. NO. 2007224636

NOTES:

THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4303), HADLEY'S HARM VALUES FROM THE LORA CONTROL NETWORK. DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A CORRECTION ADJUSTMENT FACTOR OF 0.999980858 EXACTLY.

JANUARY 9, 2009
JONA ACQUISITION INC.
232.233 ACRES
DOC. NO. 2009003190
O.P.R.T.C.T.

DECEMBER 17, 2007
JONA ACQUISITION INC.
9.562 ACRES
DOC. NO. 2007224638
O.P.R.T.C.T.

JANUARY 9, 2009
JONA ACQUISITION INC.
232.233 ACRES
DOC. NO. 2009003190
O.P.R.T.C.T.

MAY 31, 2006
JANIE DIAZ
20.022 ACRES
DOC. NO. 2006101103
O.P.R.T.C.T.



Line Table		
Line #	Direction	Length
L1	S29°04'01"W	51.47'
(L1)	S31°46'02"W	51.49'
L2	N60°59'27"W	25.91'
(L2)	N58°10'23"W	25.51'

JUNE 16, 2011
CARMA EASTON LLC
22.027 ACRES
DOC. NO. 2011066825
O.P.R.T.C.T.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY

C.F. NO.: 1527462-COM
EFFECTIVE DATE: SEPTEMBER 1, 2015
ISSUE DATE: SEPTEMBER 8, 2015

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD LISTED IN DOC. NO. 2001062944 AND DOC. NO. 2003379918, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

10a. ELECTRIC/TELEPHONE EASEMENT TO CITY OF AUSTIN RECORDED IN VOLUME 4836, PAGE 2273, DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

10b. ELECTRIC UTILITY EASEMENT TO CITY OF AUSTIN, ASSIGNED TO BLUEBONNET ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 201042823, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SUBJECT TO, NOT A SURVEY MATTER.

10c. AFFIDAVIT TO THE PUBLIC REGARDING AN ENVIROTRACAPRAHON ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 1899008157, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SUBJECT TO, NOT A SURVEY MATTER.

10d. AFFIDAVIT TO THE PUBLIC REGARDING AN AGRICULTURE SUBSURFACE DISPOSAL ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 2000183684, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SUBJECT TO, NOT A SURVEY MATTER.

10e. AFFIDAVIT TO THE PUBLIC REGARDING SURFACE APPLICATION-SPRAY APPLICATION ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO. 2001062943, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SUBJECT TO, NOT A SURVEY MATTER.

10f. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. SUBJECT TO.

10g. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. SUBJECT TO.

JUNE 16, 2011
CARMA EASTON LLC
22.027 ACRES
DOC. NO. 2011066825
O.P.R.T.C.T.

JULY 28, 1994
GERALD SHOULDERS, ET UX
1.25 ACRES
VOL. 12238, PG. 1678
R.P.R.T.C.T.

APRIL 26, 2012
JOSE JUAN CANCINO
1.25 ACRES
DOC. NO. 2012065355
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:

I, TRAVIS S. TABOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING SEPTEMBER, 2015.

CERTIFIED TO THIS THE 17TH DAY OF September, 2015, A.D.



TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6420 - STATE OF TEXAS
PELTON LAND SOLUTIONS, INC.
TDPLS FIRM NO. 10194100
7004 BEE CREEK RD.
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78746
PHONE: (512)831-7700



LAND TITLE SURVEY OF
20.041 ACRES IN THE
SANTIAGO DEL VALLE GRANT,
TRAVIS COUNTY, TEXAS

JOB #:	BRP15005
TECHNICIAN:	T. TABOR
SURVEYOR:	T. TABOR
DATE:	SEPT., 2015
REVISIONS:	

SHEET
1 OF 1



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

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

3500 McCall Lane
Austin, Texas 78744

**0.622 ACRES
SANTIAGO DEL VALLE SURVEY
TRAVIS COUNTY, TEXAS**

Tract H

A DESCRIPTION OF 0.622 ACRES (APPROXIMATELY 27,101 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.624 ACRE TRACT DESCRIBED IN A CONDITIONAL WARRANTY DEED TO CITY OF AUSTIN, TEXAS DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2010005416 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.622 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found in the east line of the 0.624 acre tract, same being the east line of a 61.071 acre tract described in deed to Jona Acquisition Inc. recorded in Document No. 2007204509 of the Official Public Records of Travis County, Texas, being the southwest corner of a 138.540 acre tract described in deed to Jona Acquisition Inc. recorded in Document No. 2007038642 of the Official Public Records of Travis County, Texas, same being an angle point in the north right-of-way line of Colton-Bluff Springs Road (right-of-way width varies);

THENCE South 26°38'45" West, with the east line of the 0.624 acre tract, same being the east line of the 61.071 acre tract, also being the north right-of-way line of Colton-Bluff Springs Road, a distance of 31.37 feet to a calculated point for the southeast corner of the 0.624 acre tract;

THENCE crossing the 61.071 acre tract with the south and west lines of the 0.624 acre tract, the following two (2) courses and distances:

1. North 47°54'58" West, a distance of 31.04 feet to a calculated point;
2. North 26°38'45" East, a distance of 899.90 feet to a 1/2" rebar with "Landmark" cap found in the curving south line of a 0.392 acre tract described in deed to the City of Austin recorded in Document No. 2010005415 of the Official Public Records of Travis County, Texas, for the northwest corner of the 0.624 acre tract;

THENCE continuing across the 61.071 acre tract, with the common line of the 0.624 acre tract and the 0.392 acre, with a curve to the right, having a radius of 1519.95 feet, a delta angle of 01°08'06", an arc length of 30.11 feet, and a chord which bears South 69°41'39" East, a distance of 30.11 feet to a 1/2" rebar with "Landmark" cap found in the east line of a 61.071 acre tract, same being the west line of the 138.540 acre tract, for

the northeast corner of the 0.624 acre tract, same being the southeast corner of the 0.392 acre tract;

THENCE South 26°38'45" West, with the common line of the 0.624 acre tract, the 61.071 acre tract, and the 138.540 acre tract, a distance of 880.12 feet to the **POINT OF BEGINNING**, containing 0.622 acres of land, more or less.

Surveyed on the ground in September 9, 2010. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-ZON2.

EW 4/4/17

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.622 ACRES (APPROXIMATELY 27,101 SQ. FT.)
IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING
ALL OF A 0.624 ACRE TRACT DESCRIBED IN A CONDITIONAL WARRANTY DEED TO CITY OF
AUSTIN, TEXAS DATED DECEMBER 22, 2009 AND RECORDED IN DOCUMENT NO. 2010005416
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

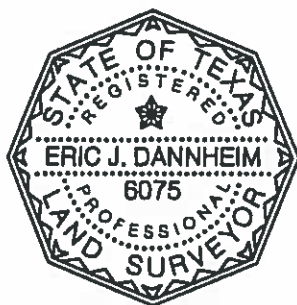
- ^{LA} 1/2" REBAR WITH "LANDMARK" CAP FOUND
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD INFO.)
L1	S26°38'45"W	31.37'	(S26°39'15"W 31.37')
L2	N47°54'58"W	31.04'	(N47°54'28"W 31.12')
L3	N26°38'45"E	899.90'	(N26°39'15"E 899.71')
L4	S26°38'45"W	880.12'	(S26°39'15"W 879.93')

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	1519.95'	1°08'06"	30.11'	S69°41'39"E	30.11'	(S69°39'17"E 30.18')



for
4/4/17

DATE OF SURVEY: 9/9/10
PLOT DATE: 4/4/17
DRAWING NO.: 500-001-ZON2
PROJECT NO.: 500-001
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JPA
SHEET 1 OF 3

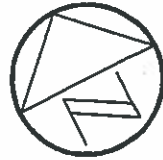
BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON 1983/93 HARN VALUES FROM LCRA
CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 500-001-ZON2

Chaparral

PAGE 3

PAGE 2



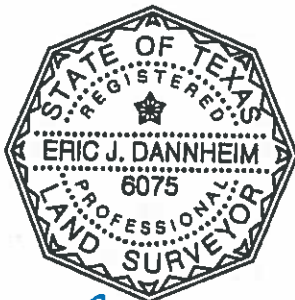
1" = 60'

REMAINDER
JONA ACQUISITION INC.
61.071 ACRE
(2007204509)

138.540 ACRES
JONA ACQUISITION INC.
(2007038642)

0.622 ACRES

APPROX. 27,101 SQ. FT.
CITY OF AUSTIN
(0.624 ACRES)
(2010005416)

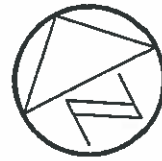


EW
4/4/17

CH P.O.B.

COLTON BLUFF SPRINGS ROAD
(R.O.W. WIDTH VARIES)

CITY OF AUSTIN
0.392 ACRES
(2010005415)



1" = 60'

LA C1 LA

REMAINDER
JONA ACQUISITION INC.
61.071 ACRE
(2007204509)

138.540 ACRES
JONA ACQUISITION INC.
(2007038642)

L3

L4

0.622 ACRES
APPROX. 27,101 SQ. FT.
CITY OF AUSTIN
(0.624 ACRES)
(2010005416)

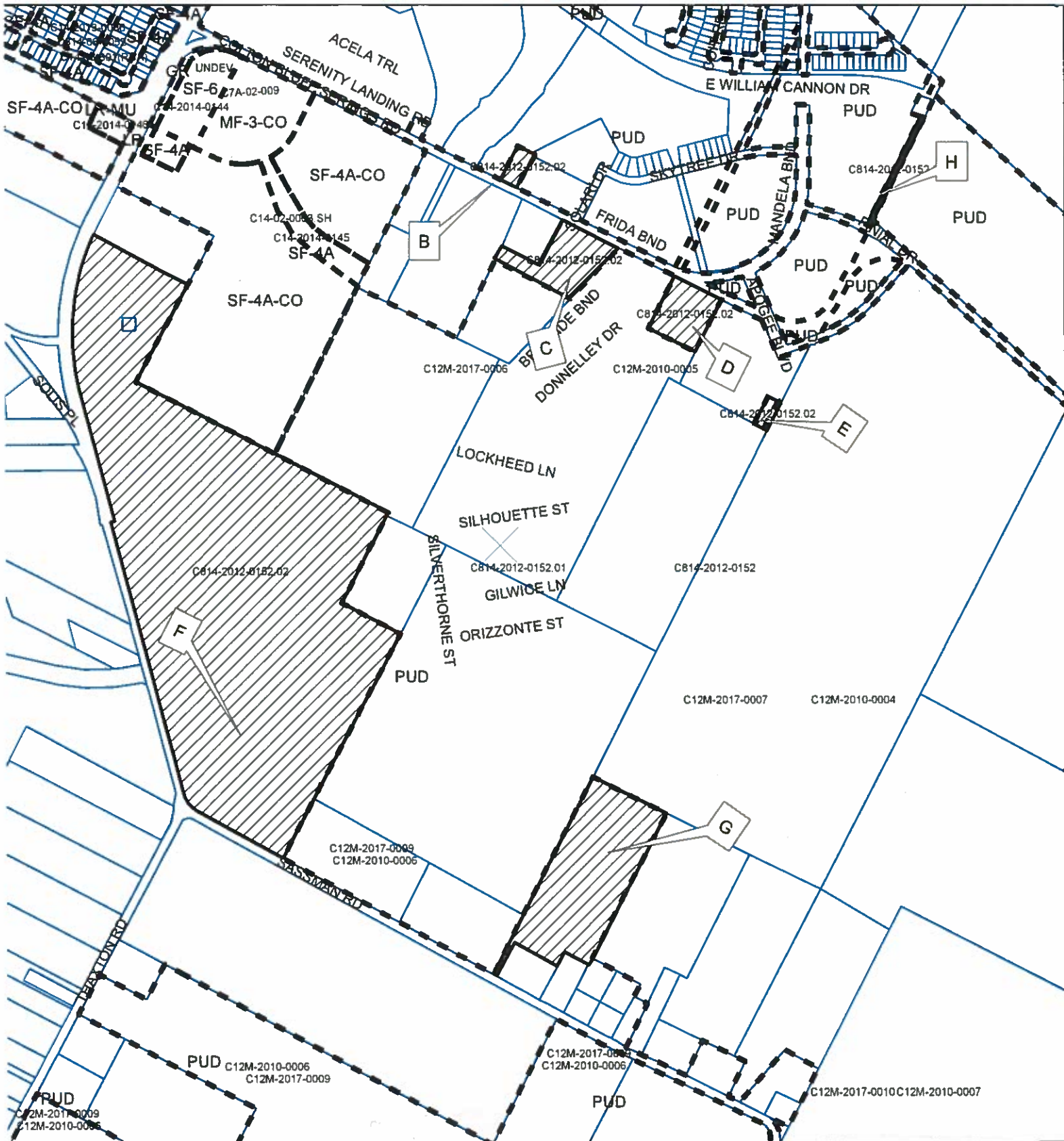


Er
4/4/17

PAGE 3

PAGE 2

Chaparral



AMENDMENT TO A PLANNED UNIT DEVELOPMENT

Zoning Case: C814-2012-0152.02

Exhibit B



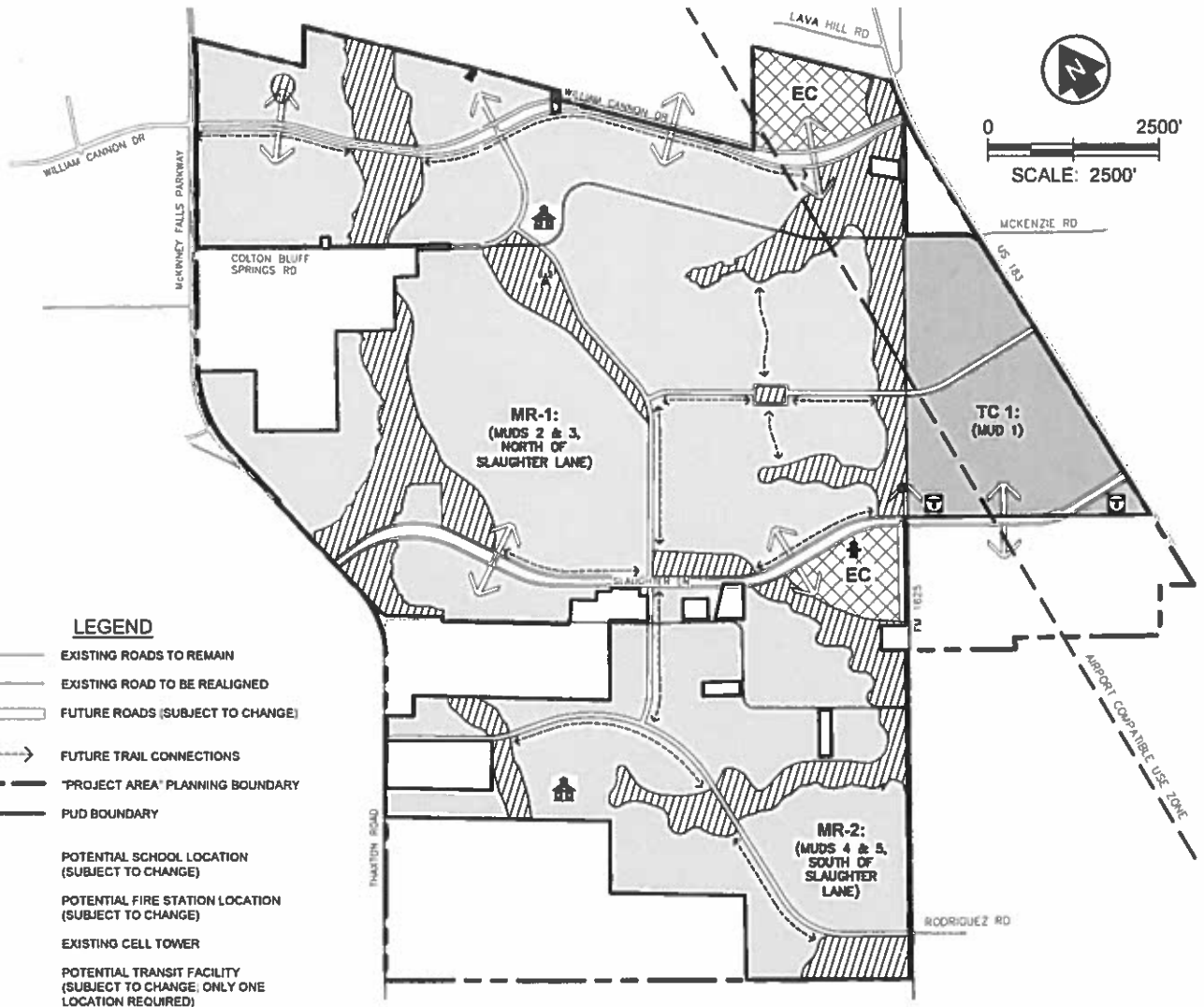
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR - MIXED RESIDENTIAL	~ 1,525 AC	UP TO: 10,100 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	~ 400 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

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

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

REVISED: _____

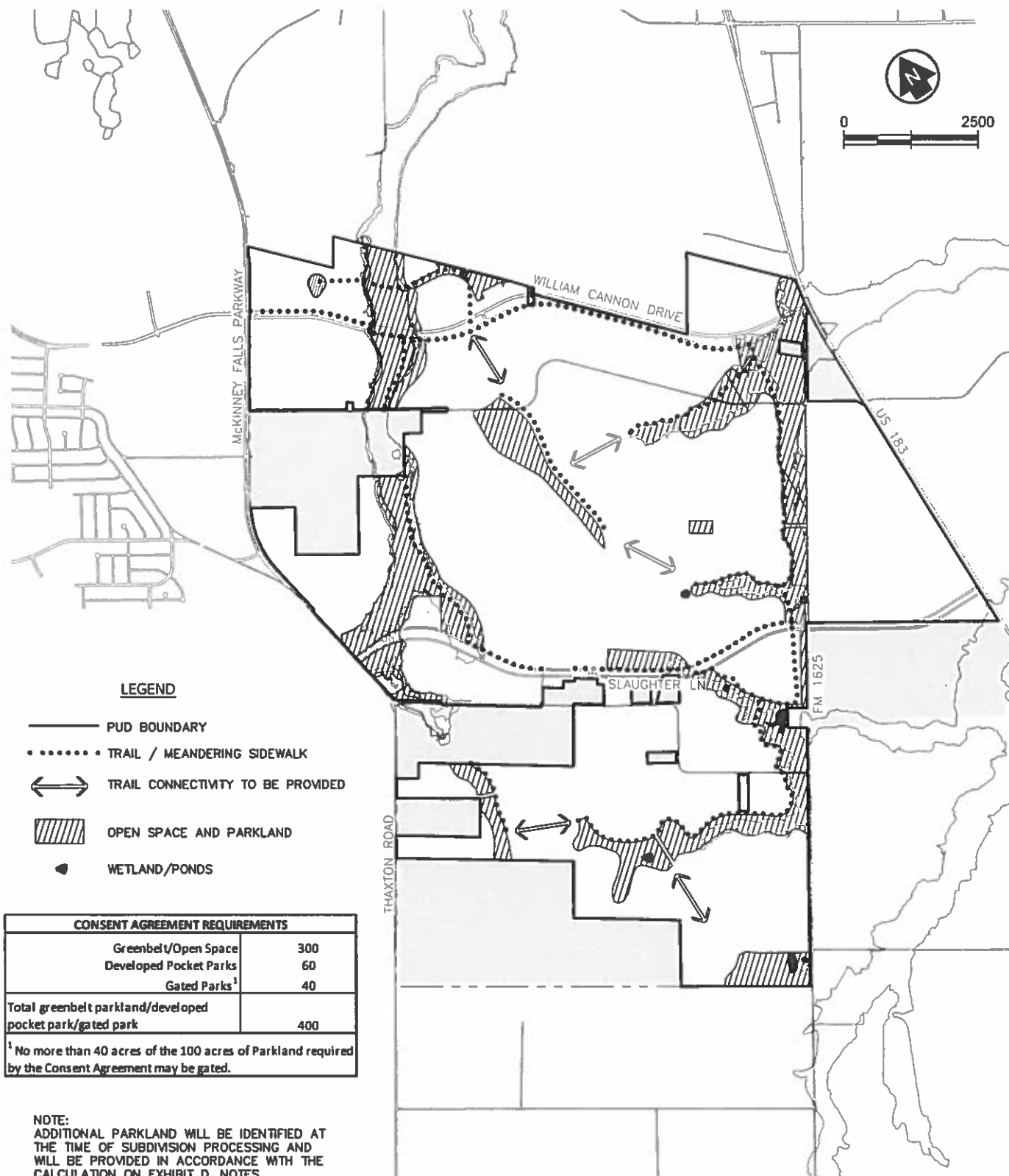
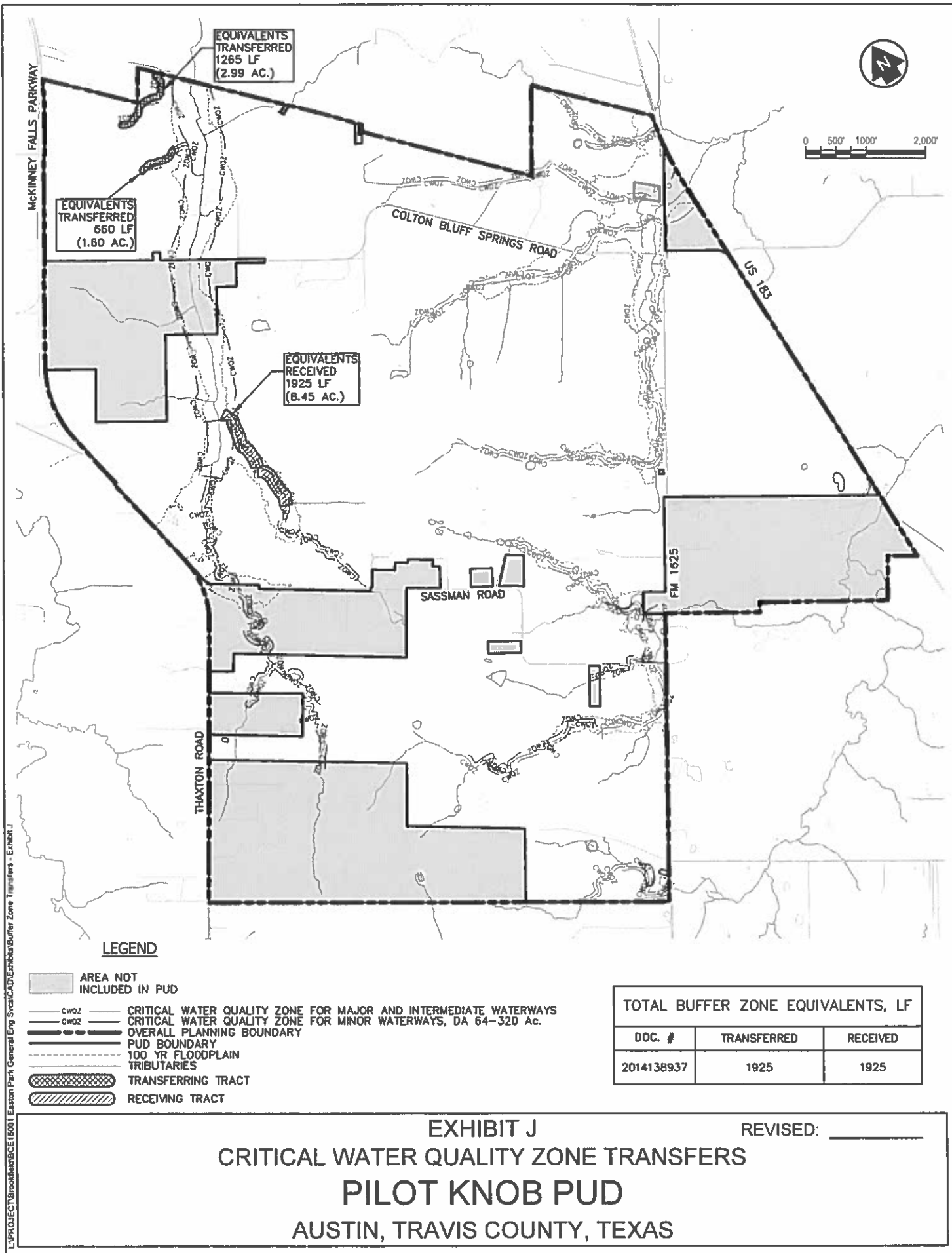


EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



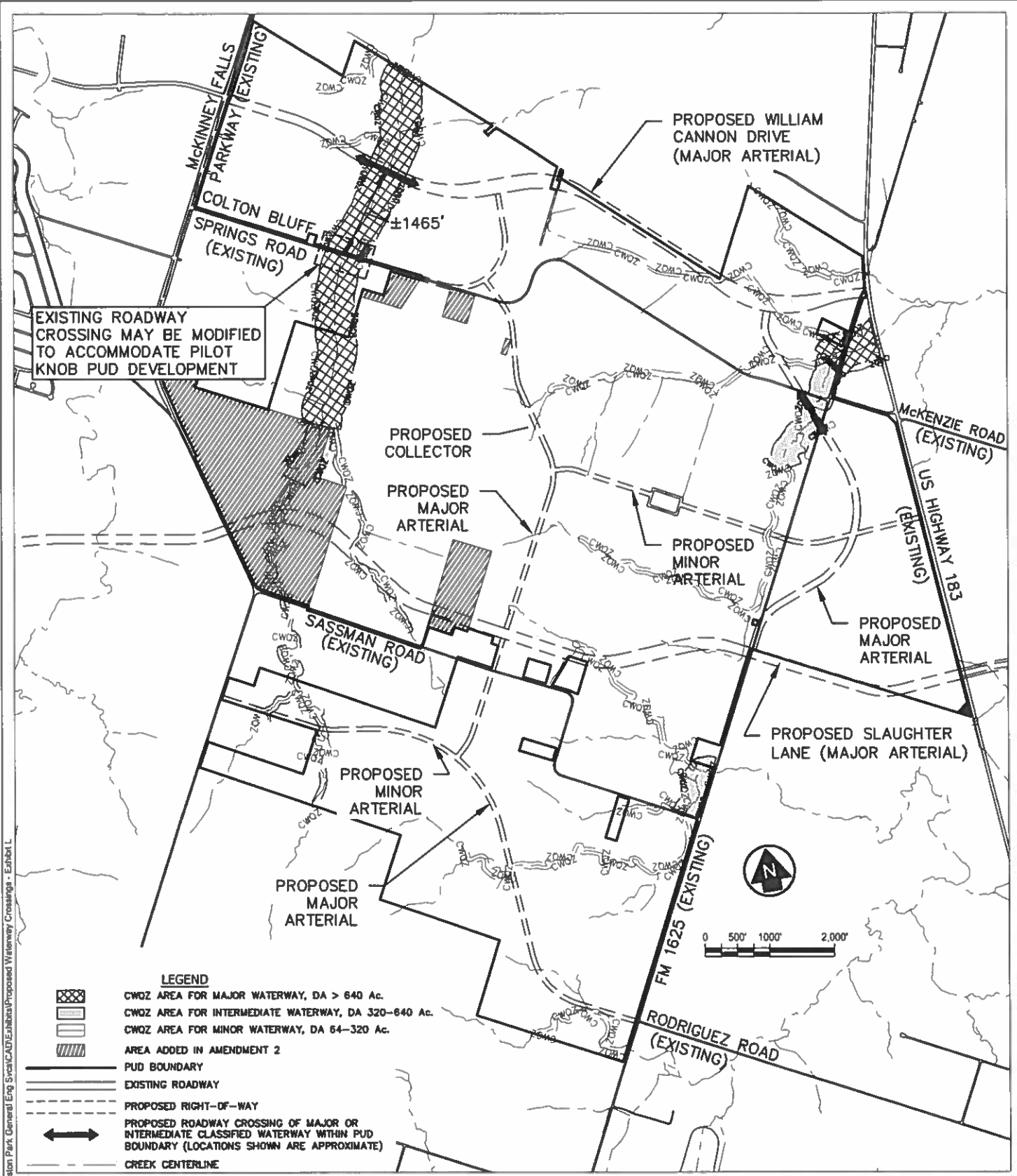
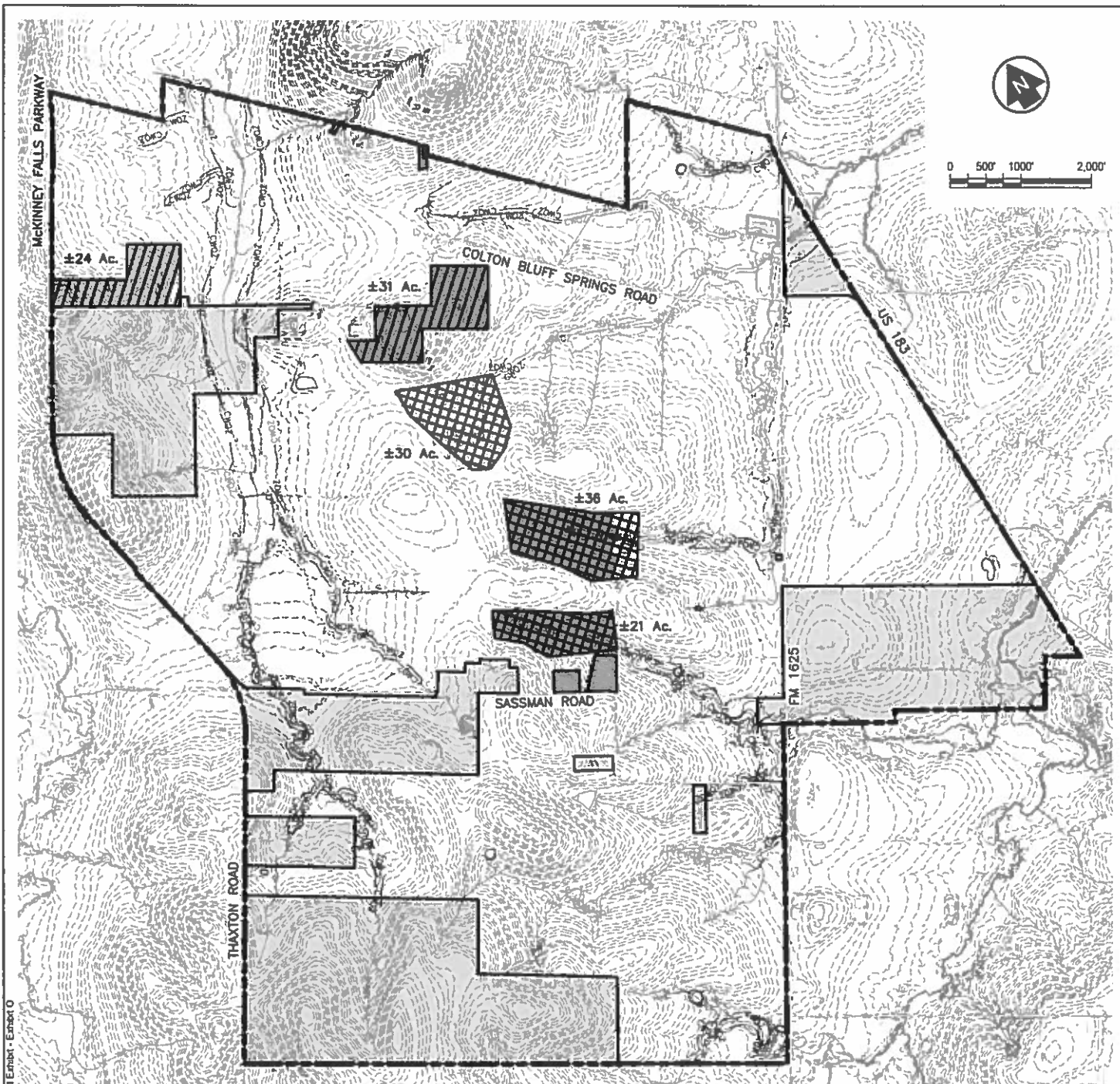


EXHIBIT L
PROPOSED WATERWAY CROSSINGS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



0 500' 1000' 2,000'

LEGEND

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

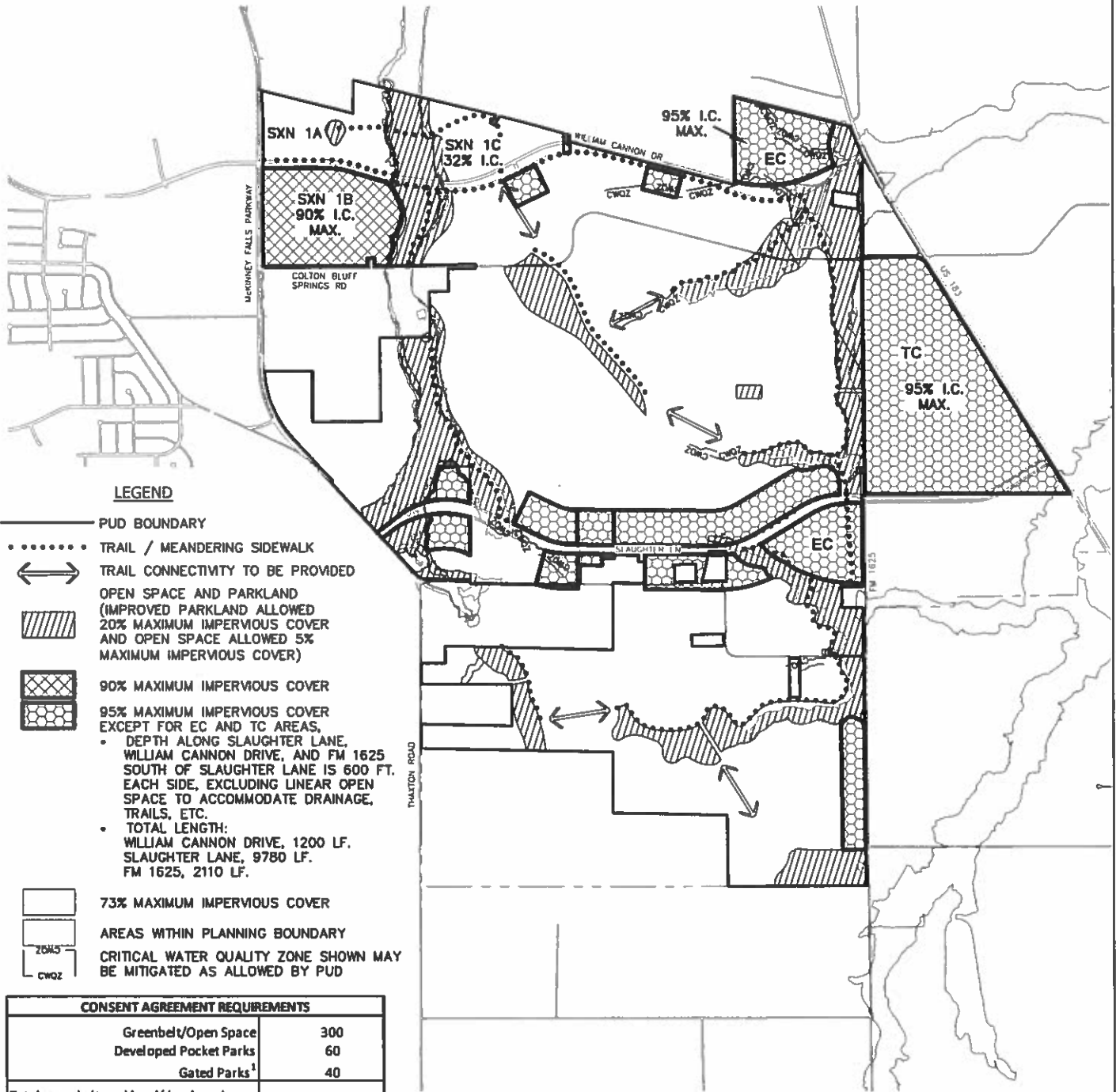
EXHIBIT O

CUT / FILL EXHIBIT

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



NOTE:

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

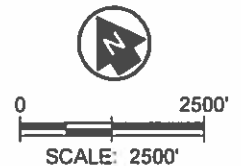


EXHIBIT P
IMPERVIOUS COVER MAP
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

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

2. CORRIDORS DEVELOPMENT - IMPERVIOUS COVER					
Roadway	Roadway length, lf	Depth, ft	Area, acres	IC, %	IC, ac.
William Cannon Drive	600	600	8.26	95%	7.85
	600	600	8.26	95%	7.85
Slaughter Lane	4060	600	55.92	95%	53.13
	1250	600	17.22	95%	16.36
	550	600	7.58	95%	7.20
	110	600	1.52	95%	1.44
	1020	600	14.05	95%	13.35
	36	600	0.50	95%	0.47
	770	600 max	7.07	95%	6.72
	740	600	10.19	95%	9.68
	620	600	8.54	95%	8.11
	622	600 max	2.37	95%	2.25
FM1625	2110	600	29.06	95%	27.61
Corridors Subtotal	13088		170.54		162.01

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	338	5%	16.9
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	1277.97	73%	938.03
Misc . Subtotal	1898.33		1082.65

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.54	162.01
Misc	1898.33	1082.65
Total	2382.88	1542.97
Area in PUD, ac.		2382.88
65% Average IC in PUD		1548.87

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REVISED: _____

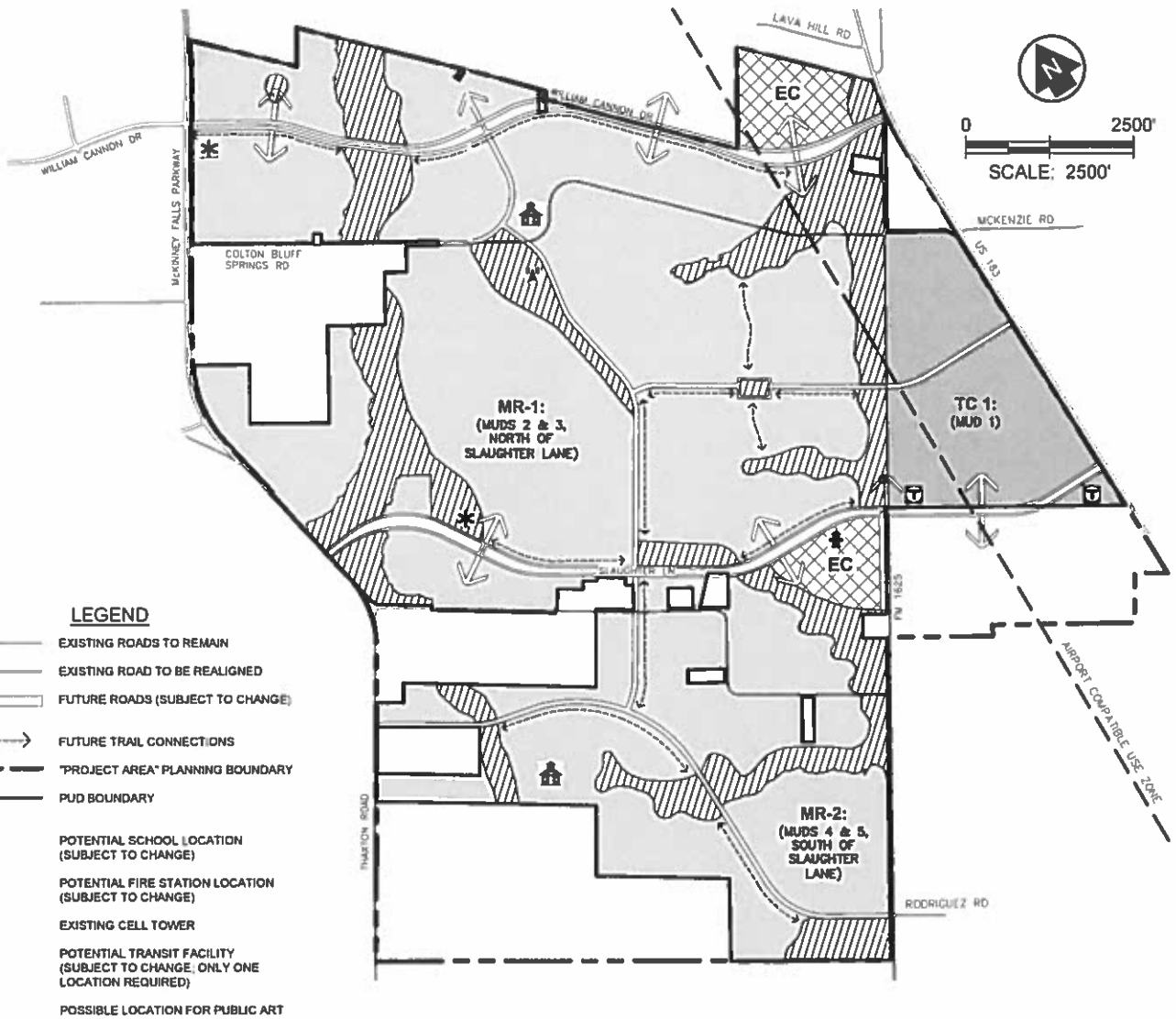


EXHIBIT R
CONCEPTUAL PUBLIC ART MASTER PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

