

**Zoning Case No. C814-86-023.01**

**RESTRICTIVE COVENANT**

OWNER: Loop 360 Land, LP, a Texas limited partnership

OWNER ADDRESS: 3939 Bee Caves Road, C 100  
Austin, TX 78746

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which are acknowledged.

PROPERTY: 144.817 acres (approximately 6,308,209 square feet) tract of land, situated in the A.C. Champion Survey No. 118, ABS. 2603, the James Jett Survey No. 1, ABS. 437 and the James Spillman Survey No. 2, ABS. 739, located in Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this covenant; and

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by HDR, Inc., dated September 7, 2018, or as amended, and approved by the Director of the Development Services Department. All development on the Property is subject to the Development Services Department, Transportation Review Section's staff memorandum dated September 14, 2018, revised October 15, 2018 ("memorandum") and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Development Services Department.
2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such

person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.

3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owner of the Property, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Owner:

Loop 360 Land, LP, a Texas limited partnership

By: Loop 360 Land GP, LLC, a Texas limited liability company, its general partner

By: \_\_\_\_\_  
Jonathan Coon  
Manager

**THE STATE OF TEXAS       §**  
**§**  
**COUNTY OF TRAVIS       §**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_2018, by Jonathan Coon, as manager of Loop 360 Land GP, LLC, a Texas limited liability company, as general partner of Loop 360 Land, LP, a Texas limited partnership on behalf of said partnership.

\_\_\_\_\_  
Notary Public, State of Texas

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney  
City of Austin



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

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

3500 McCall Lane  
Austin, Texas 78744

**144.817 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 144.817 ACRES (APPROXIMATELY 6,308,209 SQ. FT.) IN THE A.C. CHAMPION SURVEY NO. 118, ABS. 2603, THE JAMES JETT SURVEY NO. 1, ABS. 437 AND THE JAMES SPILLMAN SURVEY NO. 2, ABS. 739, ALL IN TRAVIS COUNTY, TEXAS. BEING ALL OF A 144.817 ACRE TRACT CONVEYED TO LOOP 360 LAND, LP IN A SPECIAL WARRANTY DEED DATED MARCH 7, 2017 AND RECORDED IN DOCUMENT NO. 2017038499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 144.817 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1" rebar found in the east right-of-way line of Coldwater Canyon Drive (80' private right-of-way width) recorded in Document No. 199900216 of the Official Public Records of Travis County, Texas and Volume 87, Pages 33A-33C of the Plat Records of Travis County, Texas, being a southwest corner of the said 144.817 acre tract, being the northwest corner of Lot 1, Block A, Coldwater Section 2, Phase C, a subdivision of record in Document No. 199900214 of the Official Public Records of Travis County, Texas, being also the southernmost corner of Lot 17, Block A, Coldwater Section 4, Phase C, a subdivision of record in Volume 102, Pages 307-309 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found in the east right-of-way line of Coldwater Canyon Drive, being the west line of said Lot 17, bears with a curve to the right with a delta angle of  $0^{\circ}47'45''$ , an arc length of 6.42 feet, having a radius of 462.42 feet and a chord which bears North  $01^{\circ}28'52''$  West, a distance of 6.42 feet;

**THENCE** North  $25^{\circ}17'21''$  East with the west line of the said 144.817 acre tract and the east line of said Lot 17, a distance of 700.74 feet to a 1/2" rebar with "PBSJ" cap found in the east right-of-way line of Coldwater Canyon Drive, being the northernmost corner of said Lot 17;

**THENCE** with the east right-of-way line of Coldwater Canyon Drive and the west line of the said 144.817 acre tract, the following two (2) courses and distances:

1. North  $61^{\circ}34'22''$  East, a distance of 69.38 feet to a 1/2" rebar found, from which a 60d nail found, bears South  $00^{\circ}40'23''$  West, a distance of 0.18 feet;
2. With a curve to the right with a delta angle of  $85^{\circ}52'39''$ , an arc length of 29.98 feet, having a radius of 20.00 feet and a chord which bears South  $74^{\circ}22'45''$  East, a distance of 27.25 feet to a 1/2" rebar with "PBSJ" cap found for the



southwest termination of Bridge Point Parkway (80' public right-of-way width) recorded in Volume 87, Pages 33A-33C of the Plat Records of Travis County, Texas;

**THENCE** North 58°07'52" East with the termination of Bridge Point Parkway and the west line of the said 144.817 acre tract, a distance of 80.01 feet to a 1/2" rebar found for the southeast termination of Bridge Point Parkway;

**THENCE** with the east right-of-way line of Bridge Point Parkway and the west line of the said 144.817 acre tract with a curve to the right with a delta angle of 09°08'33", an arc length of 137.33 feet, having a radius of 860.65 feet and a chord which bears North 27°21'46" West, a distance of 137.18 feet to a 1/2" rebar found for the southernmost corner of Lot 3, Coldwater P.U.D. Section 1, a subdivision of record in Volume 87, Pages 33A-33C of the Plat Records of Travis County, Texas;

**THENCE** North 26°37'44" East with the west line of the said 144.817 acre tract, the east line of said Lot 3, and the east line of Lot 7, Coldwater Section 1, Phase B, a subdivision of record in Document No. 200000047 of the Official Public Records of Travis County, Texas, a distance of 791.59 feet to a 1/2" rebar found for the northwest corner of the said 144.817 acre tract, being an angle point in the east line of said Lot 7, being also the southwest corner of Lot 6, of said Coldwater Section 1, Phase B;

**THENCE** with the north line of the said 144.817 acre tract, the south line of said Coldwater Section 1, Phase B, the south line of Lot 1, Coldwater P.U.D. Section I, Phase A, a subdivision of record in Volume 88, Pages 242-243 of the Plat Records of Travis County, Texas and the south line of Lot 1, Coldwater P.U.D. Section III, Phase A, a subdivision of record in Volume 88, Pages 108-110 of the Plat Records of Travis County, Texas, the following two (2) courses and distances:

1. South 62°24'01" East, a distance of 1219.19 feet to a 1/2" iron pipe found;
2. South 62°22'41" East, a distance of 178.24 feet to a 1" iron pipe found for the southeast corner of said Lot 1, Coldwater P.U.D. Section III, Phase A, being the southwest corner of Lot 20, Block A, Shepherd Mountain Phase Two, a subdivision of record in Volume 86, Pages 155D-156C of the Plat Records of Travis County, Texas;

**THENCE** with the north line of the said 144.817 acre tract and the south line of said Shepherd Mountain Phase Two, the following three (3) courses and distances:

1. South 61°33'21" East, a distance of 313.31 feet to a 1/2" rebar with "Chaparral Boundary" cap found;
2. South 62°56'29" East, a distance of 481.41 feet to a 1/2" iron pipe found;
3. South 62°21'40" East, a distance of 523.12 feet to a 1/2" rebar found for a northeast corner of the said 144.817 acre tract, being the northwest corner of Lot 3, Hidden Valley Phase B, a subdivision of record in Volume 85, Pages 44D-45A of the Plat Records of Travis County, Texas;

**THENCE** with the east line of the said 144.817 acre tract and the west line of Lot 3, of said Hidden Valley Phase B, the following six (6) courses and distances:

1. South 27°42'21" West, a distance of 126.91 feet to a chain link fence post found;
2. South 06°17'29" East, a distance of 130.00 feet to a 1/2" rebar with "Chaparral Boundary" cap set (replaces 1/2" rebar previously found);
3. South 54°43'03" West, a distance of 185.02 feet to a 1/2" rebar found;
4. South 15°17'26" East, a distance of 150.05 feet to a 1/2" rebar found;
5. South 72°13'10" West, a distance of 204.99 feet to a 1/2" rebar found;
6. South 31°11'17" West, a distance of 145.94 feet to a 1/2" rebar found for the northwest termination of Bridge Point Parkway (public right-of-way width varies) recorded in Volume 85, Pages 44D-45A of the Plat Records of Travis County, Texas, being the westernmost corner of Lot 3, of said Hidden Valley Phase B, being also the westernmost corner of Lot 2, of said Hidden Valley Phase B;

**THENCE** with the termination of Bridge Point Parkway and the east line of the said 144.817 acre tract, the following two (2) courses and distances:

1. South 65°42'07" West, a distance of 43.79 feet to a cotton spindle with "Chaparral Boundary" washer found;
2. North 67°55'22" West, a distance of 60.32 feet to a 1/2" rebar found for the western termination of Bridge Point Parkway, being an angle point in the north line of Lot 4, of said Hidden Valley Phase B;

**THENCE** with the common line of the said 144.817 acre tract and Lot 4, of said Hidden Valley Phase B, the following six (6) courses and distances:

1. North  $67^{\circ}55'22''$  West, a distance of 40.08 feet to a 1/2" rebar found;
2. North  $45^{\circ}15'58''$  West, a distance of 205.23 feet to a 1/2" rebar found;
3. South  $45^{\circ}13'53''$  West, a distance of 125.07 feet to a 1/2" rebar found;
4. South  $43^{\circ}45'50''$  East, a distance of 75.00 feet to a 1/2" rebar found;
5. South  $33^{\circ}02'44''$  East, a distance of 410.71 feet to a 1/2" rebar found;
6. North  $63^{\circ}50'51''$  East, a distance of 170.90 feet to a 1/2" rebar with aluminum cap found in the south right-of-way line of Bridge Point Parkway, being the easternmost corner of Lot 4, of said Hidden Valley Phase B;

**THENCE** with the south right-of-way line of Bridge Point Parkway and the north line of the said 144.817 acre tract with a curve to the left with a delta angle of  $22^{\circ}12'13''$ , an arc length of 183.95 feet, having a radius of 474.68 feet and a chord which bears South  $45^{\circ}53'43''$  East, a distance of 182.80 feet to a 1/2" rebar found for the northwest corner of Lot 5, of said Hidden Valley Phase B;

**THENCE** with the common line of the said 144.817 acre tract and Lot 5, of said Hidden Valley Phase B, the following five (5) courses and distances:

1. South  $43^{\circ}12'45''$  West, a distance of 93.87 feet to a 1/2" rebar found;
2. South  $52^{\circ}07'19''$  East, a distance of 360.05 feet to a 1/2" rebar found;
3. South  $78^{\circ}47'07''$  East, a distance of 622.49 feet to a cotton spindle with "Chaparral Boundary" washer set;
4. North  $64^{\circ}14'01''$  East, a distance of 51.97 feet to a mag nail with "Chaparral Boundary" washer found;
5. With a curve to the right with a delta angle of  $37^{\circ}01'41''$ , an arc length of 174.49 feet, having a radius of 270.00 feet and a chord which bears North  $07^{\circ}33'30''$  West, a distance of 171.47 feet to a 1/2" rebar found in the south right-of-way line of Bridge Point Parkway, being the northeast corner of Lot 5,



of said Hidden Valley Phase B;

**THENCE** with the south right-of-way line of Bridge Point Parkway and the north line of the said 144.817 acre tract, the following two (2) courses and distances:

1. With a curve to the right with a delta angle of  $32^{\circ}49'08''$ , an arc length of 249.17 feet, having a radius of 435.00 feet and a chord which bears South  $70^{\circ}10'28''$  East, a distance of 245.78 feet to a 1/2" rebar found;
2. South  $53^{\circ}40'35''$  East, a distance of 99.80 feet to a 1/2" rebar found for the northwest corner of Lot 3, Hidden Valley Phase A, a subdivision of record in Volume 84, Pages 117D-118A of the Plat Records of Travis County, Texas, from which a 1/2" rebar with "CA INC" cap found in the south right-of-way line of Bridge Point Parkway, being the north line of Lot 3, of said Hidden Valley Phase A, bears South  $53^{\circ}40'35''$  East, a distance of 19.13 feet;

**THENCE** with the common line of the said 144.817 acre tract and Lot 3, of said Hidden Valley Phase A, the following five (5) courses and distances:

1. South  $26^{\circ}21'27''$  West, a distance of 100.75 feet to a 1/2" rebar found;
2. South  $48^{\circ}34'50''$  East, a distance of 367.98 feet to a 1/2" rebar found;
3. South  $59^{\circ}31'36''$  East, a distance of 239.96 feet to a 1/2" rebar found;
4. South  $16^{\circ}39'09''$  East, a distance of 81.58 feet to a 1/2" rebar found;
5. South  $27^{\circ}52'05''$  West, a distance of 239.98 feet to an inundated point on the "old bank of the Colorado River" as described in Volume 8389, Page 832 of the Deed Records of Travis County, Texas, Volume 11129, Page 705 and Volume 9702, Page 873 of the Real Property Records of Travis County, Texas, being a southeast corner of the said 144.817 acre tract, being a southwest corner of Lot 3, of said Hidden Valley Phase A;

**THENCE** with the "old bank of the Colorado River", same being the south line of the said 144.817 acre tract, the following six (6) courses and distances:

1. North  $62^{\circ}07'55''$  West, a distance of 414.14 feet to an inundated point;
2. North  $70^{\circ}33'55''$  West, a distance of 551.50 feet to an inundated point;

3. North 77°13'55" West, a distance of 399.34 feet to an inundated point;
4. North 81°23'55" West, a distance of 481.41 feet to an inundated point;
5. South 87°22'05" West, a distance of 504.93 feet to an inundated point;
6. South 61°13'05" West, a distance of 739.69 feet to an inundated point for a southwest corner of the said 144.817 acre tract;

**THENCE** North 27°26'18" East leaving the "old bank of the Colorado River", with the west line of the said 144.817 acre tract, a distance of 131.64 feet to an inundated point on the east line of Lot 3, Block A, Sanctuary at Coldwater, a subdivision of record in Document No. 199900216 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the said 144.817 acre tract and Lot 3, Block A, of said Sanctuary at Coldwater, the following fourteen (14) courses and distances:

1. North 50°58'24" East, a distance of 86.40 feet to an inundated point;
2. North 62°32'37" East, a distance of 187.19 feet to an inundated point;
3. North 28°39'20" West, a distance of 171.84 feet to a 1/2" rebar found;
4. North 27°55'01" East, a distance of 72.35 feet to a 1/2" rebar found;
5. South 68°55'26" West, a distance of 287.86 feet to a 1/2" rebar found;
6. South 49°18'30" West, a distance of 214.99 feet to a 3/8" rebar found;
7. With a curve to the left with a delta angle of 60°01'32", an arc length of 62.86 feet, having a radius of 60.00 feet and a chord which bears South 79°20'17" West, a distance of 60.02 feet to a 1/2" rebar found;
8. South 49°18'55" West, a distance of 206.27 feet to a 1/2" rebar found;
9. With a curve to the right with a delta angle of 33°00'10", an arc length of 97.92 feet, having a radius of 170.00 feet and a chord which bears South 65°45'36" West, a distance of 96.57 feet to a 1/2" rebar found;
10. South 82°14'50" West, a distance of 117.81 feet to a 1/2" rebar found;

11. With a curve to the left with a delta angle of  $01^{\circ}02'36''$ , an arc length of 10.14 feet, having a radius of 556.61 feet and a chord which bears South  $79^{\circ}29'32''$  West, a distance of 10.14 feet to a 1/2" rebar found;
12. With a curve to the left with a delta angle of  $07^{\circ}53'10''$ , an arc length of 76.61 feet, having a radius of 556.61 feet and a chord which bears South  $77^{\circ}20'20''$  West, a distance of 76.55 feet to a cotton spindle found;
13. North  $25^{\circ}15'35''$  West, a distance of 131.13 feet to a 1/2" rebar found;
14. North  $25^{\circ}15'35''$  West, a distance of 9.01 feet to a mag nail with washer found for a northeast corner of Lot 3, Block A, of said Sanctuary at Coldwater, being also in the south line of Lot 2, Block A, of said Sanctuary at Coldwater;

**THENCE** with the common line of the said 144.817 acre tract and Lot 2, Block A, of said Sanctuary at Coldwater, the following six (6) courses and distances:

1. North  $61^{\circ}30'02''$  East, a distance of 135.09 feet to an inaccessible calculated point on the face of a bluff;
2. North  $61^{\circ}35'59''$  East, a distance of 129.97 feet to an inaccessible calculated point on the face of a bluff;
3. North  $67^{\circ}52'05''$  East, a distance of 139.20 feet to a 1/2" rebar found;
4. North  $25^{\circ}22'24''$  East, a distance of 249.98 feet to a 1/2" rebar found;
5. North  $67^{\circ}07'23''$  East, a distance of 24.04 feet to a 1/2" rebar found;
6. North  $51^{\circ}47'42''$  West, a distance of 626.98 feet to a 1/2" rebar found for the southeast corner of Lot 1, Block A, of said Coldwater Section 2, Phase C;

**THENCE** North  $03^{\circ}12'14''$  West with the west line of the said 144.817 acre tract and the east line of Lot 1, Block A, of said Coldwater Section 2, Phase C, a distance of 402.83 feet to a 1/2" rebar found;

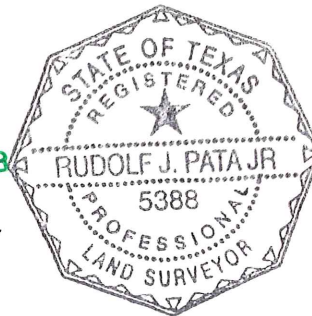
**THENCE** North 62°36'53" West with the south line of the said 144.817 acre tract and the north line of Lot 1, Block A, of said Coldwater Section 2, Phase C, a distance of 849.93 feet to the **POINT OF BEGINNING**, containing 144.817 acres of land, more or less.

Surveyed on the ground February 4, 2014.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Drawing 236-021-Z1.

  
Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 5338  
T.B.P.L.S. Firm No. 10124500





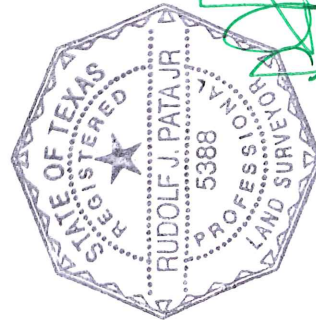
A SKETCH TO ACCOMPANY A DESCRIPTION OF 144.817 ACRES (APPROXIMATELY 6,308,209 SQ. FT.) IN THE A.C. CHAMPION SURVEY NO. 118, ABS. 2603, THE JAMES JETT SURVEY NO. 1, ABS. 437 AND THE JAMES SPILLMAN SURVEY NO. 2, ABS. 739, ALL IN TRAVIS COUNTY, TEXAS. BEING ALL OF A 144.817 ACRE TRACT CONVEYED TO LOOP 360 LAND, LP IN A SPECIAL WARRANTY DEED DATED MARCH 7, 2017 AND RECORDED IN DOCUMENT NO. 2017038499 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

# LEGEND

- 1/2" REBAR FOUND (OR AS NOTED) △ MAG NAIL WITH WASHER SET (OR AS NOTED)
- CH ● 1/2" REBAR WITH "CHAPARRAL" CAP FOUND \* COTTON SPINDLE FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET CH \* COTTON SPINDLE WITH "CHAPARRAL" WASHER FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED) ⊗ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- INUNDATED POINT ⊕ CHAIN LINK FENCE POST FOUND
- ▲ MAG NAIL WITH WASHER FOUND (OR AS NOTED) △ CALCULATED POINT
- CH ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND ( ) RECORD INFORMATION

## CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	20.00'	85°52'39"	29.98'	S74°22'45"E	27.25'	
C2	860.65'	9°08'33"	137.33'	N27°21'46"W	137.18'	
C3	474.68'	22°12'13"	183.95'	S45°53'43"E	182.80'	
C4	270.00'	37°01'41"	174.49'	N07°33'30"W	171.47'	
C5	435.00'	32°49'08"	249.17'	S70°10'28"E	245.78'	
C6	60.00'	60°01'32"	62.86'	S79°20'17"W	60.02'	
C7	170.00'	33°00'10"	97.92'	S65°45'36"W	96.57'	
C8	556.61'	1°02'36"	10.14'	S79°29'32"W	10.14'	
C9	556.61'	7°53'10"	76.61'	S77°20'20"W	76.55'	
C10	462.42'	0°47'45"	6.42'	N01°28'52"W	6.42'	(N00°36'36"E 6.41')



DATE OF SURVEY: 02/04/14  
PLOT DATE: 10/29/18  
DRAWING NO.: 236-021-Z1  
PROJECT NO.: 236-021  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 1 OF 9

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

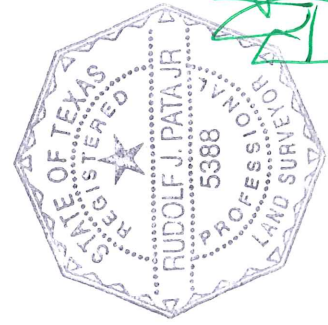
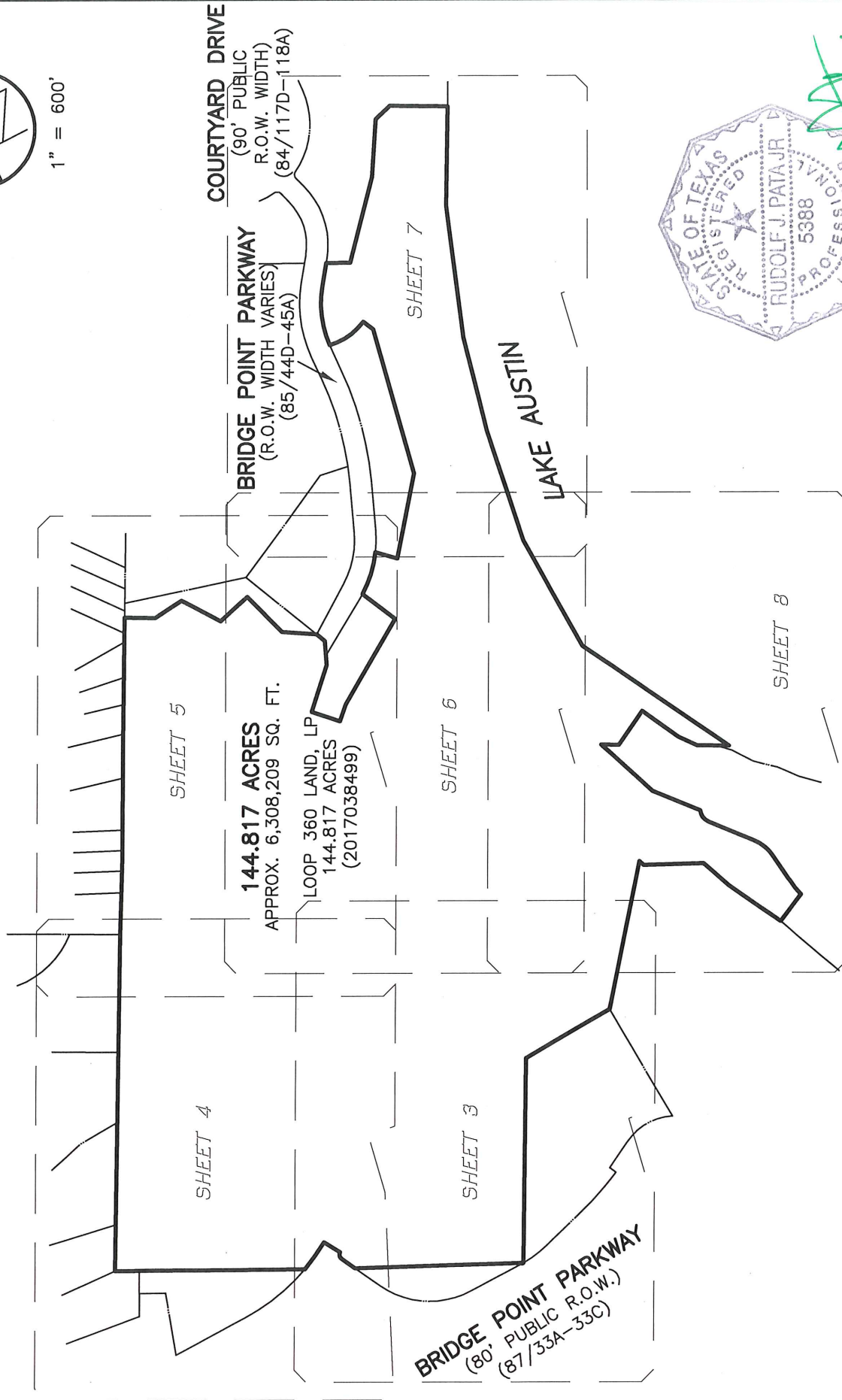
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 236-021-Z1

**Chaparral**

LAYOUT SHEET



1" = 600'



Handwritten signature and date: 12/19/13

Chaparral



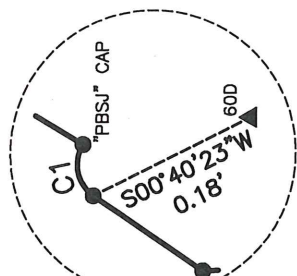
1" = 200'

MATCH LINE SHT 4

MATCH LINE SHT 3

A.C. CHAMPION  
SURVEY NO. 118  
ABS. 2603

DETAIL  
NOT TO SCALE



LOT 17  
BLOCK A  
COLDWATER  
SECTION 4,  
PHASE C  
(102/307-309)

APPROXIMATE LOCATION OF SURVEY LINE

144.817 ACRES  
APPROX. 6,308,209 SQ. FT.

LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

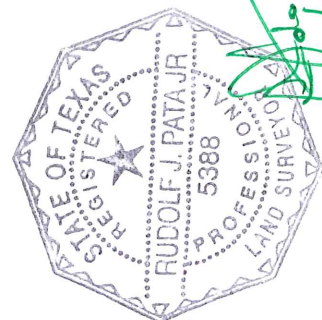
JAMES SPILLMAN  
SURVEY NO. 2  
ABS. 739

APPROXIMATE LOCATION OF SURVEY LINE

MATCH LINE SHT 3  
MATCH LINE SHT 6

I. & G. R.R. CO.  
SURVEY NO. 56  
ABS. 2110

APPROXIMATE LOCATION  
OF SURVEY LINE



COLDWATER CANYON DR.  
(80' PRIVATE R.O.W.)  
(199900216)

LOT 1, BLOCK A  
COLDWATER  
SECTION 2, PHASE C  
(199900214)

LOT 2,  
BLOCK A  
SANCTUARY AT  
COLDWATER  
(199900216)

L56

L57

L58

P.O.B.

C10

Chaparral





1" = 200'

LOT 1  
COLDWATER  
P.U.D.  
SECTION III,  
PHASE A  
(88/108-110)

LOT 1  
COLDWATER P.U.D.  
SECTION I, PHASE A  
(88/242-243)

LOT 5  
COLDWATER  
SECTION 1  
PHASE B  
(200000047)

LOT 6  
COLDWATER  
SECTION 1  
PHASE B  
(200000047)

LOT 7  
COLDWATER  
SECTION 1  
PHASE B  
(200000047)

LOT 4  
COLDWATER P.U.D. SEC. 1  
(87/33A-33C)

LOT 3  
COLDWATER  
P.U.D. SEC. 1  
(87/33A-33C)

LOT 1  
COLDWATER P.U.D.  
SECTION I, PHASE A  
**144.817 ACRES**  
APPROX. 6,308,209 SQ. FT. (88/242-243)

LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

A.C. CHAMPION  
SURVEY NO. 118  
SURVEY 2603  
ABS.

**BRIDGE POINT PARKWAY**  
(80' PUBLIC R.O.W.)  
(87/33A-33C)

APPROXIMATE LOCATION  
OF SURVEY LINE

LOT 17  
BLOCK A  
COLDWATER  
SECTION 4,  
PHASE C  
(102/307-309)

"PBSJ" CAP

"PBSJ" CAP

MATCH LINE SHT 4

MATCH LINE SHT 3

MATCH LINE SHT 4  
MATCH LINE SHT 5

APPROXIMATE LOCATION OF SURVEY LINE



**Chaparral**

LOT 1  
COLDWATER  
P.U.D.  
SECTION III,  
PHASE A  
(88/108-110)

SHEPHERD MOUNTAIN  
PHASE TWO  
(86/155D-156C)

MATCH LINE SHT 4  
MATCH LINE SHT 5

APPROXIMATE LOCATION OF SURVEY LINE

JETT 1  
JAMES NO. 1  
SURVEY 437  
ABS.

144.817 ACRES  
APPROX. 6,308,209 SQ. FT.

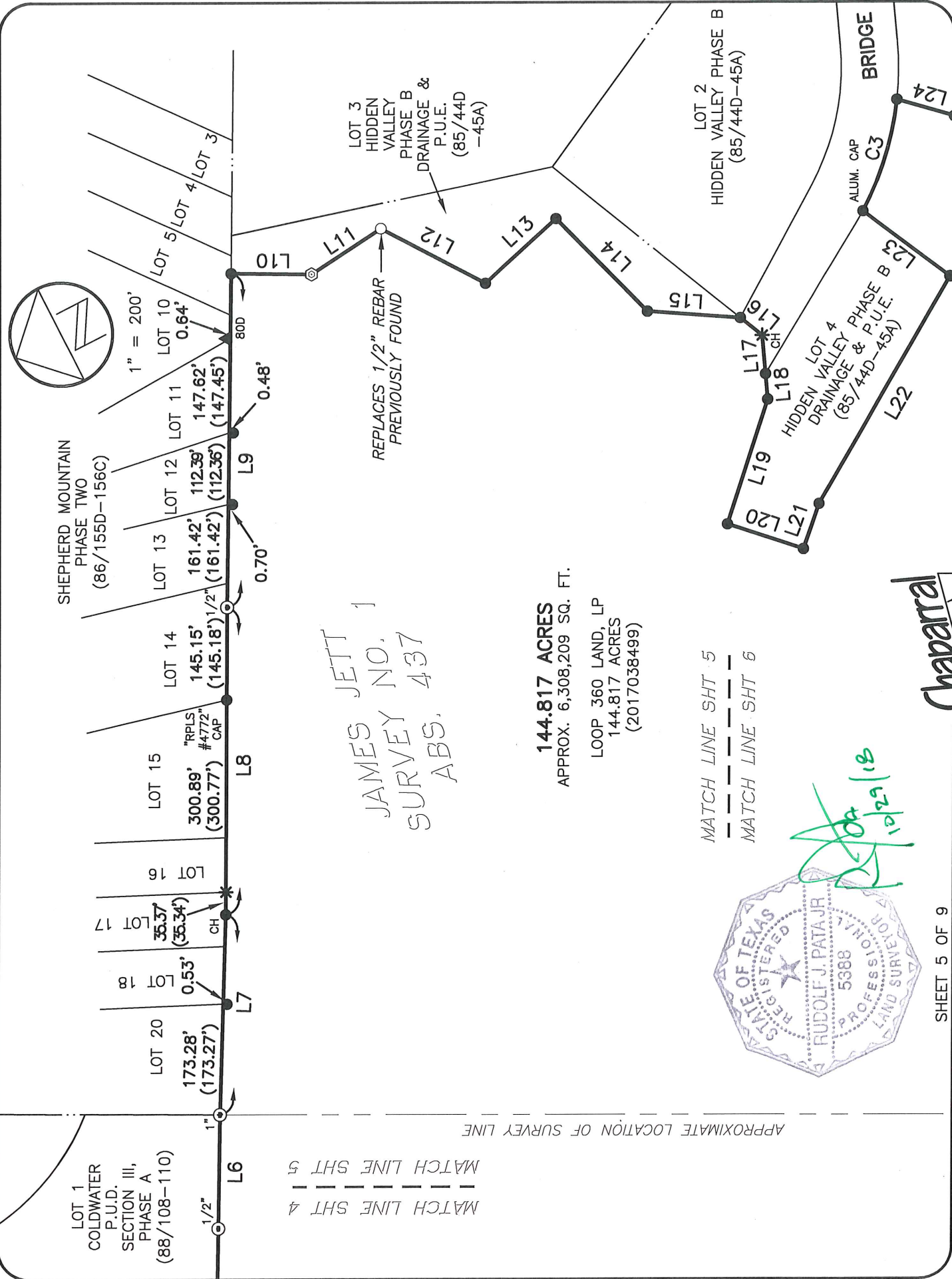
LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

MATCH LINE SHT 5  
MATCH LINE SHT 6



*[Handwritten signature and date 10/29/18]*

Chaparral





1" = 200'

APPROXIMATE LOCATION OF SURVEY LINE

MATCH LINE SHT 5

---

MATCH LINE SHT 6

**144.817 ACRES**

APPROX. 6,308,209 SQ. FT.

LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

MATCH LINE SHT 3  
---

MATCH LINE SHT 6

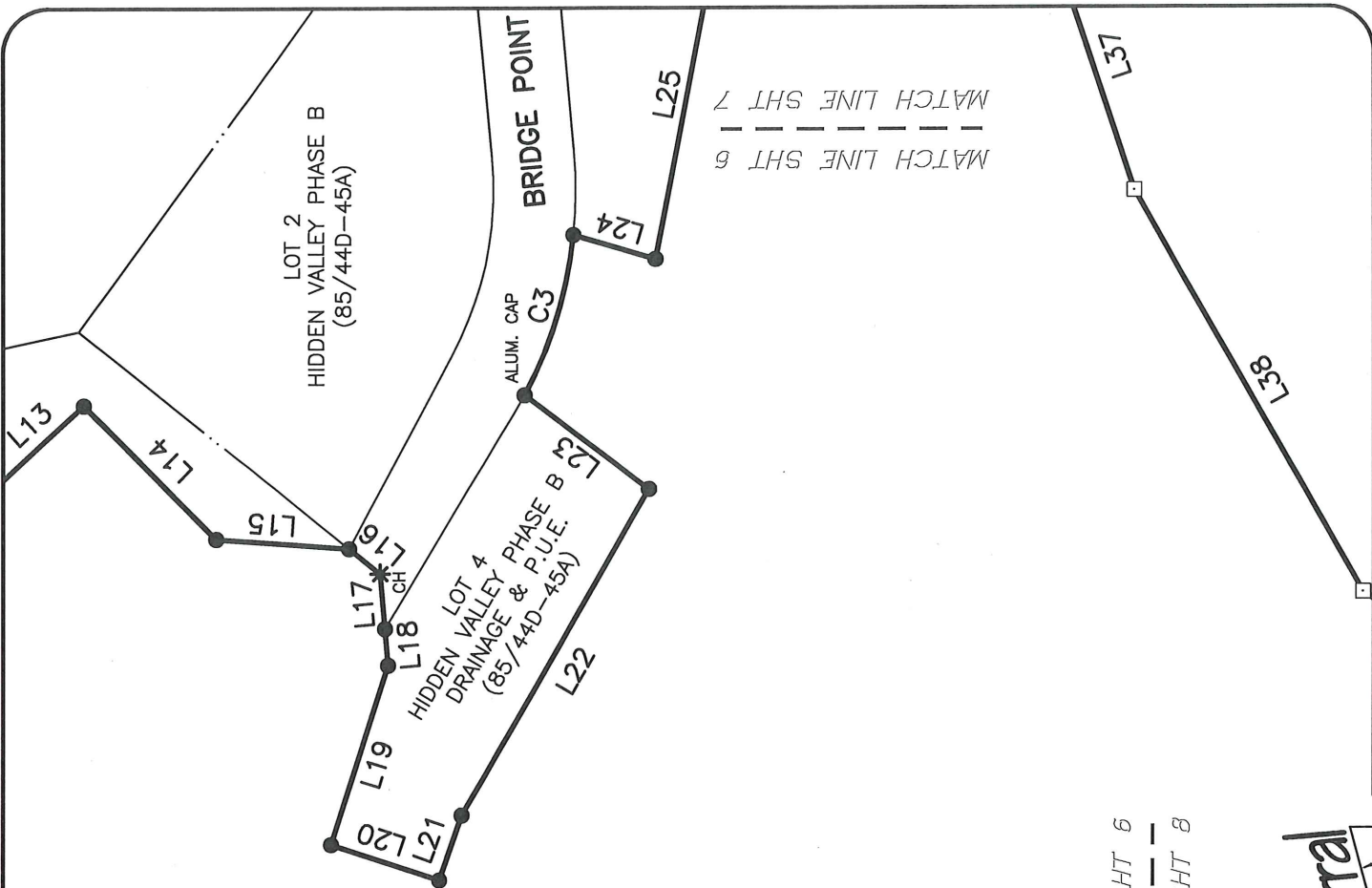
JAMES JETT  
NO. 1  
SURVEY 437  
ABS.



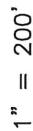
MATCH LINE SHT 6

---

MATCH LINE SHT 8



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LOT 1, BLOCK A  
BRIDGEPOINT SQUARE  
(99/167-168)

LOT 2, BLOCK A \  
BRIDGEPOINT SQUARE  
(99/167-168)

**COURTYARD DRIVE**  
(90' PUBLIC R.O.W. WIDTH)  
(84/117D-118A)

LOT 3  
HIDDEN VALLEY  
PHASE A  
DRAINAGE &  
P.U.E.

CA INC.  
CAP

89.70'

CA INC.  
CAP

S53°40'35"E 19.13'  
(S51°20'08"E 19.13')

L28

(84/117D-118A)

LOT 5

HIDDEN VALLEY PHASE B  
DRAINAGE & P.U.E.  
(85/44D-45A) L26

125

L26

**144.817 ACRES**

APPROX. 6,308,209 SQ. FT.

LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

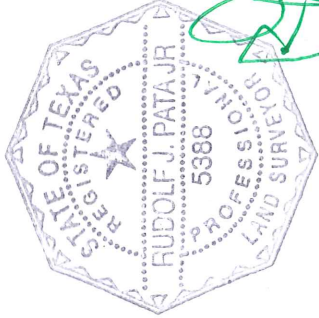
MATCH LINE SHT 6  
-----  
MATCH LINE SHT 7

JAMES  
SURVEY  
ABS.

REPLACES MAG NAIL  
PREVIOUSLY FOUND

"OLD BANK OF COLORADO RIVER"  
PER (11129/705),  
(9702/873) & (8389/832)

LAKE AUSTIN



10/29/18





1" = 200'

MATCH LINE SHT 3  
MATCH LINE SHT 8

MATCH LINE SHT 6  
MATCH LINE SHT 8

**144.817 ACRES**  
APPROX. 6,308,209 SQ. FT.  
LOOP 360 LAND, LP  
144.817 ACRES  
(2017038499)

L56

APPROXIMATE LOCATION OF SURVEY LINE

LOT 2,  
BLOCK A  
SANCTUARY AT  
COLDWATER  
(199900216)  
POINTS LIE ON  
FACE OF BLUFF  
UNABLE  
TO ACCESS

L54

L51

L52

L50

L49

L48

L47

L46

L45

L44

L43

L42

L41

L40

L39

L38

L37

LOT 3,  
BLOCK A  
SANCTUARY  
AT  
COLDWATER  
(199900216)

3/8"

"OLD BANK OF COLORADO RIVER"  
PER (11129/705),  
(9702/873) & (8389/832)

LAKE AUSTIN

JETT  
JAMES NO. 1  
SURVEY 437  
ABS.

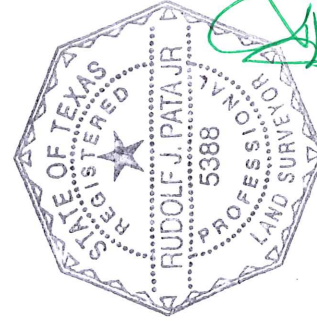


*Handwritten signature and date 10/21/18.*

**Chaparral**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°17'21"E	700.74'
L2	N61°34'22"E	69.38'
L3	N58°07'52"E	80.01'
L4	N26°37'44"E	791.59'
L5	S62°24'01"E	1219.19'
L6	S62°22'41"E	178.24'
L7	S61°33'21"E	313.31'
L8	S62°56'29"E	481.41'
L9	S62°21'40"E	523.12'
L10	S27°42'21"W	126.91'
L11	S06°17'29"E	130.00'
L12	S54°43'03"W	185.02'
L13	S15°17'26"E	150.05'
L14	S72°13'10"W	204.99'
L15	S31°11'17"W	145.94'
L16	S65°42'07"W	43.79'
L17	N67°55'22"W	60.32'
L18	N67°55'22"W	40.08'
L19	N45°15'58"W	205.23'
L20	S45°13'53"W	125.07'
L21	S43°45'50"E	75.00'
L22	S33°02'44"E	410.71'
L23	N63°50'51"E	170.90'
L24	S43°12'45"W	93.87'
L25	S52°07'19"E	360.05'
L26	S78°47'07"E	622.49'
L27	N64°14'01"E	51.97'
L28	S53°40'35"E	99.80'
L29	S26°21'27"W	100.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S48°34'50"E	367.98'
L31	S59°31'36"E	239.96'
L32	S16°39'09"E	81.58'
L33	S27°52'05"W	239.98'
L34	N62°07'55"W	414.14'
L35	N70°33'55"W	551.50'
L36	N77°13'55"W	399.34'
L37	N81°23'55"W	481.41'
L38	S87°22'05"W	504.93'
L39	S61°13'05"W	739.69'
L40	N27°26'18"E	131.64'
L41	N50°58'24"E	86.40'
L42	N62°32'37"E	187.19'
L43	N28°39'20"W	171.84'
L44	N27°55'01"E	72.35'
L45	S68°55'26"W	287.86'
L46	S49°18'30"W	214.99'
L47	S49°18'55"W	206.27'
L48	S82°14'50"W	117.81'
L49	N25°15'35"W	131.13'
L50	N25°15'35"W	9.01'
L51	N61°30'02"E	135.09'
L52	N61°35'59"E	129.97'
L53	N67°52'05"E	139.20'
L54	N25°22'24"E	249.98'
L55	N67°07'23"E	24.04'
L56	N51°47'42"W	626.98'
L57	N03°12'14"W	402.83'
L58	N62°36'53"W	849.93'



*Handwritten signature and date: 10/29/18*

**Chaparral**

After Recording, Please Return to:  
City of Austin  
Law Department  
P. O. Box 1088  
Austin, Texas 78767  
Attention: C. Curtis, Paralegal