

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20151217-080 FOR THE
2 PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL
3 PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS 7620 FM
4 1625 ROAD, 8009 AND 8457 SASSMAN ROAD AND TWO PARCELS NEAR
5 THAXTON ROAD AND SOUTH OF SASSMAN ROAD; AND CHANGING THE
6 ZONING MAP FROM UNZONED (UNZ) DISTRICT TO PLANNED UNIT
7 DEVELOPMENT (PUD) DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** Pilot Knob Planned Unit Development (“Pilot Knob PUD”) is comprised of
12 approximately 2625.271 acres of land located generally east and southeast of the intersection
13 of East William Cannon Drive and McKinney Falls Parkway, and west of South U.S.
14 Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and
15 bounds in the land use plan incorporated into Ordinance No. 20151217-080.

16 **PART 2.** Pilot Knob PUD was approved December 17, 2015, under Ordinance No. 201512-
17 17-080 (the “Original Ordinance”) and amended under Ordinance Nos. 20161110-032,
18 20170302-014, and 20190131-063.

19 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
20 change the base district from unzoned (UNZ) district to planned unit development (PUD)
21 district on the property described in Zoning Case No. C814-2012-0152.03, on file at the
22 Housing and Planning Department, as follows:

23 **Tract I:**

24 1.099 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County,
25 Texas, said 1.099 acre tract being more particularly described by metes and bounds
26 incorporated into this ordinance, and

27
28 **Tract J:**

29 80.807 acres (approximately 3,519,943 square feet) of land in the Santiago Del Valle
30 Grant, Abstract No. 24, Travis County, Texas, said 80.807 acre tract being more
31 particularly described by metes and bounds incorporated into this ordinance, and

32
33 **Tract K:**

34 Lot 1, J.P. COTMAN ADDITION, a subdivision in Travis County, Texas, according to
35 the map or plat thereof, recorded in Book 79, Page 60, Plat Records of Travis County,
36 Texas, and

37 **Tract L:**

38 24.747 acres of land (approximately 1,077,973 square feet) in the Santiago Del Valle
39 Grant, Abstract No. 24, Travis County, Texas, said 24.747 acre tract being more
40 particularly described by metes and bounds incorporated into this ordinance, and
41

42 **Tract M:**

43 56.135 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County,
44 Texas, said 56.135 acre tract being more particularly described by metes and bounds
45 incorporated into this ordinance, and
46

47 77.220 acres of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County,
48 Texas, said 77.220 acre tract being more particularly described by metes and bounds
49 incorporated into this ordinance collectively referred to as **Exhibit “A”** (the “Additional
50 Tract(s)”),
51

52 locally known as 7620 FM 1625 Road, 8009 and 8457 Sassman Road and two parcels near
53 Thaxton Road and south of Sassman Road, in the City of Austin, Travis County, Texas,
54 generally identified in the map attached as **Exhibit “B”**.
55

56 **PART 4.** This ordinance, together with the attached Exhibits, constitutes the amended land
57 use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob PUD
58 shall conform to the permitted uses and development standards and criteria, limitations and
59 conditions set forth in the ordinance and the land use plan, as amended, on record in the
60 Housing and Planning Department in File No. C814-2012-0152.03. If this ordinance and the
61 attached exhibits conflict, the ordinance applies.
62

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

65 Exhibit A: Legal Description of the five tracts added to the Pilot Knob PUD

66 Exhibit B: Zoning Map

67 Exhibit C: Land Use Plan and Density Table

68 Exhibit D. Conceptual Parks and Open Space Plan

69 Exhibit J. Critical Water Quality Zone Transfers

70 Exhibit L. Proposed Waterway Crossings

71 Exhibit M. Wetland Transfer Exhibit

Exhibit O. Cut / Fill Exhibit

Exhibit P. Impervious Cover Map

Exhibit P-1. Impervious Cover Table

Exhibit R. Conceptual Public Art Master Plan

Exhibit U. Project Area

PART 6. PART 6. Environmental of Ordinance 20161110-032 is amended to add a new subsection (L) to read as follows:

(L) For proposed development located on the Additional Tract(s) meeting the requirements described in Section 25-8-121 (*Environmental Resource Inventory Requirement*) and outside the original Environmental Assessment boundary shown on Exhibit 5 of the Environmental Assessment dated October 15, 2012, as prepared by Jacobs Engineering, an Environmental Resource Inventory (ERI) on the Additional Tract(s) will be provided.

The Landowner may use the process outlined in **Exhibit N** (*Wetlands Transferring and Receiving Restrictive Covenant Form*) and track transfers on **Exhibit M** (*Wetland Transfer Exhibit*) with the approval of the director under Chapter 25-2, Subchapter B, Article 2, Division 5, Subsection 3.1.3 (*Approval by Director*) and without requiring a substantial amendment as described under Subsection 3.1.2 (*Substantial Amendment*).

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20151217-080, as amended, remain in effect.

PART 8. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EXHIBIT A**Property Description**

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

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.099 ACRE TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING THAT SAME CALLED 1.10 ACRE TRACT OF LAND CONVEYED TO HERIBERtha & GLORIA OJEDA IN VOLUME 12586, PAGE 40, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.099 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northernmost corner of said 1.10 acre tract of land, being at the easternmost corner of a called 1.00 acre tract of land conveyed to Juan and Olivia Santiago in Volume 5869, Page 1058, Deed Records of Travis County, Texas, same being in the southwest line of a called 138.54 acre tract of land conveyed to Carma Easton, LLC in Document Number 2007038642, Official Public Records of Travis County, Texas, for the northernmost corner and POINT OF BEGINNING of the herein described tract of land, and from which the northernmost corner of said 1.00 acre tract and an interior corner of said 138.54 acre tract of land bears N52°50'13"W, a distance of 233.14 feet,

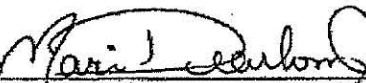
THENCE, S52°50'13"E, with the northeast line of said 1.10 acre tract and the southwest line of said 138.54 acre tract, a distance of 194.69 feet to a calculated point for the easternmost corner of the herein described tract of land, being at a southeastern corner of said 138.54 acre tract of land, same being in the northwest line of FM 1625, and from which a concrete monument found in the northwest line of said F.M. 1625 on the southeast line of said 138.54 acre tract bears N27°06'25"E, a distance of 431.98 feet,

THENCE, S27°02'23"W, with the northwest line of said FM 1625, a distance of 249.35 feet to a calculated point for the southernmost corner of the herein described tract of land, being at the easternmost corner of a called 20.807 acre tract of land conveyed to Carma Easton, LLC in Document Number 2016111842, Official Public Records of Travis County, Texas, and from which a concrete monument found in the southeast line of said 20.807 acre tract and the northwest line of said FM 1625 bears S26°50'38"W, a distance of 439.24 feet,

THENCE, N53°12'02"W, with the northeast line of said 20.807 acre tract of land, a distance of 194.14 feet to a calculated point for the westernmost corner of the herein described tract of land, being at the southernmost corner of said 1.00 acre tract of land, and from which a 1/2 inch iron rod found at the west corner of said 1.00 acre tract of land and a southern corner of said 138.54 acre tract of land bears N53°12'02"W, a distance of 246.15 feet,

THENCE, N26°57'47"E, with the southeast line of said 1.00 acre tract of land, a distance of 250.66 feet to the POINT OF BEGINNING and containing 1.099 acres of land.

Surveyed by:

 21 MAR 2012
MARVIN DEARBONNE, JR., R.P.L.S. NO. 5697
Carlson, Briggance & Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
mdearbonne@cbdeng.com





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

Tract J

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**80.807 ACRES
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 80.807 ACRES (APPROXIMATELY 3,519,943 SQ. FT.),
CONSISTING OF:

TRACT 1: BEING 2.0 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144543, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2: BEING 78.7749 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144533, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 80.807 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the apparent east right-of-way line of Thaxton Road (right-of-way width varies) and the south right-of-way line of Sassman Road (apparent 70' right-of-way), for the northwest corner of the said 78.7749 acre tract;

THENCE South 61°12'39" East, with the south line of Sassman Road, being also the north line of the 78.7749 acre tract and the 2.0 acre tract, a distance of 3242.53 feet to a 1/2" rebar with "Chaparral" cap set for the northeast corner of the 78.7749 acre tract, being also in the west line of a 29.293 acre tract described in Document No. 2006225633 of the Official Public Records of Travis County, Texas;

THENCE South 27°46'57" West, with the east line of the 78.7749 acre tract, being also the west line of the said 29.293 acre tract, a distance of 1088.22 feet to a 1/2" rebar with "Chaparral" cap set (replaces a 60d nail found in previous survey made by Chaparral) for the southeast corner of the 78.7749 acre tract, being also the northeast corner of a 73.453 acre tract described in Document No. 2006229773 of the Official Public Records of Travis County, Texas;

THENCE North 61°00'37" West, with the south line of the 78.7749 acre tract, and the north line of the 73.453 acre tract, and with the north line of a 2.76 acre tract described in Volume 12526, Page 428 of the Real Property Records of Travis County, Texas, a distance of 3261.84 feet to a 1/2" rebar found in the apparent east line of Thaxton Road,

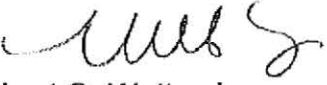
EXHIBIT "A"

for the southwest corner of the 78.7749 acre tract, being also the northwest corner of the 2.76 acre tract;

THENCE North 28°47'54" East, with the apparent east line of Thaxton Road, being also the west line of the 78.7749 acre tract, a distance of 1076.65 feet to **the POINT OF BEGINNING**, containing 80.807 acres of land, more or less.

Surveyed on the ground June 15, 2018. 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: Survey Drawing No. 500-025-BASE

 6.20-18
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500

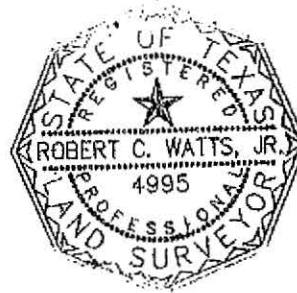


EXHIBIT "A"

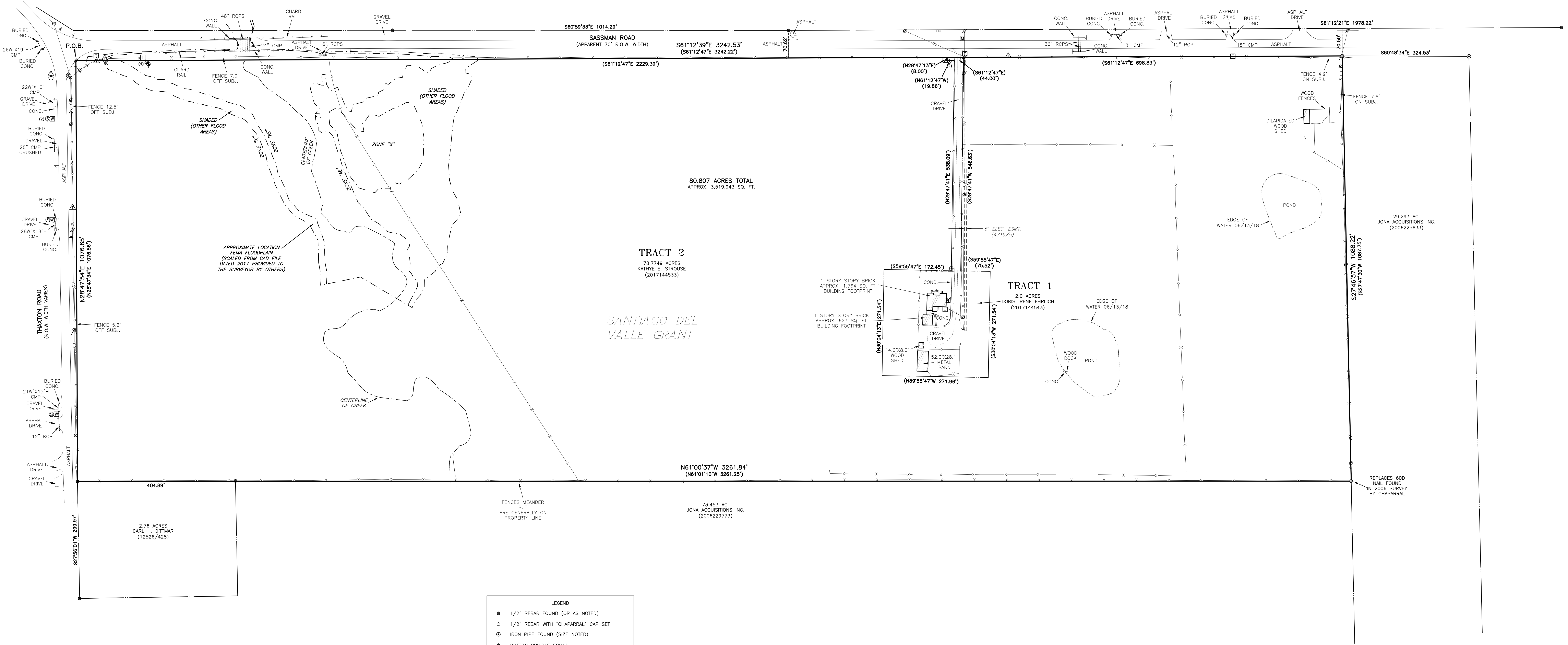
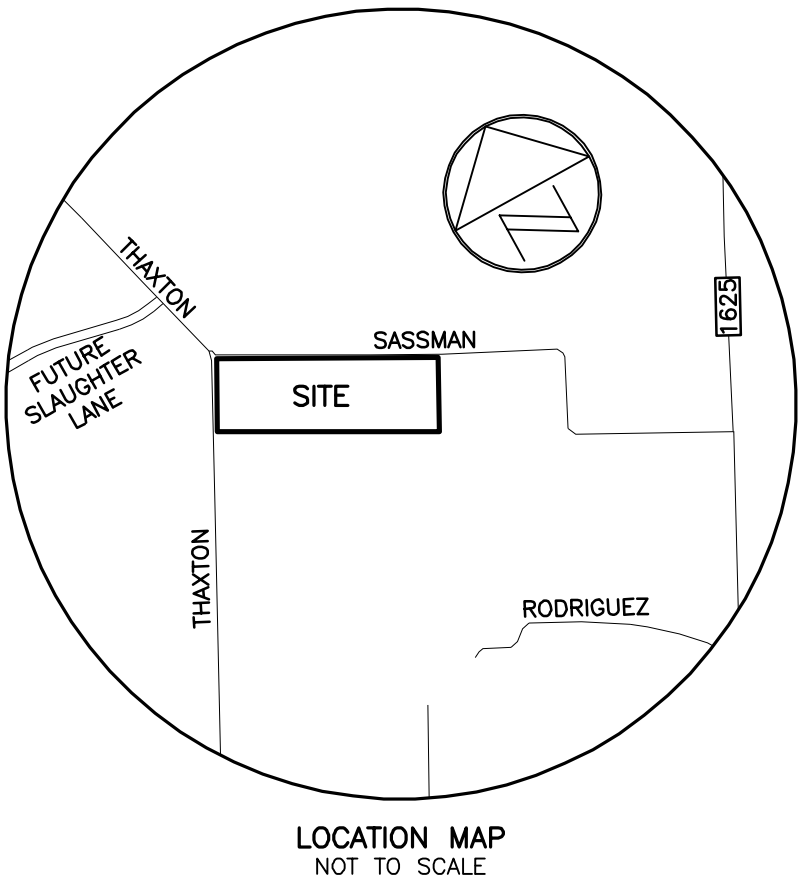
A LAND TITLE SURVEY OF 80.807 ACRES (APPROXIMATELY 3,519,943 SQ. FT.), CONSISTING OF:

TRACT 1: BEING 2.0 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144543, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING 78.7749 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144533, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK, CHAPARRAL CONTROL POINT "CM02".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10034515.19
E 3129639.28
TEXAS STATE PLANE COORDINATES:
N 10034123.43
E 31295817.10
ELEVATION = 546.47
VERTICAL DATUM PROVIDED BY JACOBS ENGINEERING
COMBINED SCALE FACTOR = 0.999960959 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000039043 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - * COTTON SPINDLE FOUND
 - ⊠ WATER METER
 - ⊕ WATER VALVE
 - ⚡ FIRE HYDRANT
 - ⊙ SPRINKLER CONTROL VALVE
 - ⊙ UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - ⊠ TELEPHONE UTILITY
 - ⚠ UNDERGROUND TELEPHONE MARKER
 - ⊙ TELEPHONE MANHOLE
 - ⚡ SIGN
 - ⚡ SIGN
 - ⊠ MAILBOX
 - EDGE OF ASPHALT PAVEMENT
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - () RECORD INFORMATION

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

WFG National Title Insurance Company

G.F. No.: 180954-AB Effective Date: May 7, 2018 Issued: May 15, 2018

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: Deleted.

10.

e. Easement granted to Creedmoor—Maha Water Supply Corp., dated May 19, 1972, recorded in Volume 4614, Page 1977, of the Deed Records of Travis County, Texas. — Subject to, not plottable, 15' easement based on the centerline of the pipe as installed.

f. Easement granted to the City of Austin, dated July 24, 1973, recorded in Volume 4719, Page 5, of the Deed Records of Travis County, Texas. — Subject to, as shown

FLOOD—PLAIN NOTE:

A portion of the tract shown hereon lies within Zone "AE" (special flood hazard areas), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0615J, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Tract 1: Doris Irene Ehrlich
Tract 2: Kathy E. Strouse
Carma Easton
WFG National Title Insurance Company

PROPERTY ADDRESS: 8009 Sassman Road, Austin, TX 78747

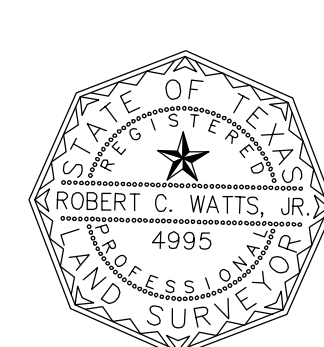
DATE OF SURVEY: June 15, 2018

ATTACHMENTS: Metes and bounds description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition I, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

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



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-025
DRAWING NO.: 500-025-BASE
PLOT DATE: 06/20/2018
PLOT SCALE: 1"=100'
DRAWN BY: RCW
SHEET 01 OF 01

EXHIBIT A

Tract K

Land

Lot 1, of J.P. Cotman Addition, a subdivision in Travis County, Texas, according to the plat recorded as Volume 79, Page 60 of the Plat Records of Travis County, Texas.

2848996.1



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

**24.747 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 24.747 ACRES (APPROXIMATELY 1,077,973 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 29.94 ACRE TRACT CONVEYED TO SANTANA C. URIAS, JR. IN A PARTITION DEED DATED APRIL 10, 1978 AND RECORDED IN VOLUME 6132, PAGE 1217 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.747 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral Cap set in the north line of an 8.51 acre tract described in Volume 10861, Page 857 of the Real Property Records of Travis County, Texas, same being the south line of said 29.94 Acre Tract, for the southwest corner of the herein described tract, from which a 1/2" rebar found in the east right-of-way line of Thaxton Road (right-of-way width varies), at the common westerly corner a 2.00 acre tract described in Document No. 2005214776 of the Official Public Records of Travis County, Texas and said 29.94 Acre Tract bears North 61°51'32" West, a distance of 544.49 feet;

THENCE North 28°02'30" East, over and across said 29.94 Acre Tract, passing at a distance of 211.54 feet, a 1/2" rebar found at the southeast corner of a 2.500 acre tract described in Document No. 2017019872 of the Official Public Records of Tavis County, Texas and continuing for a total distance of 411.22 feet to a 1/2" rebar found in the south line of a 31.022 acre tract described in Document No. 2006245700 of the Official Public Records of Travis County, Texas and the north line of said 29.94 Acre Tract, at the northeast corner of said 2.500 Acre Tract, for the northwest corner of the herein described tract;

THENCE South 61°12'17" East, with the north line of said 29.94 Acre Tract and the south line of said 31.022 Acre Tract, at 2721.36 feet passing a 1/2" rebar found and continuing for a total distance of 2724.17 feet to a 1/2" rebar with "Chaparral" cap found in the west line of a 29.293 acre tract described in Document No. 2006225633 of the Official Public Records of Travis County, Texas, at the southeast corner of said 31.022 Acre Tract, for the northeast corner of said 29.94 Acre Tract and the herein described tract;

THENCE South 27°53'42" West, with the common line of the 29.94 Acre Tract and said 29.293 Acre Tract, a distance of 380.13 feet to a 1/2" rebar found at the northeast corner of a 32.892 acre tract described in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas, for the southeast corner of said 29.94 Acre Tract and the herein described tract;

THENCE North 61°51'32" West, with the south line of said 29.94 Acre Tract, being in part the north line of said 32.892 Acre Tract, and in part the north line of said 8.51 Acre Tract, a distance of 2724.91 feet to the **POINT OF BEGINNING**, containing 24.747 acres of land, more or less.

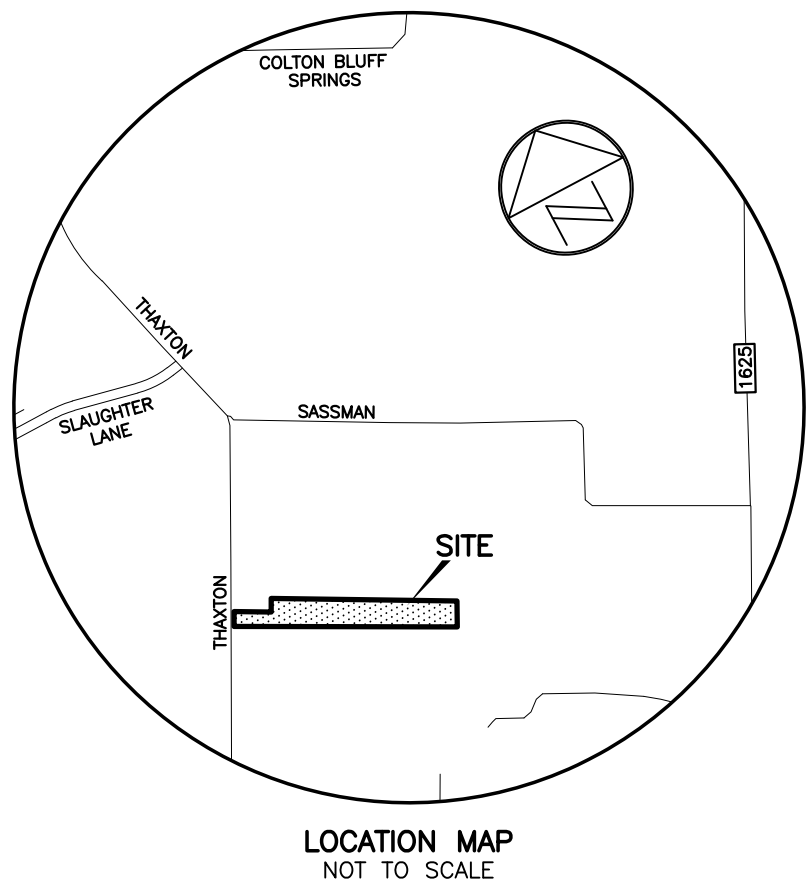
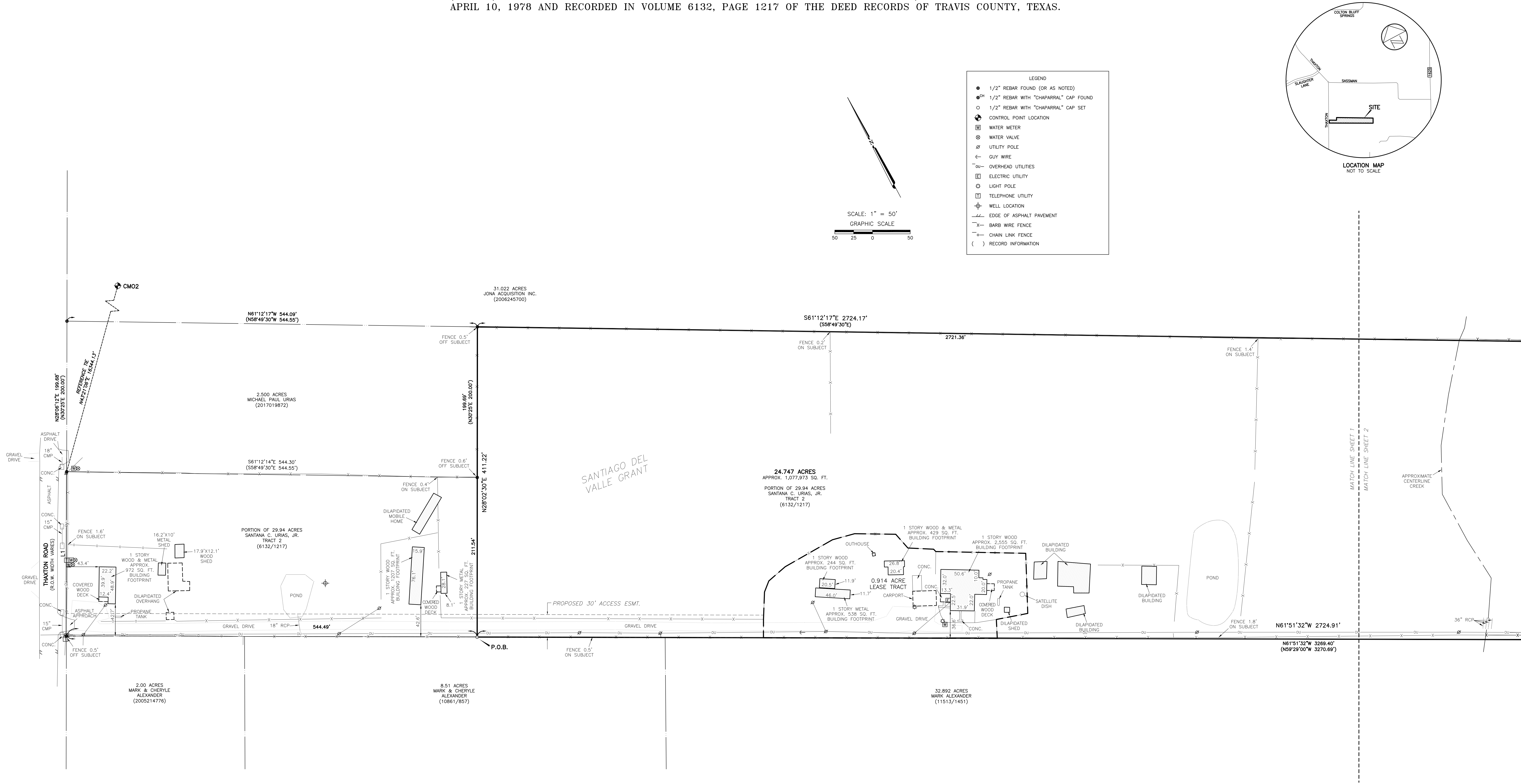
Surveyed on the ground September 27, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 500-027-TI


Phillip L. McLaughlin October 24, 2018
Registered Professional Land Surveyor
State of Texas No. 5300
TBPLS Firm No. 10124500



A LAND TITLE SURVEY OF 24.747 ACRES (APPROXIMATELY 1,077,973 SQ. FT.), IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 29.94 ACRE TRACT CONVEYED TO SANTANA C. URIAS, JR. IN A PARTITION DEED DATED APRIL 10, 1978 AND RECORDED IN VOLUME 6132, PAGE 1217 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N28°06'12"E	217.76'	(N30°25'E)

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM USRA CONTROL NETWORK; CHAPARRAL CONTROL POINT "CM02".
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10034515.19
E 3129639.28
TEXAS STATE PLANE COORDINATES:
N 10034123.43
E 3129517.10
ELEVATION = 546.47
VERTICAL DATUM PROVIDED BY JACOBS ENGINEERING
COMBINED SCALE FACTOR = 0.999960959 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000039043 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Old Republic National Title Insurance Company
Capstone Title

G.F. No.: 20180708 Effective Date: September 14, 2018 Issued: September 28, 2018

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: Restrictions recorded in Volume 4720, Page 761, of the Deed Records of Travis County, Texas. --- Subject to

c. Easement as described in Volume 2376, Page 313, of the Deed Records of Travis County, Texas. --- Does not affect, lies within the current right-of-way of Thaxton Road.

d. Easement as described in Volume 3195, Page 481, of the Deed Records of Travis County, Texas. Rights of tenants in possession, as tenants only, under unrecorded leases. --- Subject to, not plottable (plotted type), the easement granted shall be limited to a strip of land 20 feet in width with the center line thereof being the pipeline as installed.

f. Easements, building lines, covenants, conditions, restrictions and all terms and provisions contained in Volume 4720, Page 761, Deed Records of Travis County, Texas. --- Subject to, not plottable

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C06151, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
Santana C. Urias, Jr.
Carmia Easton, LLC or assigns
Old Republic National Title Insurance Company
Capstone Title

PROPERTY ADDRESS: 9705 Thaxton Road, Austin, TX 78747

DATE OF SURVEY: September 27, 2018

ATTACHMENTS: Metes and bounds description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Phillip L. McLaughlin, Registered Professional Land Surveyor
State of Texas No. 5300
October 24, 2018



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-027
DRAWING NO.:
500-027-T1
PLOT DATE:
10/24/18
PLOT SCALE:
1" = 50'
DRAWN BY:
JDB
SHEET
01 OF 02



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

Tract M

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**56.135 ACRES (TRACT 43)
PARCEL 1
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 56.135 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 58 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO FRED JAMES WENDE, DATED NOVEMBER 16, 1992 AND RECORDED IN VOLUME 11849, PAGE 396 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 56.135 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic "Chaparral Boundary" cap found at the southeast corner of the said 58 acre tract, same being the southwest corner of a 60.921 acre tract described in a deed of record in Document No. 2006239174 of the Official Public Records of Travis County, Texas, also being an angle point in the north line of Lot 15, Las Lomitas Subdivision, a subdivision of record in Document No. 200200226 of the Official Public Records of Travis County, Texas;

THENCE with the south line of the 58 acre tract, the following two (2) courses and distances:

1. North 62°22'47" West, with the north line of said Lot 15, a distance of 715.30 feet to a 1/2" iron pipe found at the northwest corner of Lot 15, same being the northeast corner of a 96.29 acre tract described in a deed of record in Volume 12223, Page 2162 of the Real Property Records of Travis County, Texas;
2. North 62°24'41" West, with the north line of the said 96.29 acre tract, a distance of 1257.37 feet to a 1/2" rebar found at the southwest corner of the 58 acre tract, same being the southeast corner of a 77.22 acre tract described in a deed of record in Volume 12171, Page 455 of the Real Property Records of Travis County, Texas;

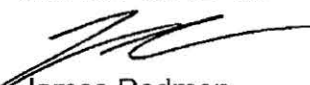
THENCE North 27°45'37" East, with the west line of the 58 acre tract, same being the east line of the said 77.22 acre tract, a distance of 1265.02 feet to a 1/2" rebar found at the northwest corner of the 58 acre tract, same being the southwest corner of a 29.293 acre tract described in a deed of record in Document No. 2006225633 of the Official Public Records of Travis County, Texas;

THENCE with the north line of the 58 acre tract, the following three (3) courses and distances:

1. South $61^{\circ}30'47''$ East, with the south line of the said 29.293 acre tract, at a distance of 1.77 feet passing a 2" iron pipe found, and continuing for a total distance of 331.97 feet to a 1" iron pipe found at the southeast corner of the 29.293 acre tract, same being the southwest corner of a 28.461 acre tract described in a deed of record in Document No. 2006182621 of the Official Public Records of Travis County, Texas;
2. South $61^{\circ}18'16''$ East, with the south line of the said 28.461 acre tract, a distance of 329.98 feet to a 60D nail found at the southeast corner of the 28.461 acre tract, same being the southwest corner of a 55.222 acre tract described in a deed of record in Document No. 2007060712 of the Official Public Records of Travis County, Texas;
3. South $60^{\circ}57'25''$ East, with the south line of the said 55.222 acre tract, a distance of 1295.20 feet to an 80D nail found at the southeast corner of the 55.222 acre tract, same being the northeast corner of the 58 acre tract, also being in the west line of the said 60.921 acre tract;

THENCE South $27^{\circ}00'49''$ West, with the east line of the 58 acre tract, same being the west line of the 60.921 acre tract, at a distance of 5.38 feet passing 0.18 feet right of a 1/2" rebar found, at a distance of 35.29 feet passing 0.30 feet right of a 1/2" rebar found, and continuing for a total distance of 1221.01 feet to the **POINT OF BEGINNING**, containing 56.135 acres of land, more or less.

Surveyed on the ground November 15, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD42-43.


James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848

12-13-07





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

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**77.220 ACRES (TRACT 42)
PARCEL 2
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 77.220 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 77.22 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO WILLIAM D. WENDE, FRED J. WENDE AND PRICE T. WENDE, DATED FEBRUARY 28, 1994 AND RECORDED IN VOLUME 12171, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 77.220 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the southwest corner of the said 77.22 acre tract, same being the southeast corner of a 10.00 acre tract described in a deed of record in Document No. 2005076034 of the Official Public Records of Travis County, Texas, also being in the north line of a 5.00 acre tract described in a deed of record in Document No. 2001186136 of the Official Public Records of Travis County, Texas;

THENCE North 27°28'37" East, with the west line of the 77.22 acre tract, same being in part the east line of the said 10.00 acre tract, in part the east line of Lots 1 and 2, Block 1, Esquivel Subdivision, a subdivision of record in Document No. 200600043 of the Official Public Records of Travis County, Texas, and in part the east line of a 7.501 acre tract described in a deed of record in Document No. 2003293116 of the Official Public Records of Travis County, Texas, at a distance of 547.04 feet passing a 5/8" rebar found at the common corner of the 10.00 acre tract and said Lot 1, at a distance of 957.93 feet passing a 1/2" rebar with "CRRALPH" cap found at the common corner of said Lot 2 and the said 7.501 acre tract, and continuing for a total distance of 1369.79 feet to a 1/2" rebar with "4324" cap found at the northwest corner of the 77.22 acre tract, same being the northeast corner of the 7.501 acre tract, also being the southeast corner of an 8.51 acre tract described in a deed of record in Volume 10861, Page 857 of the Real Property Records of Travis County, Texas, also being the southwest corner of a 32.892 acre tract described in a deed of record in Volume 11513, Page 1451 of the Real Property Records of Travis County, Texas;

THENCE South 61°50'26" East, with the north line of the 77.22 acre tract, same being the south line of the said 32.892 acre tract, at a distance of 2473.90 feet passing a 1/2" rebar with "4324" cap found, and continuing for a total distance of 2474.36 feet to a calculated point for the northeast corner of the 77.22 acre tract, same being the southeast corner of the 32.892 acre tract, also being in the west line of a 29.293 acre tract described in a deed of record in Document No. 2006225633 of the Official Public

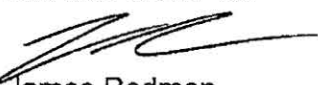
Records of Travis County, Texas, from which a 1/2" rebar with plastic "Chaparral Boundary" cap found bears North 27°46'44" East, a distance of 3798.93 feet;

THENCE with the east line of the 77.22 acre tract, the following two (2) courses and distances:

1. South 27°46'44" West, with the west line of the said 29.293 acre tract, a distance of 87.90 feet to a 1/2" rebar found at the southwest corner of the 29.293 acre tract, same being the northwest corner of a 58 acre tract described in a deed of record in Volume 11849, Page 396 of the Real Property Records of Travis County, Texas;
2. South 27°45'37" West, with the west line of the said 58 acre tract, a distance of 1265.02 feet to a 1/2" rebar found at the southeast corner of the 77.22 acre tract, same being the southwest corner of the 58 acre tract, also being in the north line of a 96.29 acre tract described in a deed of record in Volume 12223, Page 2162 of the Real Property Records of Travis County, Texas;

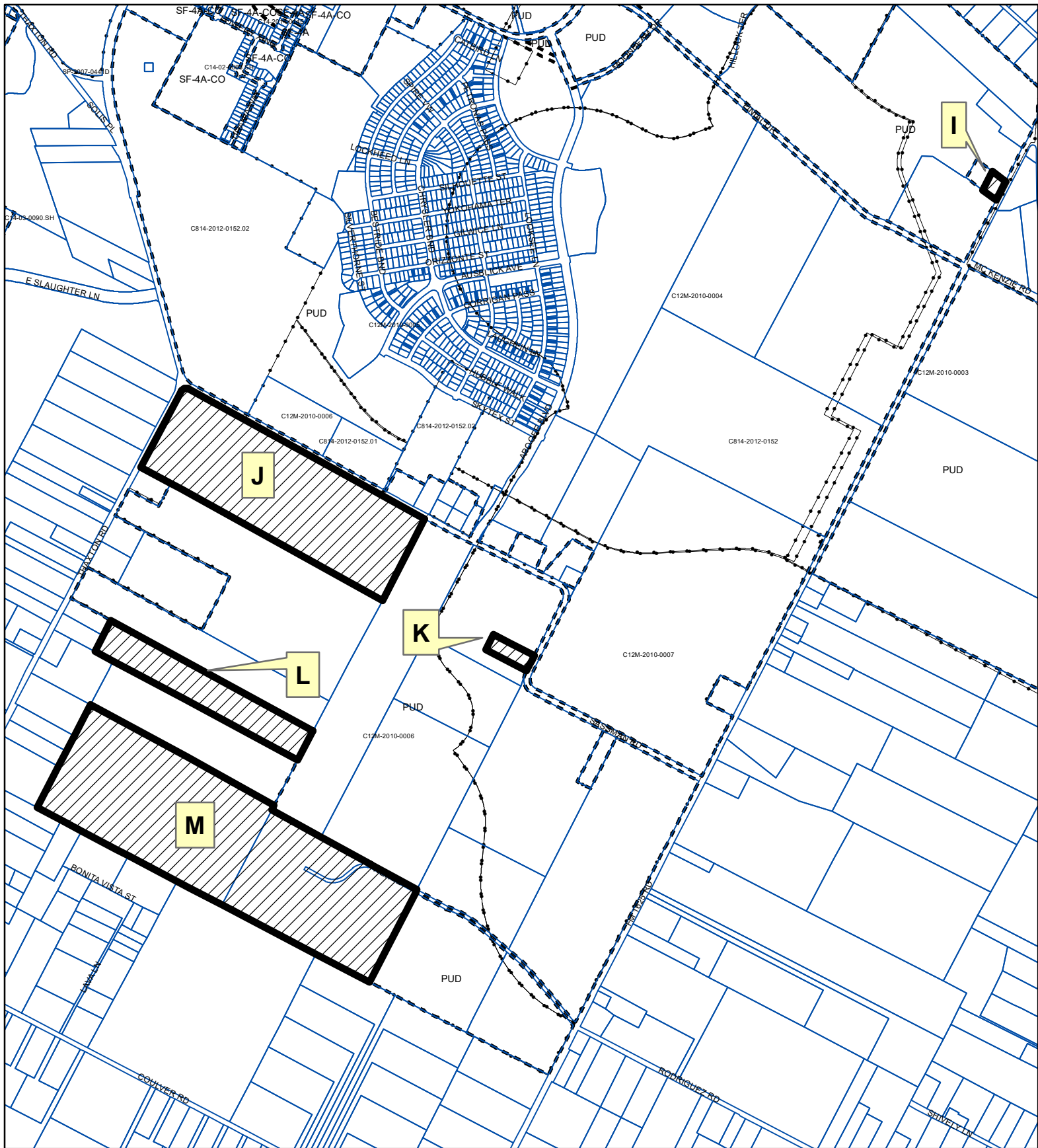
THENCE North 62°13'51" West, with the south line of the 77.22 acre tract, being in part the north line of the said 96.29 acre tract, in part the north line of a 1.069 acre tract and the north line of a 4.580 acre tract both described in a deed of record in Document No. 2003029766 of the Official Public Records of Travis County, Texas, in part the north line of a 6.717 acre tract described in a deed of record in Document No. 2003020580 of the Official Public Records of Travis County, Texas, in part the north line of a 4.001 acre tract described in a deed of record in Document No. 2003054456 of the Official Public Records of Travis County, Texas, and in part the north line of the said 5.00 acre tract, at a distance of 1239.99 feet passing 3.66 feet right of a 1/2" rebar found at the called common corner of the said 4.580 acre and the said 6.717 acre tract, at a distance of 2142.70 feet passing 4.40 feet right of a 3/8" rebar found at the called common corner of the said 4.001 acre tract and the 5.00 acre tract, and continuing for a total distance of 2467.51 feet to the **POINT OF BEGINNING**, containing 77.220 acres of land, more or less.

Surveyed on the ground November 15, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 500-001-BD42-43.


James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848

12-13-07





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

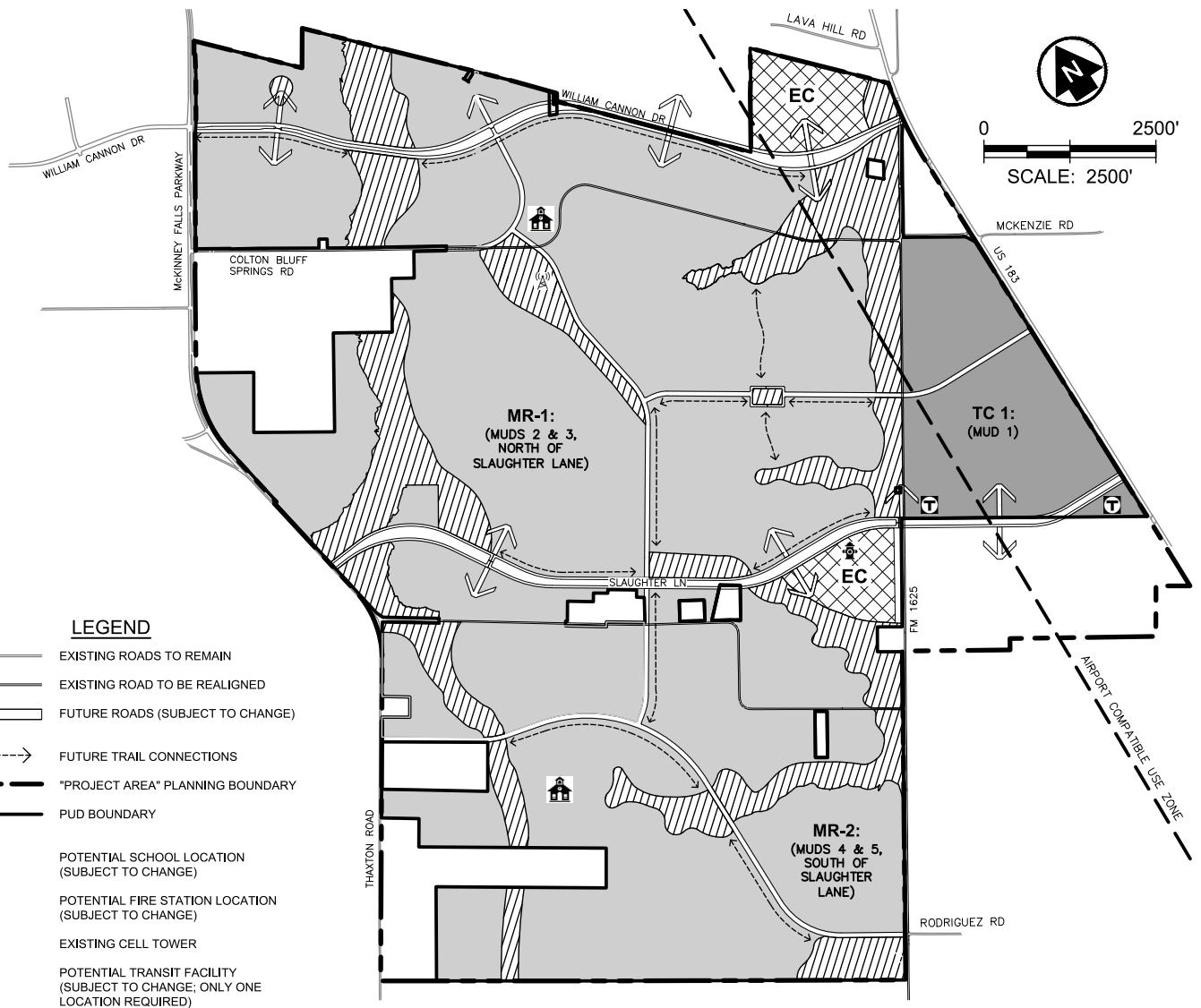
ZONING CASE#: C814-2012-0152.03

1" = 1,500'

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

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





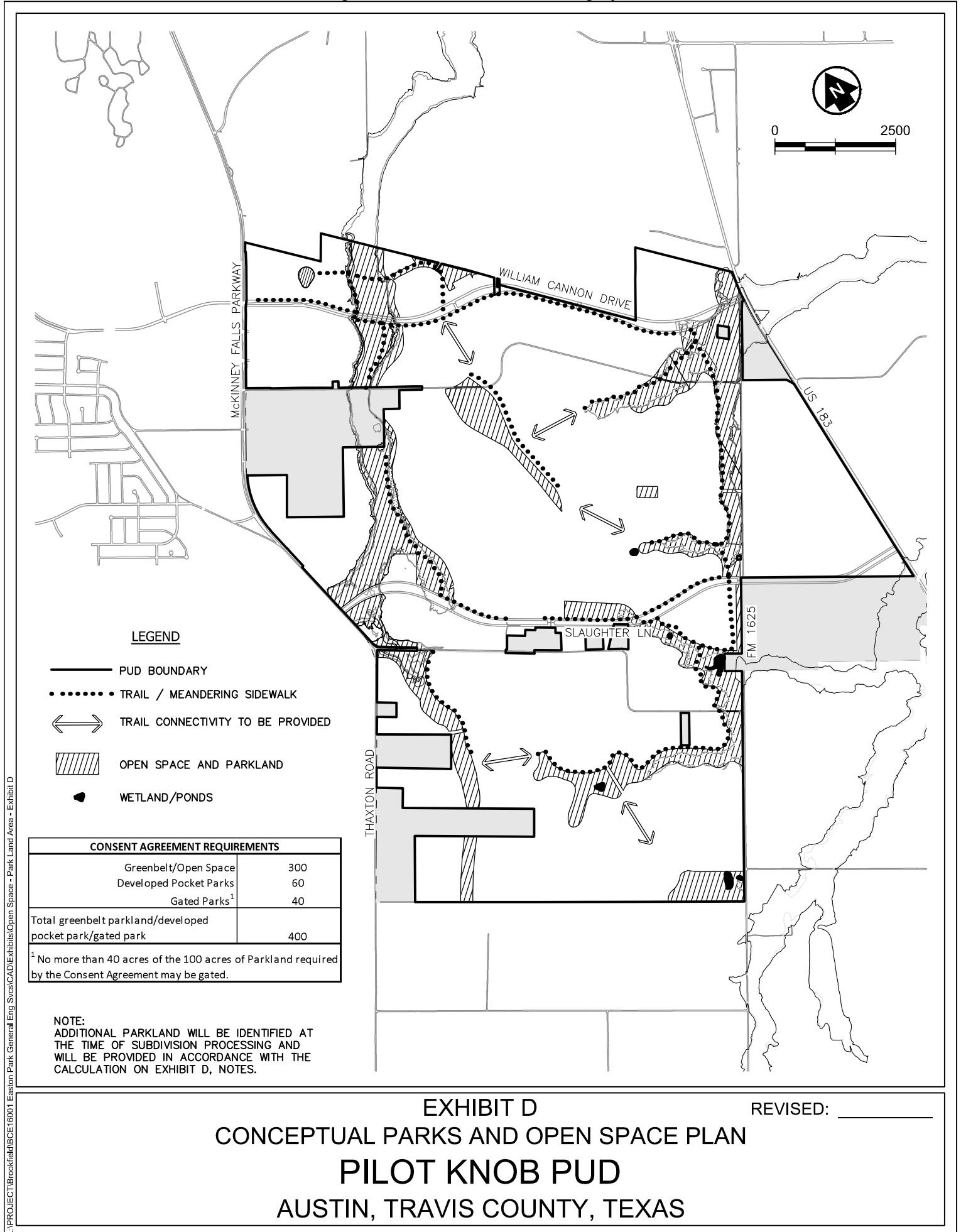
	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR – MIXED RESIDENTIAL	~ 1,740 AC	UP TO: 9,000 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
	EC – EMPLOYMENT CENTER	~ 90 AC	UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL	MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
	TC – TOWN CENTER	~ 200 AC	UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
	OS – OPEN SPACE	~ 427.5 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

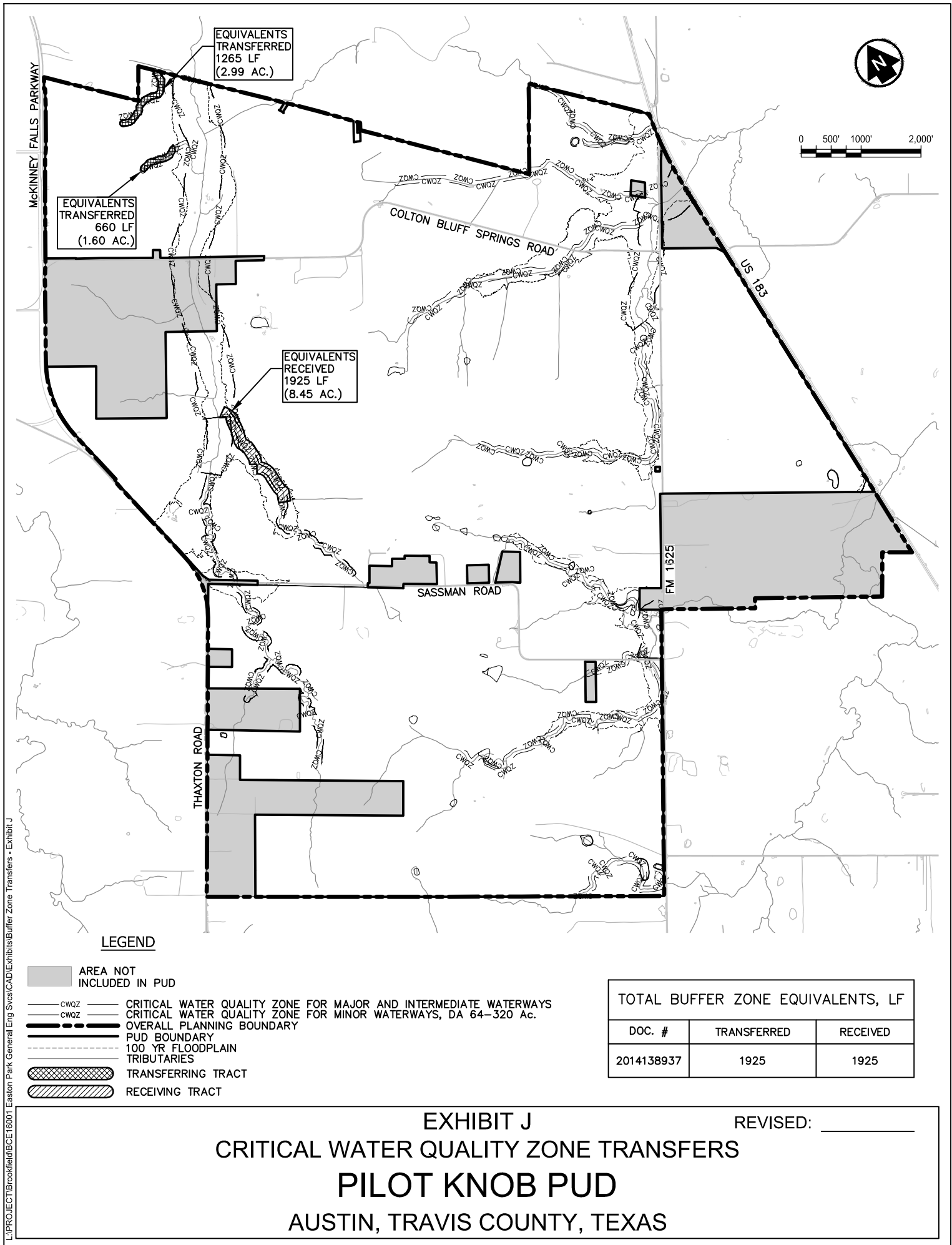
NOTES:

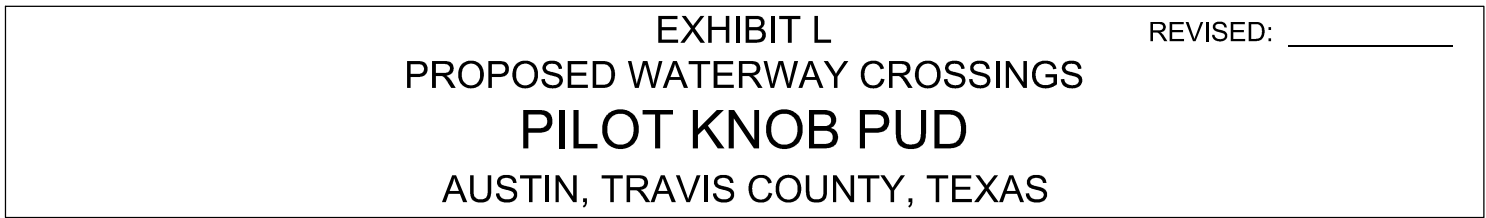
1. A FIRE STATION SITE WILL BE DONATED TO THE CITY OF AUSTIN WITHIN THE PUD, AS DESCRIBED IN EXHIBIT E OF THE PILOT KNOB MUD CONSENT AGREEMENT.
2. THE ONLY EXISTING ROADS WITHIN THE PROJECT AREA ARE COLTON BLUFF SPRINGS ROAD, SASSMAN ROAD AND FM 1625.
3. A 10-ACRE INTERMODAL TRANSIT STATION WILL BE LOCATED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

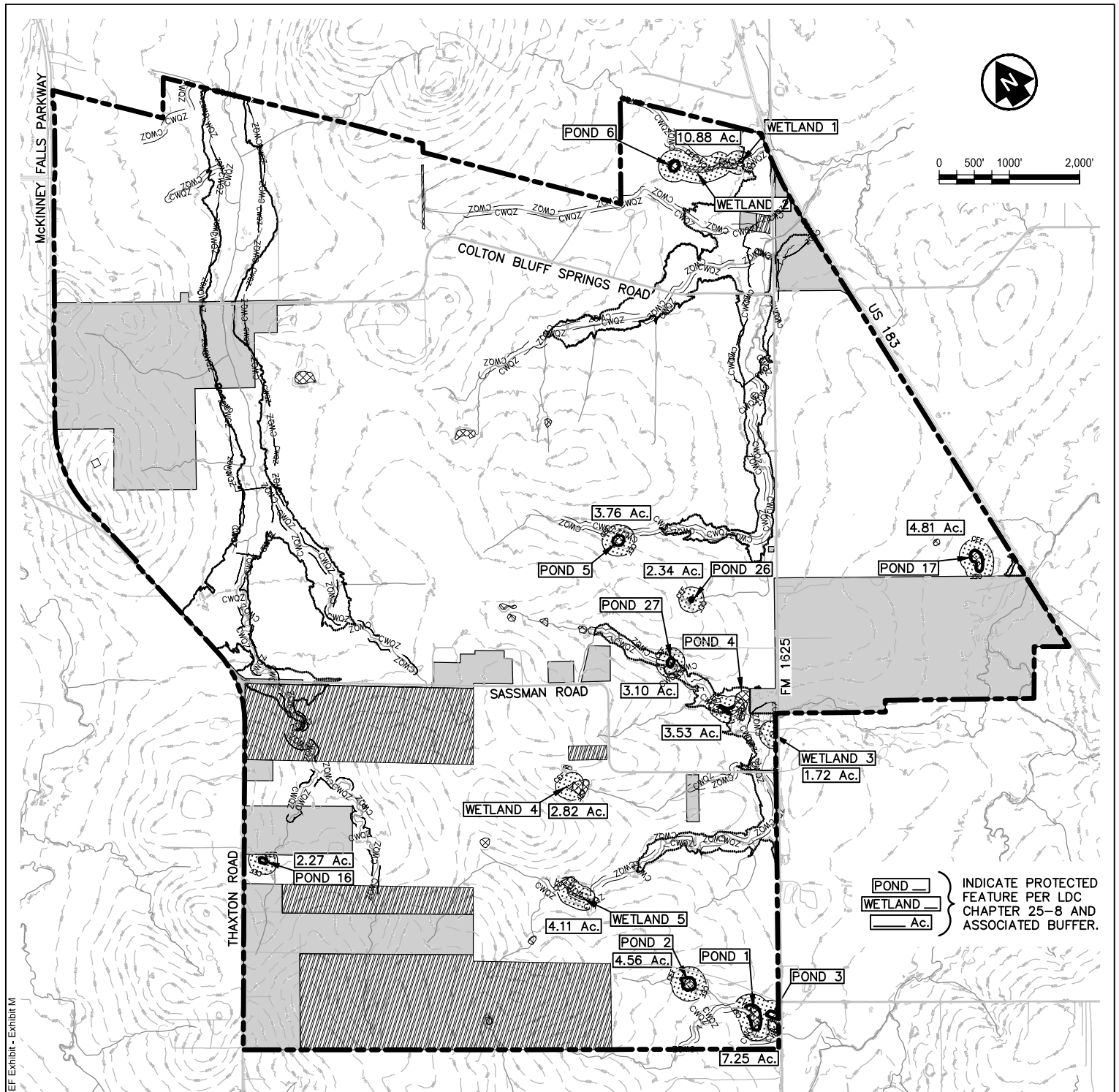
EXHIBIT C
LAND USE PLAN & DENSITY TABLE
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____









AREA ADDED IN AMENDMENT 3

AREA NOT INCLUDED IN PUD

CEF SETBACK AREA

TRIBUTARIES
EXISTING WETLANDS
EXISTING PONDS
WETLAND FRINGE

LEGEND

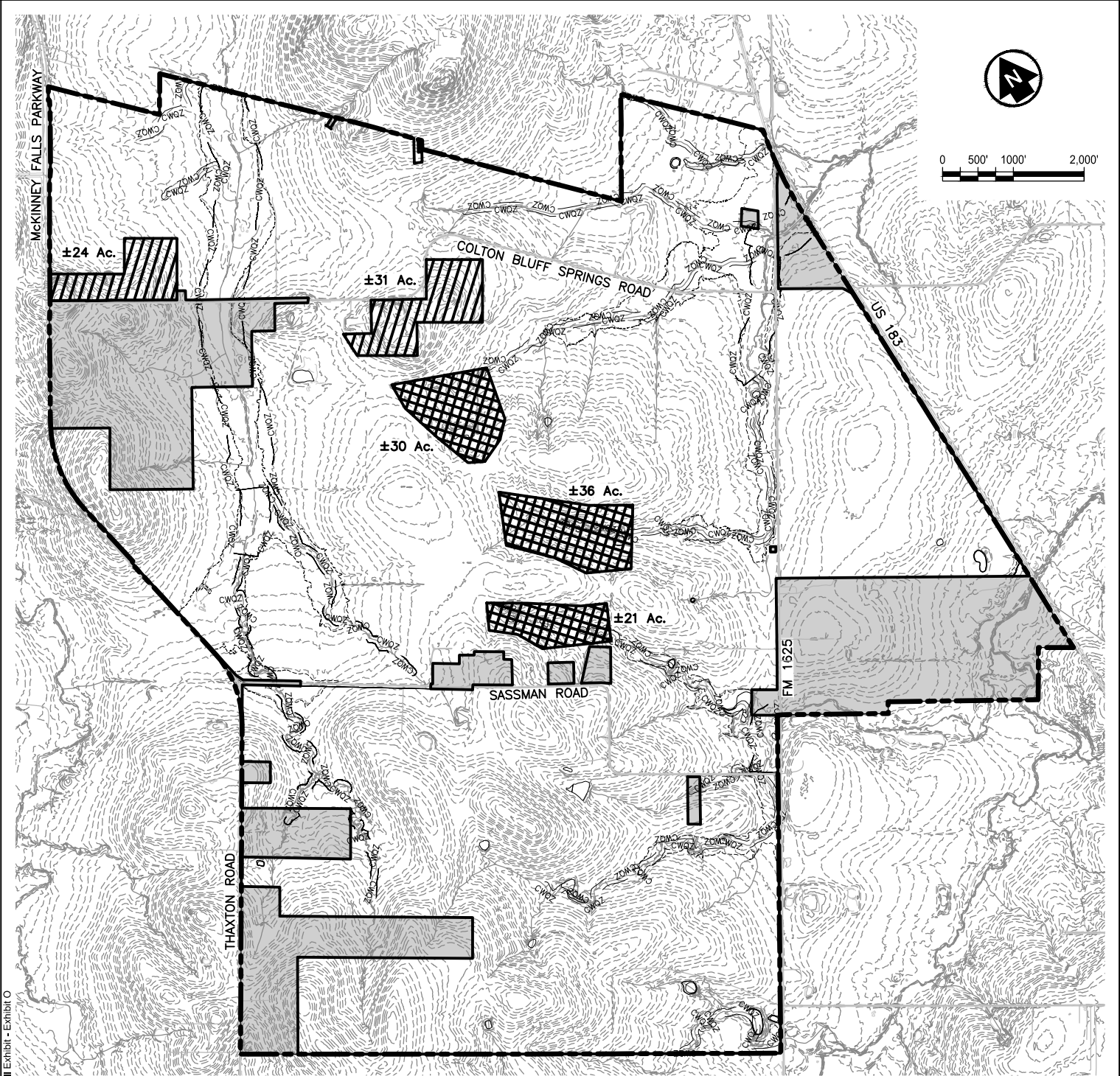
CWQZ
CWQZ
50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.
OVERALL PLANNING BOUNDARY
100 YR FLOODPLAIN

NOTES:

1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING.
2. WETLANDS 1 AND 2 ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY SITE PLAN IF FEASIBLE.
3. CRITICAL ENVIRONMENTAL FEATURES ARE INDICATED BY INCLUSION OF SETBACK.
4. MITIGATION OF CRITICAL ENVIRONMENTAL FEATURES IS ALLOWED PER REQUIREMENTS OF THE PUD.

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

REVISED: _____

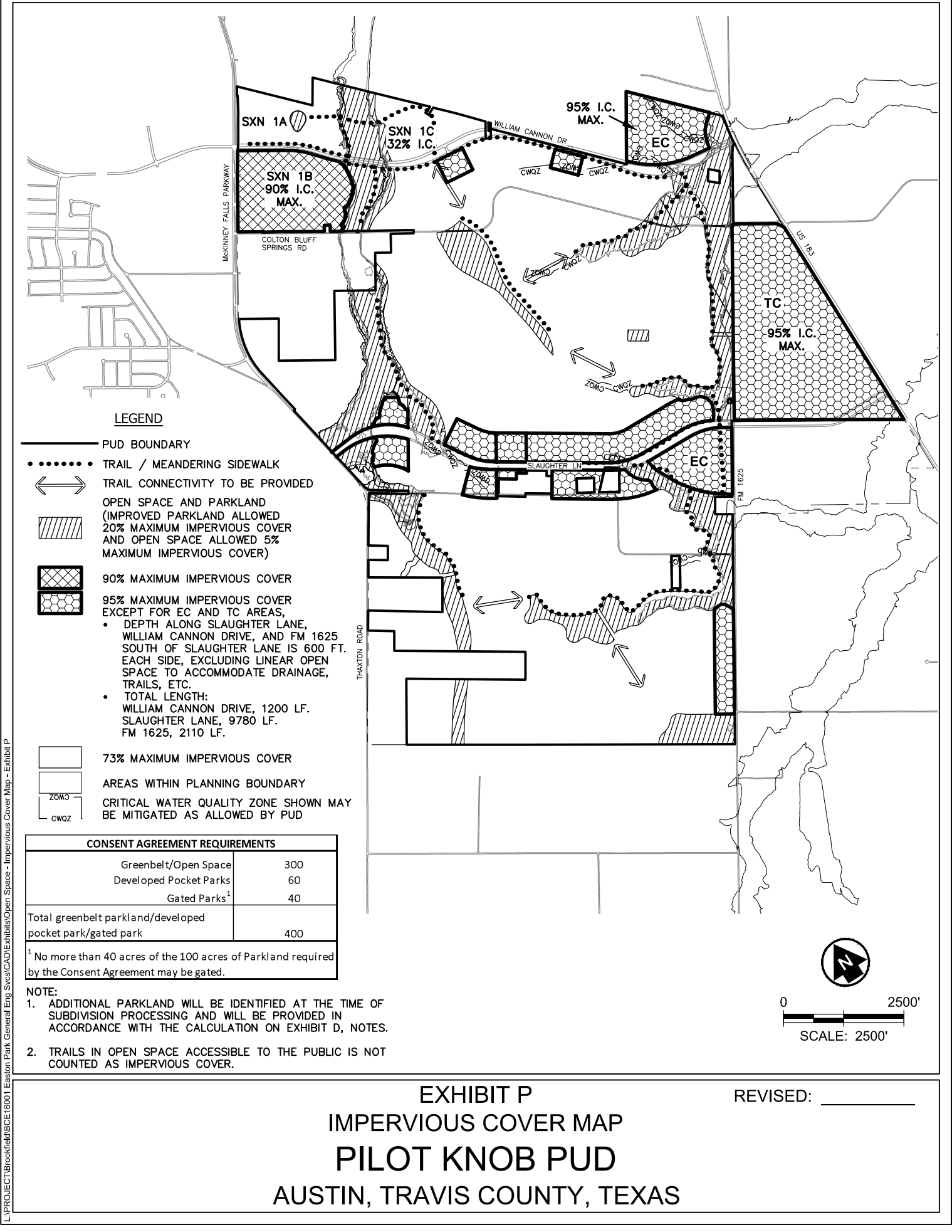


LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ 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: _____



Revised to reflect the 5 tracts being added to the PUD.

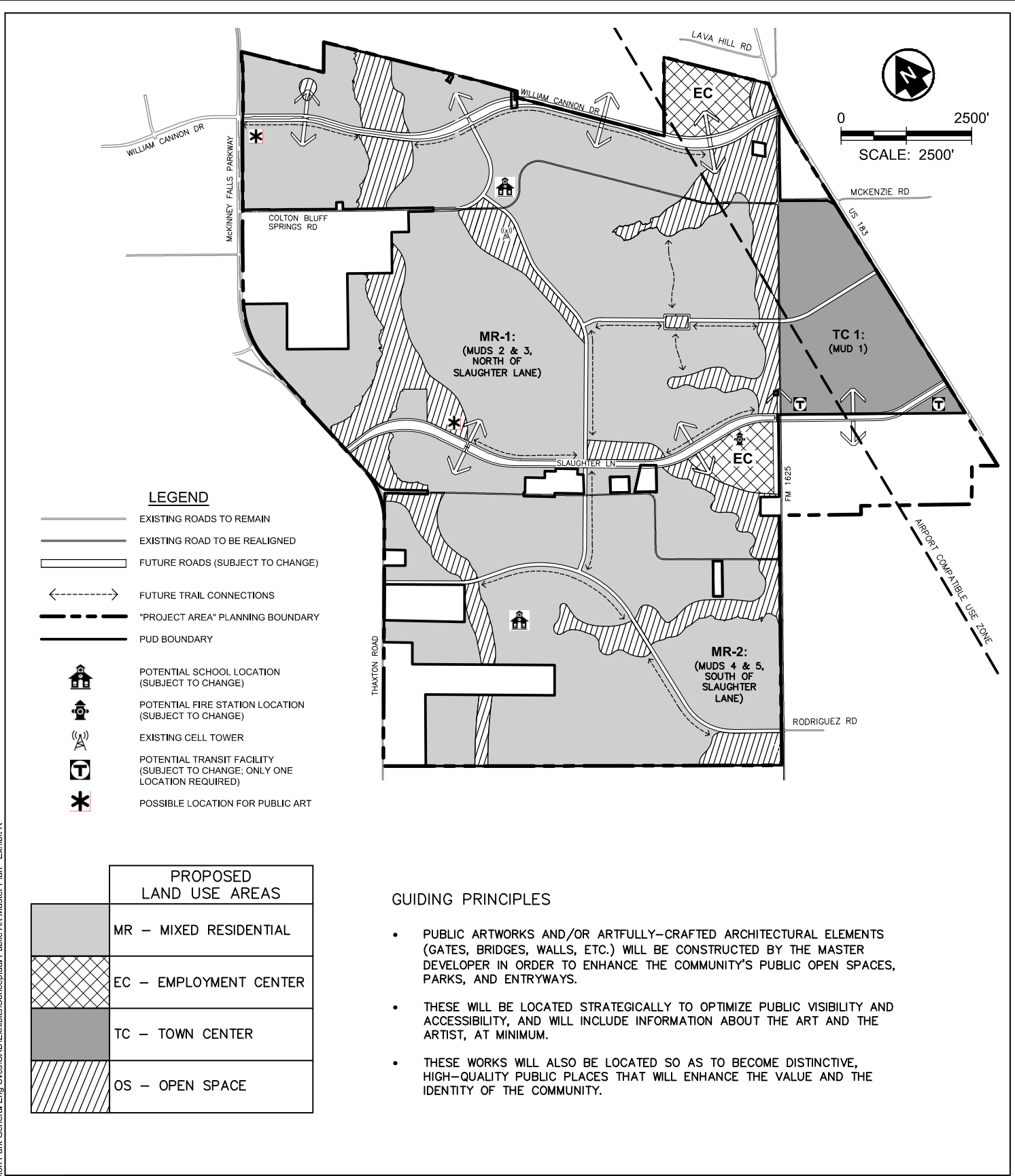
1. CENTERS DEVELOPMENT - IMPERVIOUS COVER			
Location	Area, ac.	IC, %	IC, ac.
MUD 1 North	58	95%	55.10
MUD 1 South	213	95%	202.35
EC	43	95%	40.85
Centers Subtotal	314		298.3

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

3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	363.52	5%	18.1758
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	1494.90	73%	1097.26
Misc . Subtotal	2140.78		1243.15

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.49	161.97
Misc	2140.78	1243.15
Total	2625.27	1703.42
Area in PUD, ac.		2625.27
65% Average IC in PUD		1706.43

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REVISED: _____

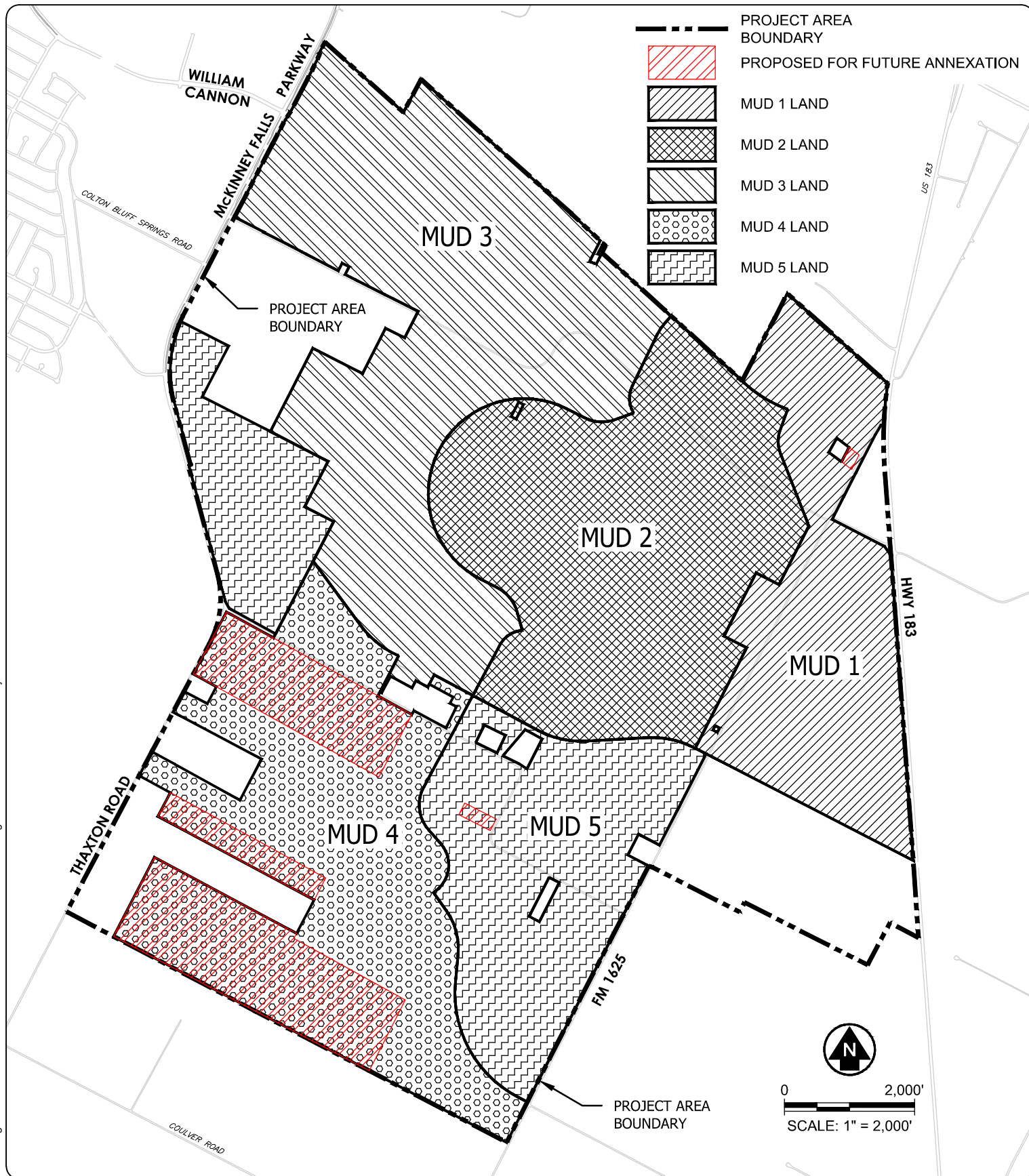


L:\PROJECT\Brookfield\BCE\16001 Easton Park General Eng Svcs\CAD\Exhibits\Conceptual Public Art Master Plan - Exhibit R

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

REVISED: _____

Revised to reflect the 5 tracts being added to the PUD. Areas in white remain in the ETJ or are not in the PUD.



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

KITCHEN TABLE
CIVIL SOLUTIONS

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

Brookfield
Residential

PROJECT AREA

PILOT NOB MUNICIPAL
UTILITY DISTRICTS

EXH U