

ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0152.04 – Pilot Knob PUD

DISTRICT: Contiguous to District 2

ZONING FROM: Unzoned

TO: PUD

ADDRESS: 9211, 9501, and 9715 Thaxton Road

SITE AREA: Three tracts totaling 50.908 acres

PROPERTY OWNER: Carma Easton, LLC (Chad Matheson)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning for the three tracts as outlined in the redlined draft PUD amendment ordinance, and as shown in Exhibit C – the revised Land Use Plan and Density Table, and supporting Exhibits D, J, L, M, O, P, P-1, R, and U. *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

PLANNING COMMISSION ACTION:

July 26, 2022:

CITY COUNCIL ACTION:

September 1, 2022:

ORDINANCE NUMBERS:

ISSUES:

The subject three tracts proposed to be added to the PUD will also be annexed for limited purpose jurisdiction, with Council consideration scheduled for September 1, 2022 (C7L-2022-0001). The total area of the tracts is 50.908 acres and revises the Pilot Knob PUD to 2,676.179 acres.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial

Exhibit B: Memo from Watershed Protection Department – Environmental Officer

Applicant's Summary Letter and Redlined, draft PUD Amendment Ordinance

Revised Exhibits to the PUD:

Exhibit C: Land Use Plan and Density Table
Exhibit D: Conceptual Parks and Open Space Plan
Exhibit J: Critical Water Quality Zone Transfers
Exhibit L: Proposed Waterway Crossings
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

CASE MANAGER COMMENTS:

The proposed amendment to the Pilot Knob Planned Unit Development (PUD) consists of three undeveloped, unzoned and non-contiguous tracts that are adjacent to the PUD and have access to Thaxton Road. These three parcels are currently within unincorporated Travis County and proposed for annexation and establishment of initial permanent zoning, thus bringing them into the PUD. *Please refer to Exhibits A (Zoning Map), and A-1 (Aerial View).*

The proposed amendment would add approximately 51 acres to the Mixed Residential area of the PUD for a revised total of 2,676.179 acres. The 65% average impervious cover in the PUD will not change. As information, the Mixed Residential area is intended to provide a mix of single family residential types, multifamily, neighborhood-serving commercial uses, and civic uses.

BASIS OF STAFF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

2. *Zoning changes should promote an orderly relationship among land uses.*

The original PUD ordinance acknowledged the addition of land area to the PUD zoning boundary that is located within the larger Project Area. The Project Area boundary includes the five Pilot Knob Municipal Utility Districts and adjacent tracts. Part 12. B.3. of the PUD ordinance modifies Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.1 (*Compliance Required*) to allow for additional land area that is located within the Project Area to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority. All three tracts are within the Project Area boundary shown in the approved 2016 PUD ordinance, and thus are eligible to be brought into the PUD under the same set of conditions. Tracts N, O, and P will be added to MUD No. 4 upon annexation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	Unzoned	A few single family residences; Undeveloped
<i>North</i>	PUD; County	Mostly undeveloped; Commercial; Industrial
<i>South</i>	PUD; County	Mostly undeveloped; Residences on large tracts
<i>East</i>	PUD; County	Undeveloped; Floodplain
<i>West</i>	County	Undeveloped; Residential; Agricultural; Limited amount of commercial

MUNCIPAL UTILITY DISTRICT: Pilot Knob MUD Nos. 1 through 5

TIA: Completed with C814-2012-0152 in September 2015

WATERSHED: Cottonmouth Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: The property is within the Del Valle Independent School District.
Creedmoor Elementary School Ojeda Middle School Del Valle High School

COMMUNITY REGISTRY LIST:

627 – Onion Creek HOA 774 – Del Valle Independent School District
1195 – Imperial Neighborhood Association 1228 – Sierra Group, Austin Regional Group
1258 – Del Valle Community Coalition 1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The City annexed the original Pilot Knob PUD area for limited purposes in June 2012 and an interim-rural residential (I-RR) zoning designation was assigned to the area (C7L-2012-004). The subject three tracts that are proposed to be added to the PUD will be annexed for limited purpose jurisdiction, with Council consideration on September 1, 2022 (C7L-2022-0001). Full purpose annexation will occur in accordance with the terms of the Strategic Partnership Agreement between the City and Pilot Knob MUD No. 1 through 5. The Agreement states full purpose annexation shall occur no later than December 31, 2047.

A Development Assessment for Pilot Knob PUD was submitted on January 31, 2012 and in accordance with the revised regulations for PUDs, a briefing was presented to Council on June 28, 2012 (CD-2012-0001). On December 5, 2012, the Applicant made a formal application for PUD zoning and Council approval occurred on December 17, 2015. On November 10, 2016, Council approved an ordinance amendment to revise Part 8. the Affordable Housing Program and Exhibit V, the Affordable Housing Restrictive Covenant Form. On March 2, 2017, Council approved a corrective ordinance to update certain exhibits contained in the November 10, 2016 ordinance which were outdated at the time of ordinance adoption.

On January 31, 2019, Council approved an amendment to the PUD to add seven tracts totaling 165.902 acres and 800 additional dwelling units to the Mixed Residential area, and 40 acres to the Open Space area to the PUD for a revised total of 2,382.88 acres (C814-2012-0152.02 – Pilot Knob PUD – 2nd Amendment). The 65% average impervious cover in the PUD did not change.

On December 9, 2021, Council approved an amendment to the PUD to add five tracts totaling approximately 215 acres to the Mixed Residential area and 27.5 acres to the Open Space area to the PUD for a revised total of 2,625.271 acres (C814-2012-0152.03 – Pilot Knob PUD – 3rd Amendment). The 65% average impervious cover in the PUD did not change.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Thaxton Road	Level 3	120 feet	68 feet	22 feet	No	Wide Curb	No

ADDITIONAL STAFF COMMENTS:Inclusive Planning

Project Name and Proposed Use: 9211, 9501 and 9715 Thaxton Road. Add 50.908 acres of unzoned land to the project area of the Pilot Knob PUD. Increase in the land area from 2,625.271 acres to 2,676.179 acres. New acreage to be annexed into the City of Austin. Proposed Uses: Mixed Use, Civic, Multifamily, Mixed Residential, Commercial, Light Industrial, Parks, Greenways, Trails.

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Y	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: William Cannon Activity Corridor 0.50 miles to the north
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
Y	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Y	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
5	Total Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features (Extra Points)	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
1	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources in excess of ordinance requirements.
	Water/Waste Water Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques in excess of ordinance requirements.
6	Total Number of "Yes's" Under Bonus Features

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Austin Fire Department Review

No comments.

Flood Plain Review

Amendment is to add additional tracts to the PUD area (appears to be Mixed Residential). Areas added are generally outside creek buffer areas. Change of zoning may have impacts on floodplain modeling, but it is expected that any proposed development would require detention ponds bringing post project flows to pre-project levels. Area is assumed to be 55% impervious in COA future land use file being used for Atlas 14 studies.

Hydrogeologist Review

No hydrologic critical environmental features (CEFs) identified within the subject area.

Parks & Recreation Department (PARC) – Planning & Design Review

PUD Amendment proposes to add approximately 50 acres to PUD area. Additional properties along with any additional proposed units will be subject to parkland dedication per the PUD requirements at the time of Subdivision or Site plan application.

Site Plan

As development standards are not being changed with the addition of land to the PUD, site plan comments will be reserved for site plan submittal.

Austin Transportation Department – Engineering Review

The site is subject to the approved TIA with zoning case C814-2012-0152. A TIA compliance memo indicating how many trips have been used, how many trips are left, etc., will be required with the first site plan or subdivision application. The TIA may need to be revised upon further review.

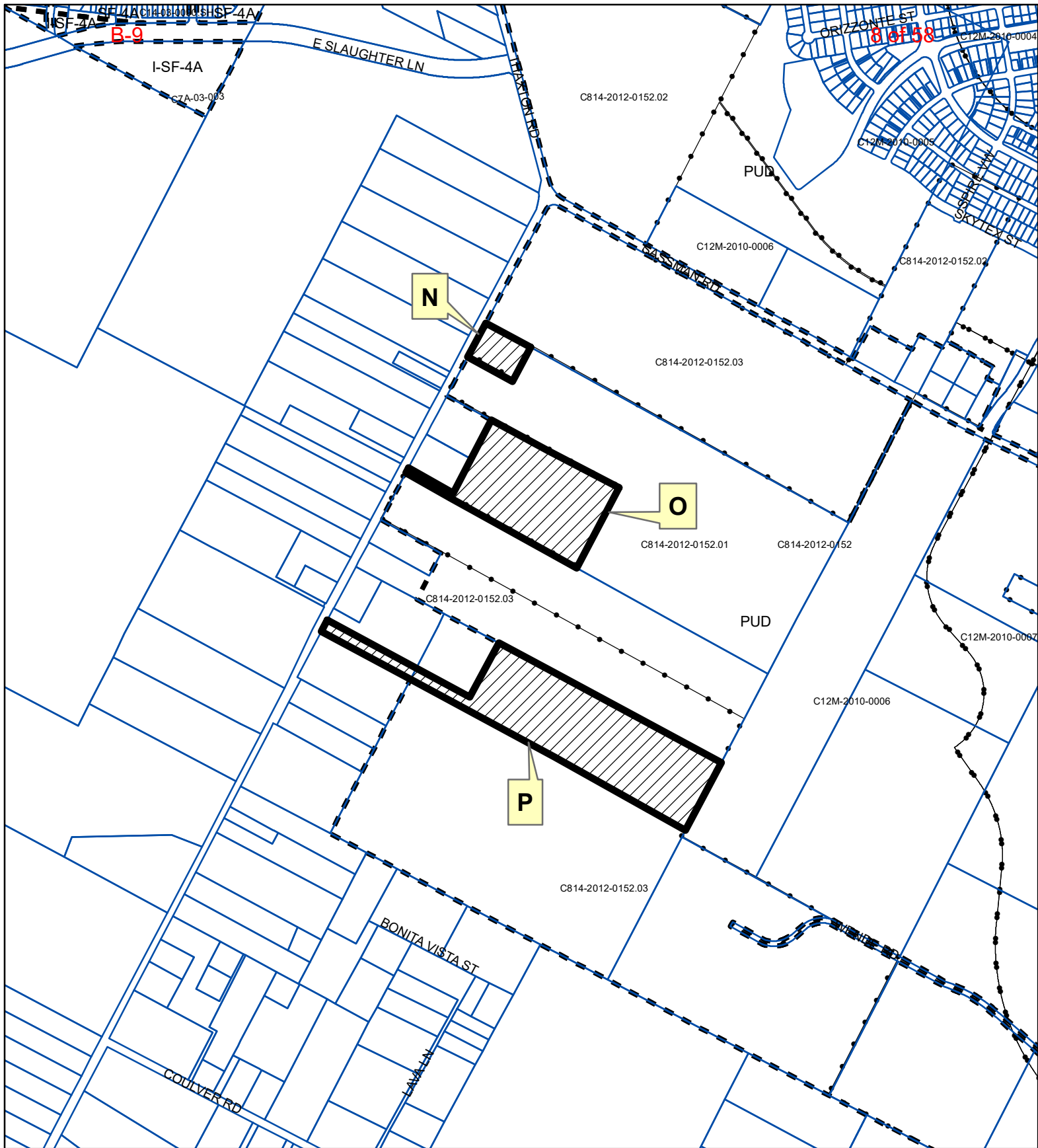
The Austin Strategic Mobility Plan (ASMP) calls for 120' feet of right-of-way for Thaxton Road. It is recommended that 60' feet of right-of-way from the existing centerline should be dedicated for Thaxton Road according to the Transportation Plan with the first site plan or subdivision application [LDC 25-6-51 and 25-6-55].




Watershed Protection – Environmental Office

Please refer to Exhibit B.

Austin Water Utility

No comments on the PUD amendment.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT Exhibit A

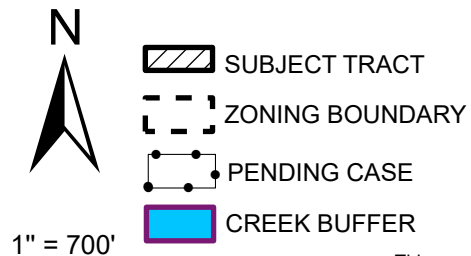
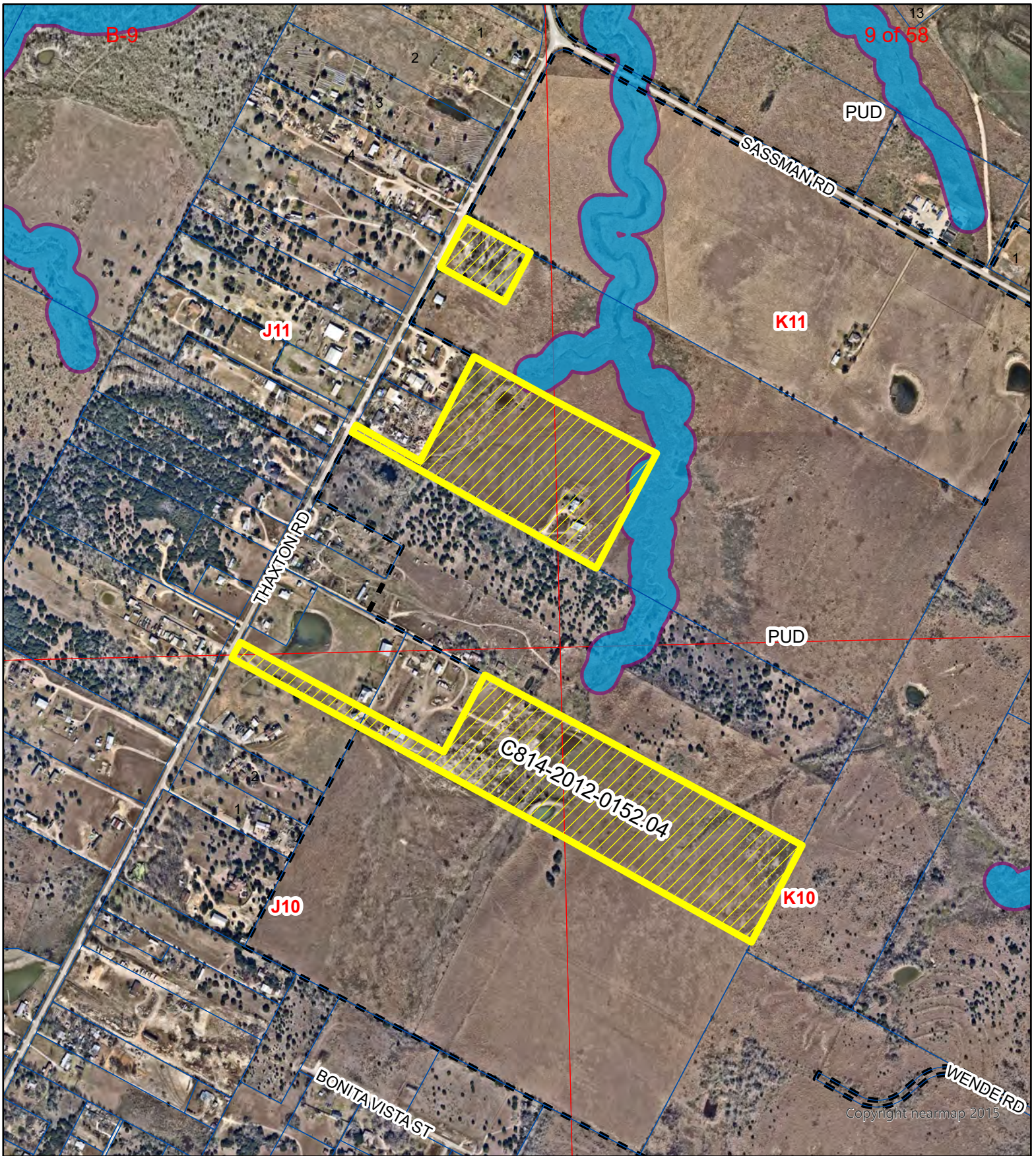
ZONING CASE#: C814-2012-0152.04

1" = 1,000'

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

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





Pilot Knob PUD - 4th Amendment Exhibit A - 1

ZONING CASE#: C814-2012-0152.04
 LOCATION: 9211, 9501, and 9715 Thaxton Road
 SUBJECT AREA: 50.908 Acres
 GRID: J10, J11, K10 and K11
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MEMORANDUM

TO: Todd Shaw, Chair, and Members of the Planning Commission

FROM: Liz Johnston, Deputy Environmental Officer,
Watershed Protection Department

DATE: July 1, 2022

SUBJECT: Pilot Knob Planned Unit Development - C814-2012-0152.04

This summary is being provided to the Planning Commission for the Pilot Knob Planned Unit Development (PUD), a proposed fourth amendment to an existing PUD from 2012.

This memo is to inform the Planning Commission that an environmental review has been conducted by Watershed Protection staff. The proposed amendment only adds acreage to the existing PUD as allowed under the previously approved terms of the PUD, and does not amend or alter environmental allowances. The revised exhibits were updated to reflect the addition of land and to show environmental features for the added land as appropriate.

Any development entitlement relating to potential environmental issues approved with the original PUD will be addressed with a forthcoming fifth PUD amendment. Currently there are no unresolved environmental issues and environmental review staff have no concerns in relation to the proposed PUD amendment. If you have any questions, please contact Leslie Lilly in the Watershed Protection Department at 512-535-8914 or leslie.lilly@austintexas.gov.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard Suttle
(512) 435-2300
rsuttle@abaustin.com

January 28, 2022

Wendy Rhoades
City of Austin
Housing and Planning Department
1000 E. 11th Street
Austin, Texas 78702Re: Pilot Knob Planned Unit Development (PUD) 4th Amendment Application (C814-2012-0152.04) (the "Application")

Dear Ms. Rhoades:

This firm represents and this letter is submitted on behalf of the applicant for the above referenced Application. The purpose of the amendment is to add additional land within the project area as shown on the Pilot Knob PUD Land Use Plan. There are a total of 3 tracts totaling 50.908 acres that is proposed to be added to the Pilot Knob PUD, which will be an increase in the land area from 2,625.271 acres to 2,676.179 acres. See attached chart below for a list of the tracts being added to the PUD and their legal description. The tracts are located in the City of Austin 2-mile ETJ. Annexation of these tracts into the City of Austin Limited Purpose will run concurrently with this Application. This Application does not propose to modify existing conditions of the Pilot Knob PUD. The following items are included with this Application:

- Field notes and deeds for each of the 3 tracts to define the footprint of the PUD Amendment request.
- Redline copy of the approved Pilot Knob PUD Ordinance.
- Revised Exhibits C, D, J, L, M, O, P, P-1, R and U to the approved Pilot Knob PUD Ordinance to include the new tracts.
- Overall parkland dedication tracking table updated to include the new tracts being added.
- Two Environmental Resource Inventories that include all 3 tracts.

ARMBRUST & BROWN, PLLC

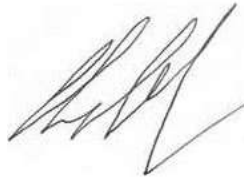
Page 2

A Traffic Impact Analysis (TIA) has been waived for this Application. The TIA Determination signed by Justin Good on January 6, 2022 is included in the submittal package.

It should be noted that the Pilot Knob PUD Ordinance No. 20161110-032 modified the City of Austin Code to allow additional land area, that is located within the Project Area as depicted in Exhibit U, to be amended into the Pilot Knob PUD without having to demonstrate additional compliance and superiority.

Thank you in advance for your time and consideration of this PUD Amendment request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2300.

Respectfully,

A handwritten signature in black ink, appearing to read 'Richard Suttle', is centered below the 'Respectfully,' text.

Richard Suttle

Attachments

cc: Matthew McCafferty, Brookfield Properties
Michael Lobo, Brookfield Properties
Jewels Cain, Armbrust & Brown, PLLC
Andy Linseisen, Armbrust & Brown, PLLC

ARMBRUST & BROWN, PLLC

Page 3

Deed Reference of Deed Conveying the Property to the Present Owner(s):

Tract as Shown on Location Map	Owner	Legal Description/ TCAD ID	Address	Instrument Number	Acres
N	CARMA EASTON LLC	ABS 24 DELVALLE S/ 0348010259	9211 Thaxton Road	2021196245	2.756
O	CARMA EASTON LLC	ABS 24 DEL VALLE S/ 0348010261	9501 Thaxton Road	2021120256	18.774
P	CARMA EASTON LLC	ABS 24 DEL VALLE S/ 0348010250 and 0348010212	9715 Thaxton Road	2021229216	29.378
Total					50.908

ORDINANCE NO. 20211209-090

AN ORDINANCE AMENDING ORDINANCE NO. 20161110-032 FOR THE PROJECT KNOWN AS PILOT KNOB PUD ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCALLY KNOWN AS ~~7620 FM 1625 ROAD, 8009 AND 8457 SASSMAN ROAD AND TWO PARCELS NEAR THAXTON ROAD AND SOUTH OF SASSMAN ROAD~~; AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT. **9211, 9501 and 9715 Thaxton Road**

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 ~~2625.271~~ **2676.179** acres of land located generally east and southeast of the intersection of East William Cannon Highway Falls Parkway, and west of South U.S. Highway 183 and Farm to Market 1625 Road, and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 20161110-032.

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

PART 3. The zoning map established by Ordinance No. 20161110-032 and Ordinance No. **20211209-090** 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. C814-2012-0152.03, on file at the Housing and Planning Department, as follows:

Tract I:

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

Tract J:

~~80.807 acres (approximately 3,500 square feet) of land in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, said 80.807 acre tract being more particularly described by metes and bounds incorporated into this ordinance, and~~

Add Tracts N-P:

Tract N: 2.756 acres
Tract O: 18.774 acres
Tract P: 29.378 acres

Tract K:

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

Tract L:

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

Tract M:

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

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

9211, 9501 and 9715 Thaxton Road

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

PART 4. This ordinance, together with the attached Exhibits, constitutes the amended land use plan for the Pilot Knob PUD and amends the Original Ordinance. The Pilot Knob PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Housing and Planning Department in File No. C814-2012-0152 03. If this ordinance and the attached exhibits conflict, the ordinance applies.

↑.04

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

- Exhibit A: Legal Description of the five tracts added to the Pilot Knob PUD
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan and Density Table
- Exhibit D: Conceptual Parks and Open Space Plan
- Exhibit J: Critical Water Quality Zone Transfers
- Exhibit L: Proposed Waterway Crossings
- 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*).

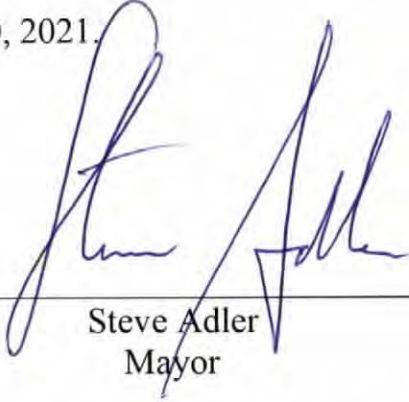
PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 20161110-032, as amended, remain in effect.

PART 8. This ordinance takes effect on December 20, 2021.


PASSED AND APPROVED

December 9, 2021

§
§
§


Steve Adler
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:

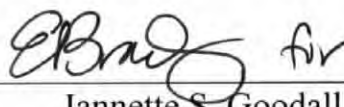

Jannette S. Goodall
City Clerk

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 of land bears N52°50'13"W, a distance of 194.6 feet to the northernmost corner of said 138.54 acre tract of land, being at a southeast line of FM 1625, and from which a concrete monument found in the northwest line of said FM 1625 on the southeast line of said 138.54 acre tract bears N27°06'25"E, a distance of 431.98 feet,

REPLACE WITH NEW EXHIBIT A

THENCE, S52°50'13"E, 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, S27°02'23"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 2018
MARVIN DEARBONNE, JR., R.P.L.S. NO. 5697
Carlson, Brigrance & 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**

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 **REPLACE WITH NEW EXHIBIT A** BY METES AND
BOUNDS AS FOLLO

BEGINNING at a corner of the east 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"

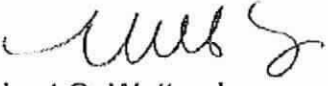
Page 2

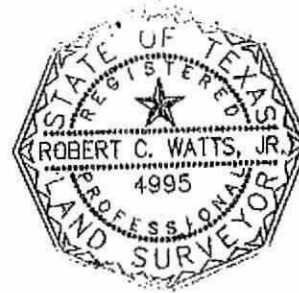
for the southwest corner of the 78.7749 acre tract, being also the northwest corner of the 2.76 acre tract;

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



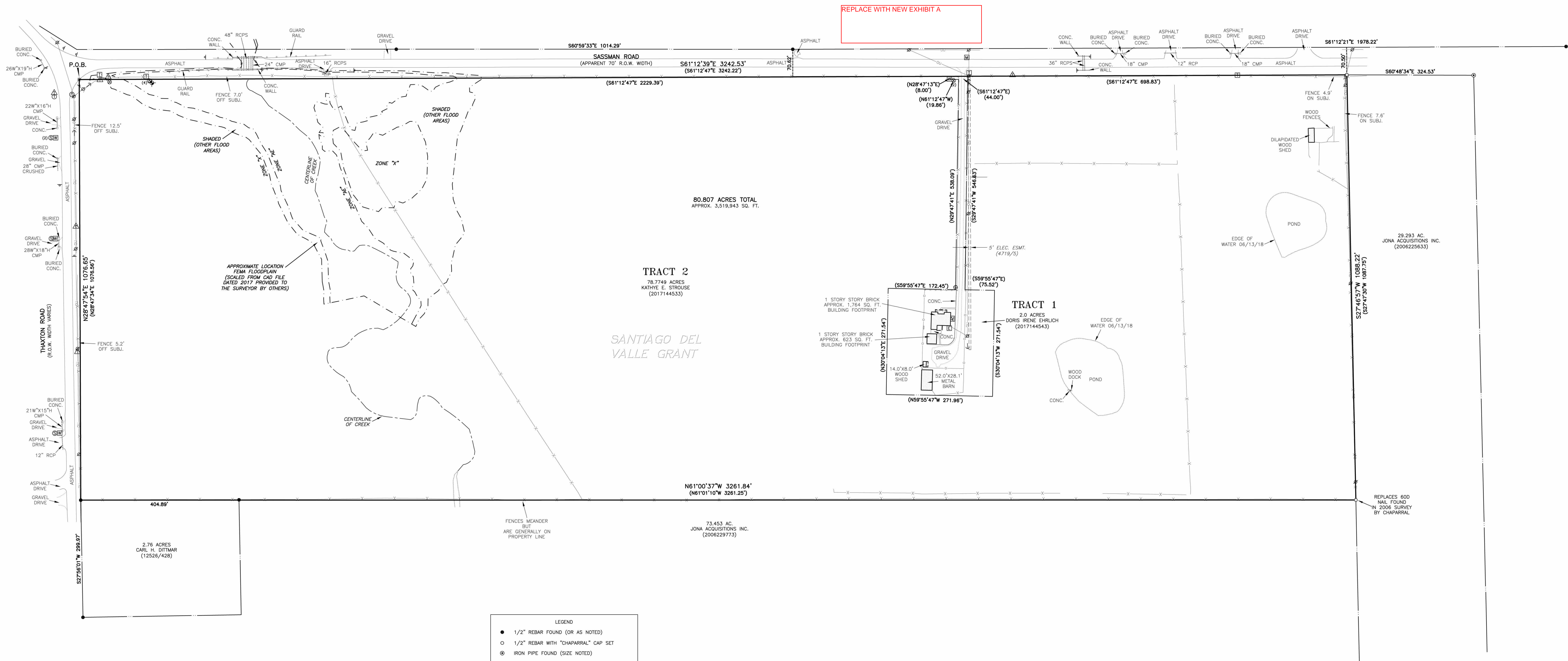
REPLACE WITH NEW EXHIBIT A

EXHIBIT "A"

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

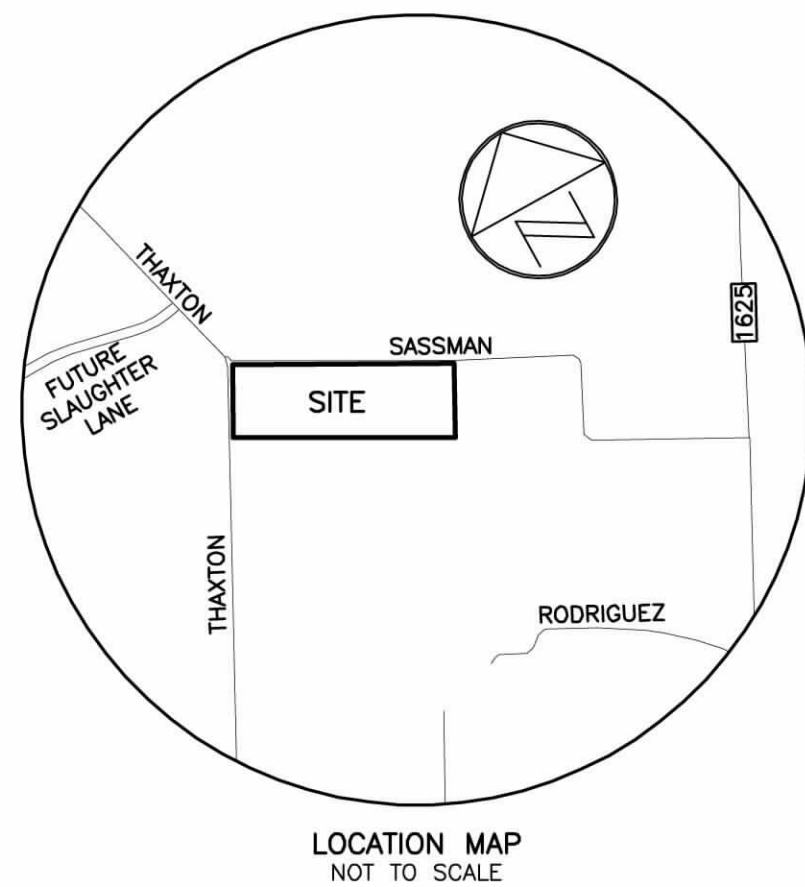
TRACT 1: BEING 2.0 ACRES OF LAND, MORE OR LESS, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED IN DOCUMENT NO. 2017144543, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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 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

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

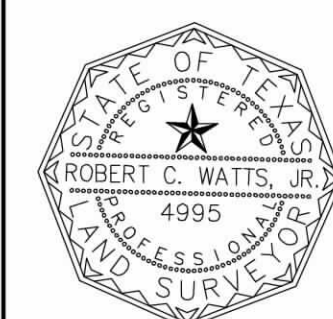
DATE OF SURVEY: June 15, 2018

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.

REPLACE WITH NEW EXHIBIT A



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 southwest corner of said 29.293 Acre Tract, for the northeast corner of said tract;

REPLACE WITH NEW EXHIBIT A


Page 2 of 2

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



REPLACE WITH NEW EXHIBIT A

COLTON BLUFF SPRINGS

PHANTOM

SLAUGHTER LAKE

SASSIMAN


SITE

LOCATION MAP

NOT TO SCALE

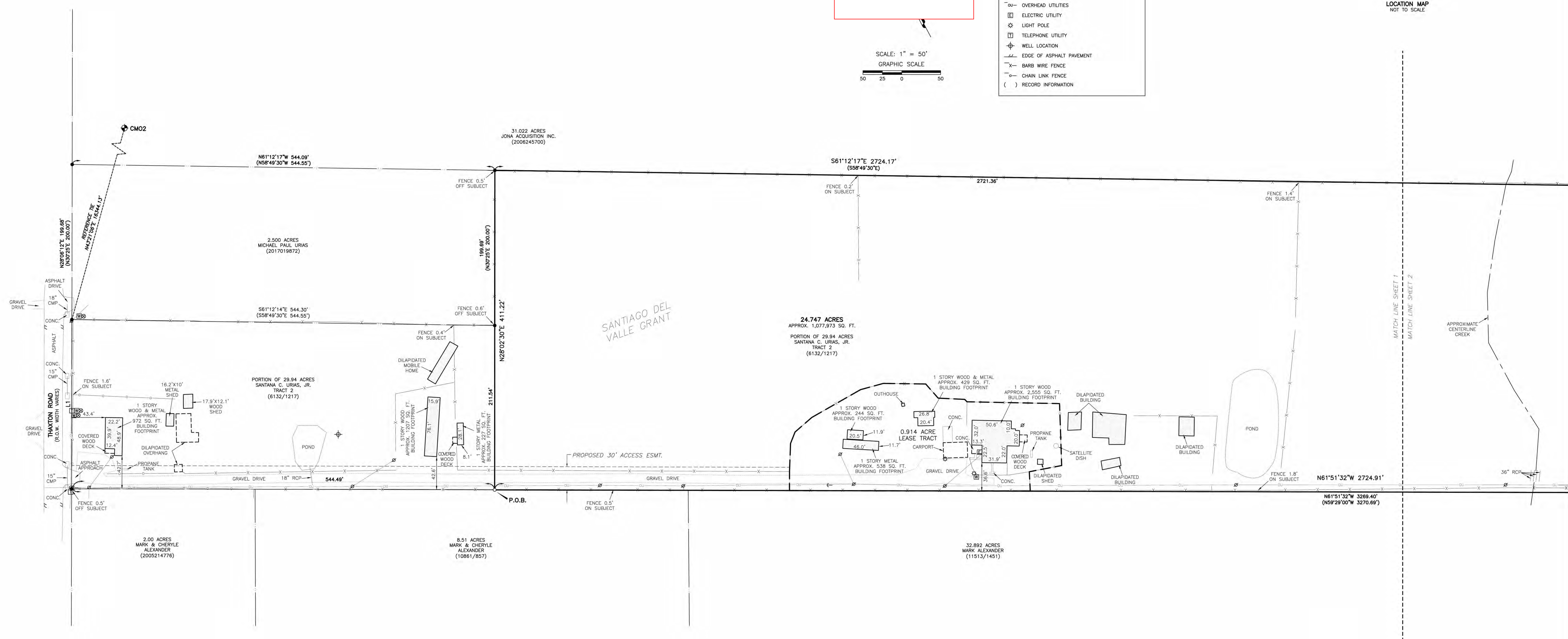
SCALE: 1" = 50'

GRAPHIC SCALE



50 25 0 50

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT LOCATION
- ⌈ WATER METER
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITIES
- ⌈ ELECTRIC UTILITY
- ⊘ LIGHT POLE
- ⌈ TELEPHONE UTILITY
- ⊕ WELL LOCATION
- EDGE OF ASPHALT PAVEMENT
- BARB WIRE FENCE
- CHAIN LINK FENCE
- () RECORD INFORMATION





Phillip L. McLaughlin
R.P.L.S. No. 5300

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCell Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-027

DRAWING NO.:
500-027-TI

PLOT DATE:
10/10/18

PLAT SCALE:
1" = 50'

DRAWN BY:
UDE

SHEET
01 OF 02

Tract M



Professional Land Surveying, Inc.
Surveying and Mapping

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 58 acre tract, a distance of 5745.00 feet to a 1/2" iron pipe found at the north 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 said 58 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;

Page 2 of 2

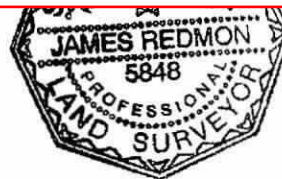
THENCE with the north line of the 58 acre tract, the following three (3) courses and distances:

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 LCP 500-001-BD42-43.

 12-13-07
James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848



REPLACE WITH NEW EXHIBIT A



**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

REPLACE WITH NEW EXHIBIT A

BEGINNING at a 3/4" iron pipe found at the tract, same being the southeast corner of a 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

Page 2 of 2

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 **REPLACE WITH NEW EXHIBIT A** a distance of 1239.99 feet passing 3.66 feet common corner of the said 4.580 acre and the said 5.00 acre tract, a distance of 2142.70 feet passing 4.40 feet right of a 3/8" rebar found at the southeast corner of the said 4.001 acre tract and the 5.00 acre tract, a distance of 2467.51 feet to the **POINT OF BEGINNING**, containing 77.220 acres or 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.

 12-13-07
James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848



FIELD NOTES

BEING ALL OF THAT CERTAIN 2.756 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 2.76 ACRE TRACT OF LAND CONVEYED TO CARL H. DITTMAR IN VOLUME 12562, PAGE 428, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.756 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 2.76 acre tract, being at a southwest corner of a called 80.807 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2018115452, Official Public Records of Travis County, Texas, same being in the east right-of-way line of Thaxton Lane(R.O.W. Varies), for a northwest corner and **POINT OF BEGINNING** of the herein described tract of land,


THENCE, S61°01'06"E, with the common line of said 2.76 acre tract and said 80.807 acre tract, a distance of 404.70 feet to a 1/2 inch iron rod found at the northeast corner of said 2.76 acre tract, being in the south line of said 80.807 acre tract, same being at a northwestern corner of a called 73.453 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2006229773, Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract of land,

THENCE, with the common line of said 2.76 acre tract and said 73.453 acre tract, the following two (2) courses and distances, numbered 1 and 2,

- 1) S27°54'46"W, a distance of 293.12 feet to a 1/2 inch iron rod found at the southeast corner of said 2.76 acre tract, for the southeast corner of the herein described tract of land, and
- 2) N61°59'00"W, a distance of 404.82 feet to a 1/2 inch iron rod found at the southwest corner of the herein described tract of land, being at a northwestern corner of said 73.453 acre tract, same being in the east line of said Thaxton Lane, for the southwest corner of the herein described tract of land,

THENCE, N27°56'59"E, with the common line of said Thaxton Lane and said 2.76 acre tract of land, a distance of 299.94 feet to the **POINT OF BEGINNING** and containing 2.756 acres of land.

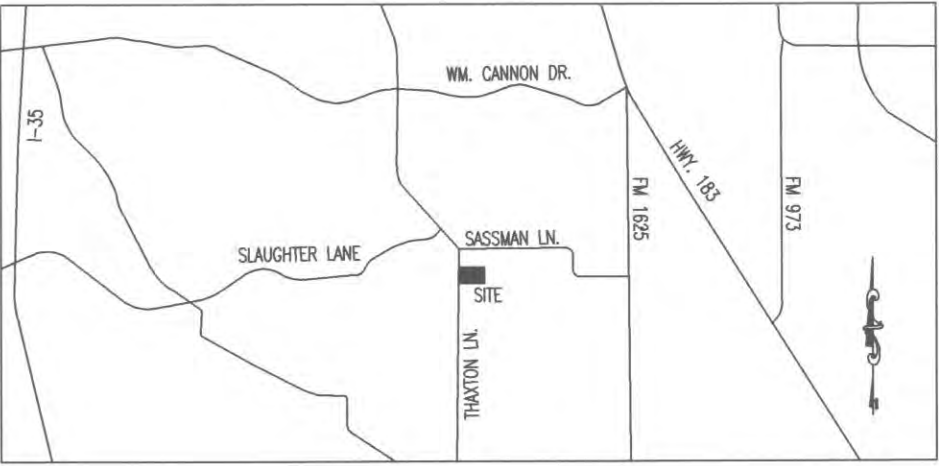
Prepared by:


 Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
 Reg. # 10024900
 5501 West William Cannon
 Austin, TX 78749
 Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

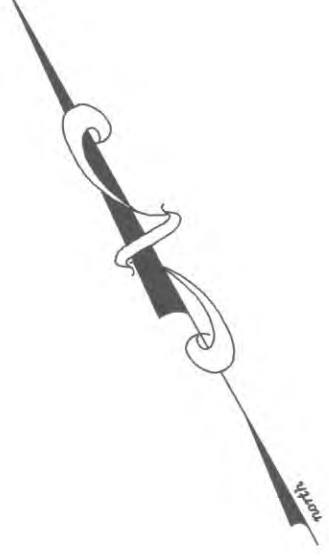


BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

ALTA SURVEY OF 2.756 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, BEING ALL OF THAT CALLED 2.76 ACRE TRACT OF LAND CONVEYED TO CARL H. DITTMAR IN VOLUME 12562, PAGE 428, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



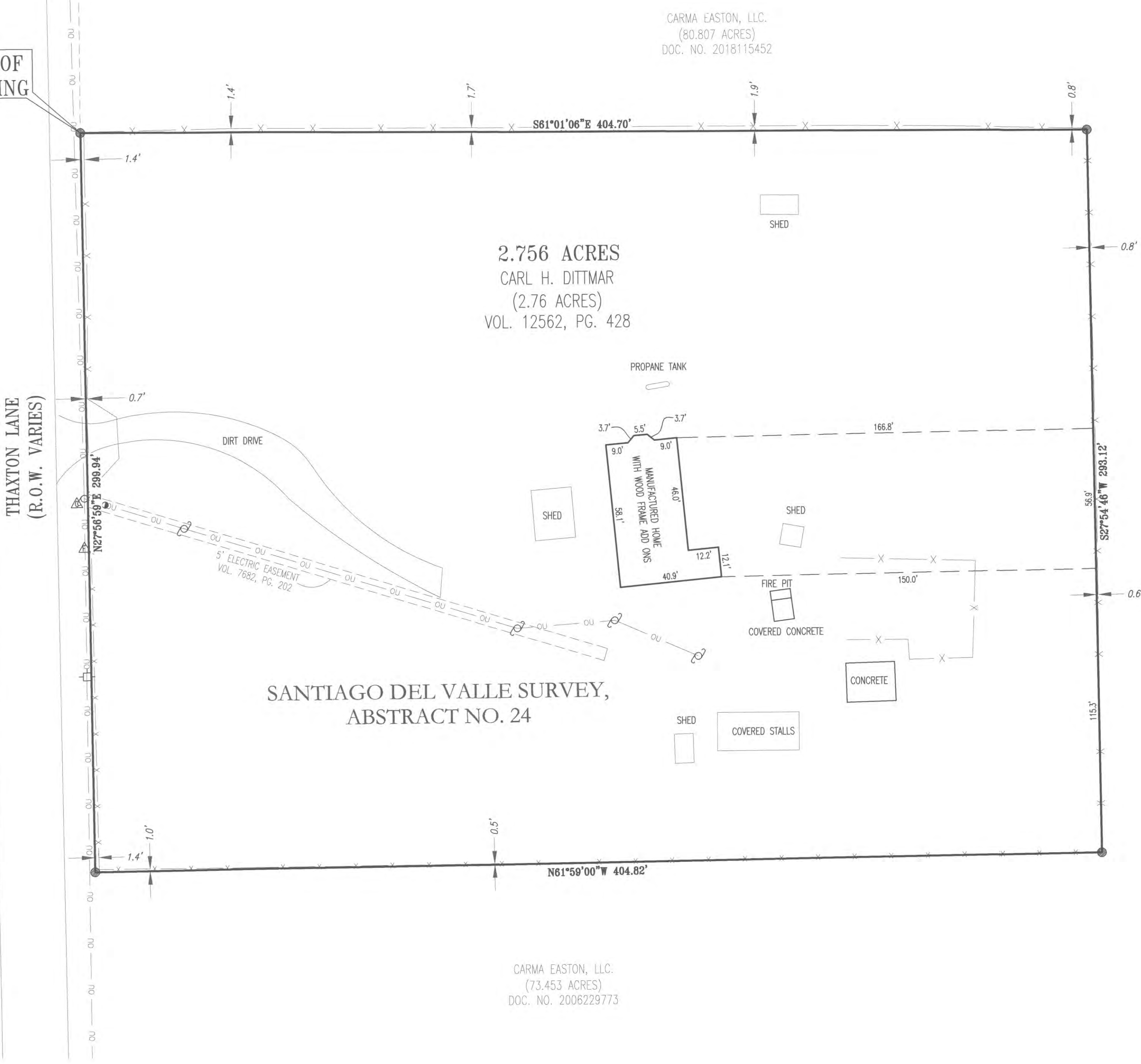
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 40'

- LEGEND
- 1/2" IRON ROD FOUND
 - GUY POLE
 - POWER POLE
 - WATER METER
 - BURIED FIBER OPTIC CABLE
 - CABLE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE

POINT OF BEGINNING



ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-1574-C, EFFECTIVE DATE MARCH 26, 2021, THE SUBJECT TRACT OF LAND IS AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

e. EASEMENT EXECUTED BY CARL DITTMAR, TO TRAVIS COUNTY, TEXAS, DATED OCTOBER 17, 1961, RECORDED IN VOLUME 2376, PAGE 311, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

g. EASEMENT EXECUTED BY CARL DITTMAR AND WIFE, BETTY DITTMAR, TO CREEDMOOR-MAHA WATER SUPPLY CORPORATION, DATED SEPTEMBER 4, 1966, RECORDED IN VOLUME 3196, PAGE 834, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (20' CENTERED AS INSTALLED)

l. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN MULTI SERVICE CONTRACT, AS RECORDED IN VOLUME 7659, PAGE 571, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

m. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN MULTI SERVICE CONTRACT, AS RECORDED IN VOLUME 8245, PAGE 38, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-1574-C, EFFECTIVE DATE MARCH 26, 2021, THE SUBJECT TRACT OF LAND IS NOT AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

f. EASEMENT EXECUTED BY CARL DITTMAR AND WIFE, BETTY DITTMAR, TO THE CITY OF AUSTIN, DATED JUNE 1, 1964, RECORDED IN VOLUME 2807, PAGE 182, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (EAST OF SUBJECT TRACT)

i. EASEMENT EXECUTED BY CARL DITTMAR AND WIFE, BETTY DITTMAR, TO THE CITY OF AUSTIN, FILED AUGUST 20, 1974, RECORDED IN VOLUME 5000, PAGE 2099, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER AFFECTED BY ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2010142625, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (SOUTH OF SUBJECT TRACT)

ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-1574-C, EFFECTIVE DATE MARCH 26, 2021, THE SUBJECT TRACT OF LAND MAY OR MAY NOT BE AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

h. EASEMENT EXECUTED BY CARL D. DITTMAR AND BETTY DITTMAR, TO CREEDMOOR-MAHA WATER SUPPLY CORP., DATED MAY 14, 1972, RECORDED IN VOLUME 4614, PAGE 1953, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (COULD NOT DETERMINE LOCATION AS CITED)

j. EASEMENT EXECUTED BY CARL DITTMAR, TO THE CITY OF AUSTIN, DATED JANUARY 22, 1982, RECORDED IN VOLUME 7682, PAGE 202, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER AFFECTED BY ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2010142625, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (COULD NOT DETERMINE LOCATION AS CITED)

k. EASEMENT EXECUTED BY CARL DITTMAR, TO THE CITY OF AUSTIN, DATED SEPTEMBER 13, 1983, RECORDED IN VOLUME 8303, PAGE 441, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER AFFECTED BY ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2010142625, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.(COULD NOT DETERMINE LOCATION AS CITED)

TO: CARMA EASTON, LLC., CARL H. DITTMAR, AND WGF NATIONAL TITLE INSURANCE COMPANY.
TITLE COMMITMENT G.F. NO. 21-1574-C, EFFECTIVE DATE MARCH 26, 2021.

STATE OF TEXAS:
COUNTY OF BASTROP:

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

FIELD WORK COMPLETED : 12TH DAY OF APRIL, 2021
MAP DATE: THIS THE 20TH DAY OF APRIL, 2021

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE, AND DOERING
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-282-0170
AARON@CBDCNG.COM



FIELD NOTES

BEING ALL OF THAT CERTAIN 2.756 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 2.76 ACRE TRACT OF LAND CONVEYED TO CARL H. DITTMAR IN VOLUME 12562, PAGE 428, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.756 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.76 ACRE TRACT, BEING AT A SOUTHWEST CORNER OF A CALLED 80.807 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2018115452, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF THAXTON LANE(R.O.W. VARIES), FOR A NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S61°01'06"E, WITH THE COMMON LINE OF SAID 2.76 ACRE TRACT AND SAID 80.807 ACRE TRACT, A DISTANCE OF 404.70 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.76 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 80.807 ACRE TRACT, SAME BEING AT A NORTHWESTERN CORNER OF A CALLED 73.453 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006229773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE COMMON LINE OF SAID 2.76 ACRE TRACT AND SAID 73.453 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S27°54'46"W, A DISTANCE OF 293.12 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 2.76 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) N61°59'00"W, A DISTANCE OF 404.82 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT A NORTHWESTERN CORNER OF SAID 73.453 ACRE TRACT, SAME BEING IN THE EAST LINE OF SAID THAXTON LANE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N27°56'59"E, WITH THE COMMON LINE OF SAID THAXTON LANE AND SAID 2.76 ACRE TRACT OF LAND, A DISTANCE OF 299.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.756 ACRES OF LAND.

FEMA NOTE:
NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0613K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

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



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J: \AC3D\5329-021\dwg\ALTA SURVEY - 2.756 ACRES

FIELD NOTES

BEING ALL OF THAT CERTAIN 18.774 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.774 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the westernmost corner of said 0.42 acre tract of land, being at the northernmost corner of a called 31.022 acre tract of land conveyed to Carma Easton, LLC. in Document number 2006245700, Official Public Records of Travis County, Texas, same being in the southeast right-of-way line of Thaxton Lane (R.O.W. Varies), for the westernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N28°03'41"E, with the common line of said 0.42 acre tract and said Thaxton Lane, a distance of 44.94 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northernmost corner of said 0.42 acre tract, being at the westernmost corner of a called 2.80 acre tract of land conveyed to Pablo Gomez in Document Number 2005058432, Official Public Records, Travis County, Texas, for a western corner of the herein described tract of land, from which a 1/2 inch iron rod found bears N61°20'10"W, a distance of 2.41 feet, and also from which a 1/2 inch iron rod found at the northernmost corner of a called 3.19 acre tract of land conveyed to T3W Thaxton, LLC. in Document Number 2017033636, Official Public Records of Travis County, Texas, being at the westernmost corner of a called 73.453 acre tract of land conveyed to Carma Easton, LLC. in Document Number 2006229773, Official Public Records of Travis County, Texas, same being in the southeast right-of-way line of said Thaxton Lane, bears N28°03'41"E, a distance of 644.01 feet,

THENCE, S61°20'10"E, with the common line of said 0.42 acre tract of land and said 2.80 acre tract of land, a distance of 404.94 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the southernmost corner of said 2.80 acre tract, being at the easternmost corner of said 0.42 acre tract, same being in the northwest line of said 18.38 acre tract of land, for an interior corner of the herein described tract of land,

THENCE, N28°00'04"E, with the northwest line of said 18.38 acre tract of land, the southeast line of said 2.80 acre tract of land, and the southeast line of said 3.19 acre tract of land, a distance of 648.63 feet to a 1/2 inch iron rod found at the easternmost corner of said 3.19 acre tract, being at the northernmost corner of said 18.38 acre tract, same being in the southwest line of said 73.453 acre tract of land, for the northernmost corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the northernmost corner of said 3.19 acre tract of land, being at the westernmost corner of said 73.453 acre tract of land, same being in the southeast line of said Thaxton Lane, bears N61°59'25"W, a distance of 404.24 feet,

THENCE, with the common line of said 18.38 acre tract of land, and said 73.453 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S61°59'25"E, a distance of 1136.01 feet to a 1/2 inch iron rod found at the easternmost corner of said 18.38 acre tract of land, being at an interior corner of said 73.453 acre tract of land, for the easternmost corner of the herein described tract of land, and
- 2) S27°51'54"W, a distance of 713.24 feet to a 1/2 inch iron rod found at the southernmost corner of said 18.38 acre tract, being at a western exterior corner of said 73.453 acre tract, same being in the northeast line of said 31.022 acre tract of land, for the southernmost corner of the herein described tract of land,

THENCE, N60°59'43"W, with the common line of said 18.38 acre tract of land, and said 31.022 acre tract of land, a distance of 1137.88 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the westernmost corner of said 18.38 acre tract of land, being at the southernmost corner of said 0.42 acre tract, for a southern corner of the herein described tract of land,

THENCE, N61°20'56"W, with the common line of said 0.42 acre tract of land, and said 31.022 acre tract of land, a distance of 404.99 feet to the **POINT OF BEGINNING** and containing 18.774 acres of land.

Surveyed by:



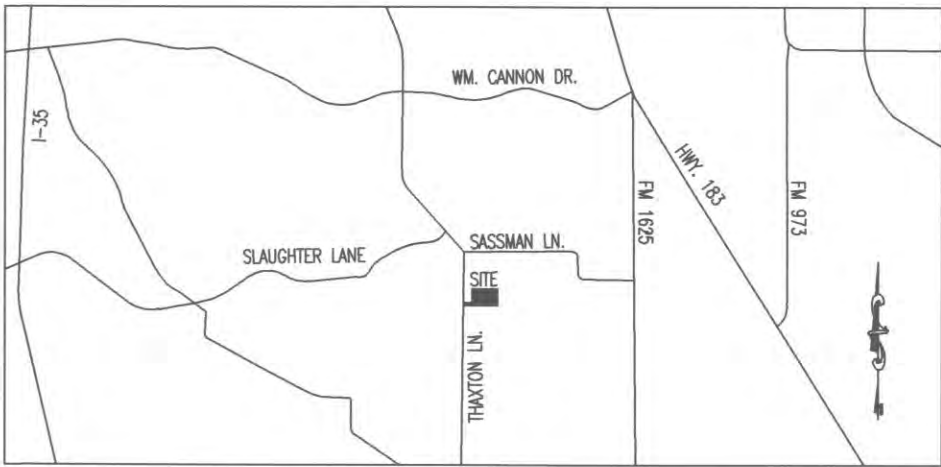
23 Jun 2021

Aaron V. Thomason, RPLS #6214
Carlson, Brigrance and Doering, Inc.
Reg. #10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com

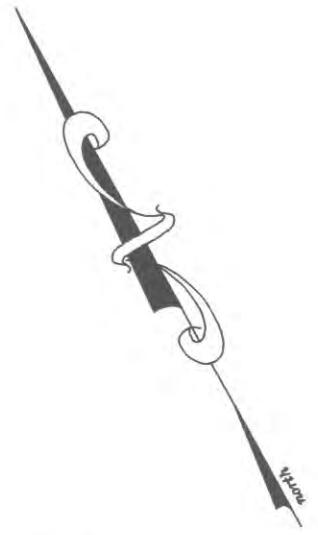


BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

ALTA SURVEY OF 18.774 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET
 - ⊙ GUY POLE
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - OU — OVERHEAD ELECTRIC LINE
 - X — WIRE FENCE
 - // — WOOD FENCE
 - ⊙ SEPTIC

FIELD NOTES

BEGINNING, AT THAT CERTAIN 18.774 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING COMPRISED OF ALL OF A CALLED 18.38 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010149070, AND ALL OF A CALLED 0.42 ACRE TRACT OF LAND CONVEYED TO VERNON RAY TELTSCHICK, JR. IN DOCUMENT NUMBER 2010151982, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.774 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID 0.42 ACRE TRACT OF LAND, BEING AT THE NORTHERNMOST CORNER OF A CALLED 31.022 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006245700, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THAXTON LANE (R.O.W. VARIES), FOR THE WESTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, N28°03'41"E, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT AND SAID THAXTON LANE, A DISTANCE OF 44.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHERNMOST CORNER OF SAID 0.42 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 2.80 ACRE TRACT OF LAND CONVEYED TO PABLO GOMEZ IN DOCUMENT NUMBER 2005058432, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR A WESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N61°20'10"W, A DISTANCE OF 2.41 FEET, AND ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF A CALLED 3.19 ACRE TRACT OF LAND CONVEYED TO T3W THAXTON, LLC. IN DOCUMENT NUMBER 2017033636, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING AT THE WESTERNMOST CORNER OF A CALLED 73.453 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2006229773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID THAXTON LANE, BEARS N28°03'41"E, A DISTANCE OF 644.01 FEET,

THENCE, S61°20'10"E, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT OF LAND AND SAID 2.80 ACRE TRACT OF LAND, A DISTANCE OF 404.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHERNMOST CORNER OF SAID 2.80 ACRE TRACT, BEING AT THE EASTERNMOST CORNER OF SAID 0.42 ACRE TRACT, SAME BEING IN THE NORTHWEST LINE OF SAID 18.38 ACRE TRACT OF LAND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N28°00'04"E, WITH THE NORTHWEST LINE OF SAID 18.38 ACRE TRACT OF LAND, THE SOUTHEAST LINE OF SAID 2.80 ACRE TRACT OF LAND, AND THE SOUTHEAST LINE OF SAID 3.19 ACRE TRACT OF LAND, A DISTANCE OF 648.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 3.19 ACRE TRACT, BEING AT THE NORTHERNMOST CORNER OF SAID 18.38 ACRE TRACT, SAME BEING IN THE SOUTHWEST LINE OF SAID 73.453 ACRE TRACT OF LAND, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID 3.19 ACRE TRACT OF LAND, BEING AT THE WESTERNMOST CORNER OF SAID 73.453 ACRE TRACT OF LAND, SAME BEING IN THE SOUTHAEST LINE OF SAID THAXTON LANE, BEARS N61°59'25"W, A DISTANCE OF 404.24 FEET,

THENCE, WITH THE COMMON LINE OF SAID 18.38 ACRE TRACT OF LAND, AND SAID 73.453 ACRE TRACT OF LAND, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

- 1) S61°59'25"E, A DISTANCE OF 1136.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID 18.38 ACRE TRACT OF LAND, BEING AT AN INTERIOR CORNER OF SAID 73.453 ACRE TRACT OF LAND, FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, AND
- 2) S27°51'54"W, A DISTANCE OF 713.24 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID 18.38 ACRE TRACT, BEING AT A WESTERN EXTERIOR CORNER OF SAID 73.453 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF SAID 31.022 ACRE TRACT OF LAND, FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N60°59'43"W, WITH THE COMMON LINE OF SAID 18.38 ACRE TRACT OF LAND, AND SAID 31.022 ACRE TRACT OF LAND, A DISTANCE OF 1137.88 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE WESTERNMOST CORNER OF SAID 18.38 ACRE TRACT OF LAND, BEING AT THE SOUTHERNMOST CORNER OF SAID 0.42 ACRE TRACT, FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

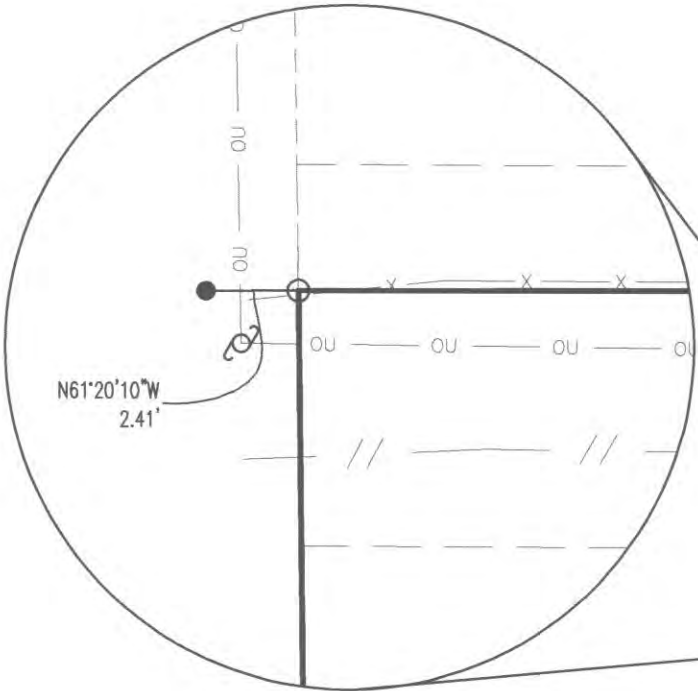
THENCE, N61°20'56"W, WITH THE COMMON LINE OF SAID 0.42 ACRE TRACT OF LAND, AND SAID 31.022 ACRE TRACT OF LAND, A DISTANCE OF 404.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.774 ACRES OF LAND.

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

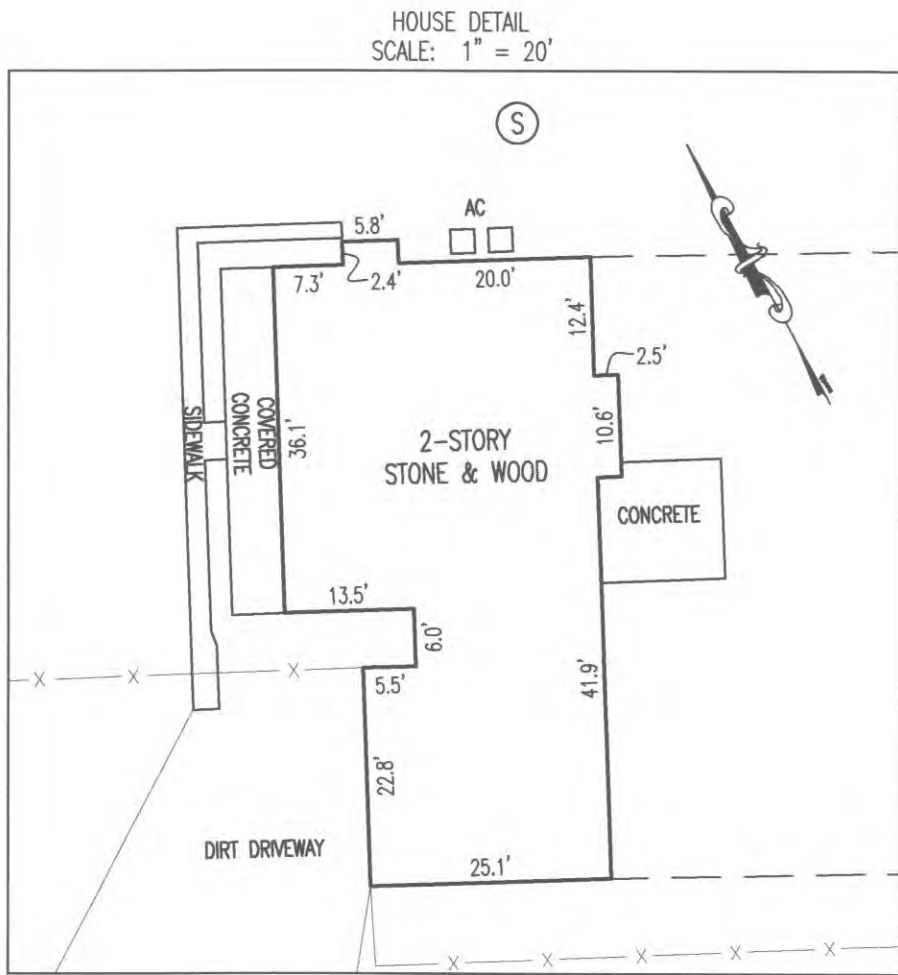
FIELD WORK COMPLETED : 13TH DAY OF APRIL, 2021
MAP DATE: THIS THE 27TH DAY OF APRIL, 2021

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE, AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM



POINT OF
BEGINNING

Line Table		
Line #	Length	Direction
L1	44.94	N28°03'41"E



ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-0761-C, EFFECTIVE DATE APRIL 13, 2021, THE SUBJECT TRACT OF LAND IS AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

d. THE WATERLINE EASEMENT RECORDED IN VOLUME 3196, PAGE 834, DEED RECORDS OF TRAVIS COUNTY, TEXAS. (Refers to parent tract, recorded in volume 2319, page 131, deed records of Travis county, Texas, being a 20' strip centered as installed)

g. THE ACCESS EASEMENT RECORDED IN VOLUME 12562, PAGE 407, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (shown hereon)

h. THE ELECTRIC EASEMENT RECORDED IN VOLUME 12644, PAGE 356, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (shown hereon)

ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-0761-C, EFFECTIVE DATE APRIL 13, 2021, THE SUBJECT TRACT OF LAND MAY OR MAY NOT BE AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

e. THE WATERLINE EASEMENT RECORDED IN VOLUME 4614, PAGE 1953, DEED RECORDS OF TRAVIS COUNTY, TEXAS. (could not determine location as cited in deed)

f. THE COMMUNICATION LINE EASEMENT RECORDED IN VOLUME 5000 PAGE 2099, DEED RECORDS OF TRAVIS COUNTY, TEXAS. (could not determine location as cited in deed)

FEMA NOTE:
NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48463C0613K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

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



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

J:\AC3D\5329-022\dwg\ALTA SURVEY - 18.774 ACRES

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 29.378 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 8.51 ACRE TRACT OF LAND CONVEYED MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29.378 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 8.51 acre tract of land, being at the northwest corner of a called 7.501 acre tract of land conveyed to Gabriel and Oralia Carreno in Document Number 2006182751, Official Public Records of Travis County, Texas, same being in the east right-of-way line of Thaxton Road (R.O.W. Varies), for the southwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, N27°41'01"E, with the common line of said 8.51 acre tract and said Thaxton Road, a distance of 100.00 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for a northwest corner of the herein described tract of land, from which a 1/2 inch iron rod found in the east line of said Thaxton Road, being at the northwest corner of a called 2.0 acre tract of land conveyed to Mark Alexander in Document Number 2005214776, Official Public Records of Travis County, Texas, same being at the southwest corner of a called 29.94 acre tract of land conveyed to Santana Urias Jr. in Volume 6132, Page 1217, Deed Records of Travis County, Texas, bears N27°41'01"E, a distance of 476.50 feet,

THENCE, over and across said 8.51 acre tract of land, and said 32.892 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

- 1) S61°48'48"E, a distance of 1276.57 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 2) N28°08'22"E, a distance of 477.54 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the north line of said 32.892 acre tract of land, being in the south line of a called 24.747 acre tract of land conveyed to Carma Easton LLC in Document Number 2019033881, Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found in the east line of said Thaxton Road, being at the northwest corner of said 2.0 acre tract of land, same being at the southwest corner of said 29.94 acre tract of land, bears N61°51'38"W, a distance of 1280.36 feet,

THENCE, S61°51'38"E, with the common line of said 32.892 acre tract of land and said 24.747 acre tract of land, passing at a distance of 1989.20 feet a 1/2 inch iron rod found, and continuing for a total distance of 1990.15 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northeast corner of said 32.892 acre tract of land, being at the southeast corner of said 24.747 acre tract of land, same being in the west line of a called 29.293 acre tract of land conveyed to Carma Easton LLC in Document Number 2006225633, Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract of land, from which a 60d nail found in a fence corner post in the west line of said 29.293 acre tract of land, being at the northeast corner of a called 73.453 acre tract of land conveyed to Carma Easton LLC in Document Number 2006229773, Official Public Records of Travis County, Texas, same being at the southeast corner of a called 78.7749 acre tract of land conveyed to Carma Easton LLC in Document Number 2017144533, Official Public Records of Travis County, Texas, bears N27°46'20"E, a distance of 2136.52 feet,

THENCE, S27°46'20"W, with the common line of said 32.892 acre tract and said 29.293 acre tract of land, a distance of 579.20 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the southeast corner of said 32.892 acre tract of land, being at the northeast corner of a called 77.220 acre tract of land (Parcel 2) conveyed to Carma Easton LLC in Document Number 2018130093, Official Public Records of Travis County, Texas, same being in the west line of said 29.293 acre tract of land, for the southeast corner of the herein described tract of land, from which a 1/2 inch iron rod found at the southeast corner of said 77.220 acre tract of land, being at the southwest corner of a called 56.135 acre tract of land (Parcel 1) conveyed to Carma Easton LLC in Document Number 2018130093, Official Public Records of Travis County, Texas, bears S27°46'20"W, a distance of 1352.90 feet,

THENCE, N61°48'48"W, with the south line of said 32.892 acre tract, the north line of said 77.220 acre tract of land, passing at a distance of 0.71 feet a 1/2 inch iron rod found, passing at a distance of 2475.89 feet a 1/2 inch iron rod found at the southwest corner of said 32.892 acre tract, being the northwest corner of said 77.220 acre tract of land, same being at the northeast corner of said 7.501 acre tract of land, also being at the southeast corner of said 8.51 acre tract of land, and continuing for a total distance of 3269.64 feet to the **POINT OF BEGINNING** and containing 29.378 acres of land.

Surveyed by:

 16th Nov 2021

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

*Carlson, Brigrance & Doering, Inc.***Reg. # 10024900**

5501 West William Cannon

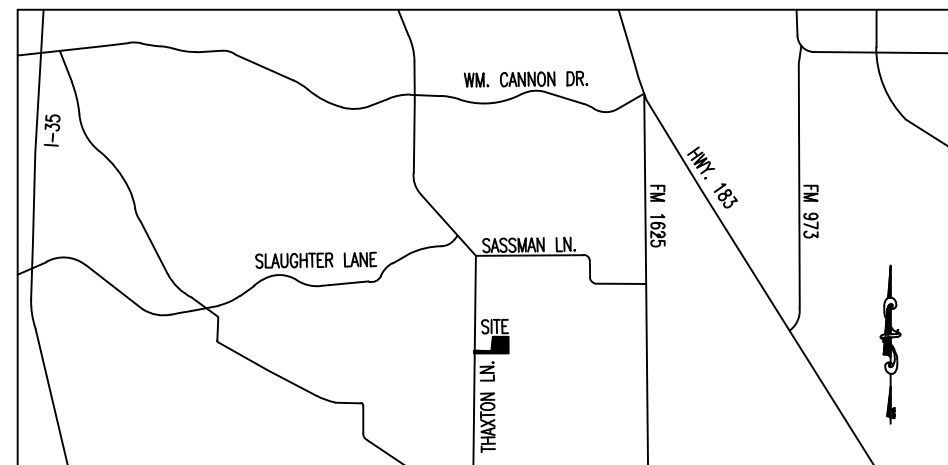
Austin, TX 78749

Ph: 512-280-5160

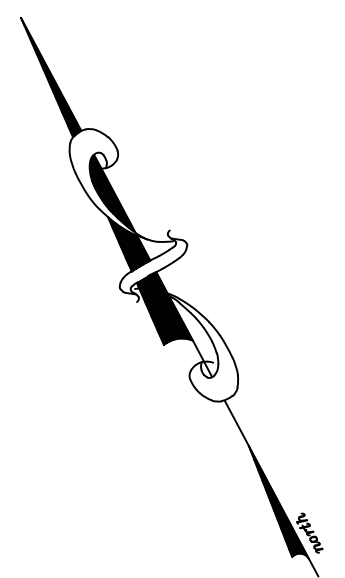
AARON@cbdeng.com

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

ALTA SURVEY OF 29.378 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF AN 8.51 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



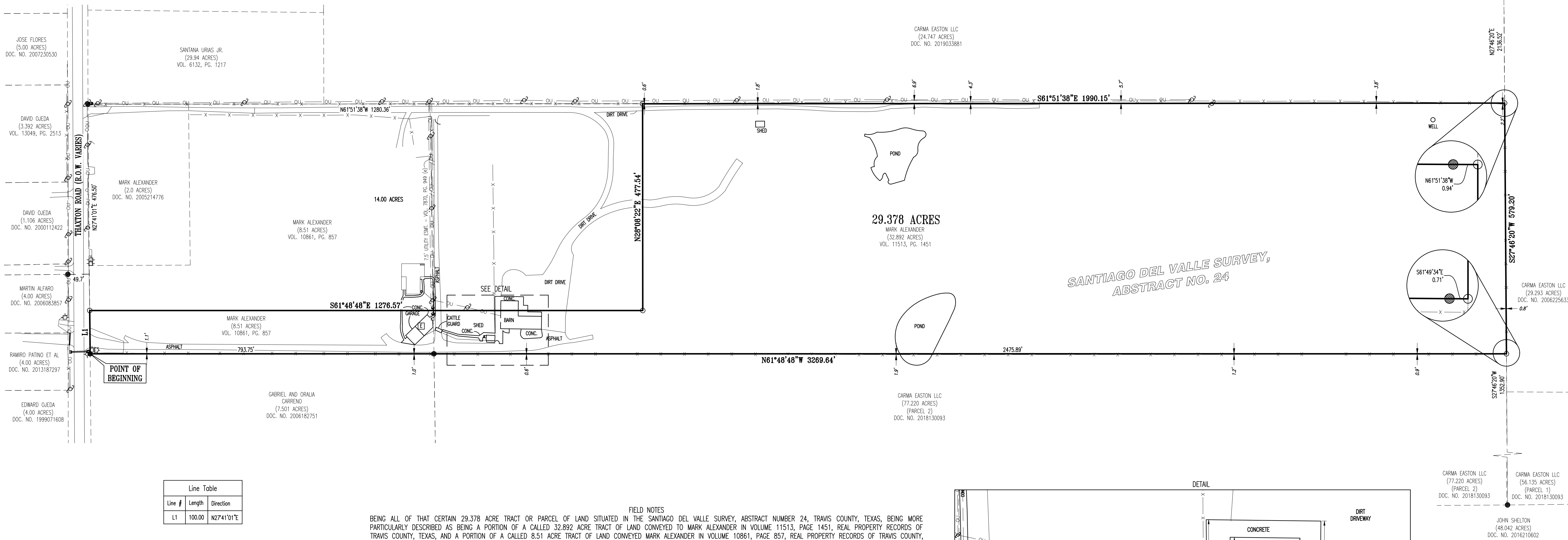
LOCATION MAP
NOT TO SCALE



SCALE: 1" = 120'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET
- ▲ 60D NAIL FOUND
- GUY POLE
- POWER POLE
- SIGN
- WATER VALVE
- CLEAN OUT
- WATER METER
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- SEPTIC
- UNDERGROUND PROPANE TANK



Line Table		
Line #	Length	Direction
L1	100.00	N27°41'01"E

FIELD NOTES

BEING ALL OF THAT CERTAIN 29.378 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 32.892 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 11513, PAGE 1451, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 8.51 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN VOLUME 10861, PAGE 857, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 29.378 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.51 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 7.501 ACRE TRACT OF LAND CONVEYED TO GABRIEL AND ORALIA CARRENO IN DOCUMENT NUMBER 2006182751, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF THAXTON ROAD (R.O.W. VARIES), FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N27°41'01"E, WITH THE COMMON LINE OF SAID 8.51 ACRE TRACT AND SAID THAXTON ROAD, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID THAXTON ROAD, BEING AT THE NORTHWEST CORNER OF A CALLED 2.0 ACRE TRACT OF LAND CONVEYED TO MARK ALEXANDER IN DOCUMENT NUMBER 2005214776, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 29.94 ACRE TRACT OF LAND CONVEYED TO SANTANA URIAS JR. IN VOLUME 6132, PAGE 1217, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N27°41'01"E, A DISTANCE OF 476.50 FEET,

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

- 1) S61°48'48"E, A DISTANCE OF 1276.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 2) N28°08'22"E, A DISTANCE OF 477.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" IN THE NORTH LINE OF SAID 32.892 ACRE TRACT OF LAND, BEING IN THE SOUTH LINE OF A CALLED 24.747 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2019033881, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID THAXTON ROAD, BEING AT THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 29.94 ACRE TRACT OF LAND, BEARS N61°51'38"W, A DISTANCE OF 1280.36 FEET,

THENCE, S61°51'38"E, WITH THE COMMON LINE OF SAID 32.892 ACRE TRACT OF LAND AND SAID 24.747 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 1990.15 FEET A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 2044.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 24.747 ACRE TRACT OF LAND, SAME BEING IN THE WEST LINE OF A CALLED 29.293 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2006225633, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 60D NAIL FOUND IN A FENCE CORNER POST IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 73.453 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2006229773, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF A CALLED 78.7749 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2017144533, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS N27°46'20"E, A DISTANCE OF 2136.52 FEET,

THENCE, S27°46'20"W, WITH THE COMMON LINE OF SAID 32.892 ACRE TRACT AND SAID 29.293 ACRE TRACT OF LAND, A DISTANCE OF 579.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID 32.892 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF A CALLED 77.220 ACRE TRACT OF LAND (PARCEL 2) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130093, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE WEST LINE OF SAID 29.293 ACRE TRACT OF LAND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 77.220 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF A CALLED 56.135 ACRE TRACT OF LAND (PARCEL 1) CONVEYED TO CARMA EASTON LLC IN DOCUMENT NUMBER 2018130093, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEARS S27°46'20"W, A DISTANCE OF 1352.90 FEET,

THENCE, N61°48'48"W, WITH THE SOUTH LINE OF SAID 32.892 ACRE TRACT, THE NORTH LINE OF SAID 77.220 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 0.71 FEET A 1/2 INCH IRON ROD FOUND, PASSING AT A DISTANCE OF 2475.89 FEET A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 32.892 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 77.220 ACRE TRACT OF LAND, SAME BEING AT THE NORTHEAST CORNER OF SAID 7.501 ACRE TRACT OF LAND, ALSO BEING AT THE SOUTHEAST CORNER OF SAID 8.51 ACRE TRACT OF LAND, AND CONTINUING FOR A TOTAL DISTANCE OF 3269.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.378 ACRES OF LAND.

ACCORDING TO THE TITLE COMMITMENT G.F. NO. 21-2573-C, EFFECTIVE DATE JUNE 2, 2021, THE SUBJECT TRACT OF LAND IS AFFECTED BY THE FOLLOWING:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- e. EASEMENT GRANTED TO CITY OF AUSTIN, DATED SEPTEMBER 20, 1982, RECORDED IN VOLUME 7870, PAGE 949, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (shown hereon)
- f. EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., DATED MAY 21, 2019, RECORDED IN DOCUMENT NO. 2019087259, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (blanket type, 15' overhead and 10' underground as installed. 32.892 acres only)

FEMA NOTE:

NO PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0613K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

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

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

STATE OF TEXAS:

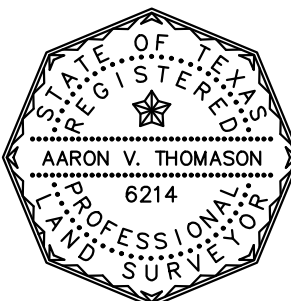
COUNTY OF TRAVIS:

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

FIELD WORK COMPLETED : 22ND DAY OF JULY, 2021

MAP DATE: THIS THE 3RD DAY OF SEPTEMBER, 2021

Aaron V. Thomason
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE, AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM



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

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Surveying

5501 West William Cannon
Phone No. (512) 280-5160

Civil Engineering

5501 West William Cannon
Phone No. (512) 280-5160

Surveying

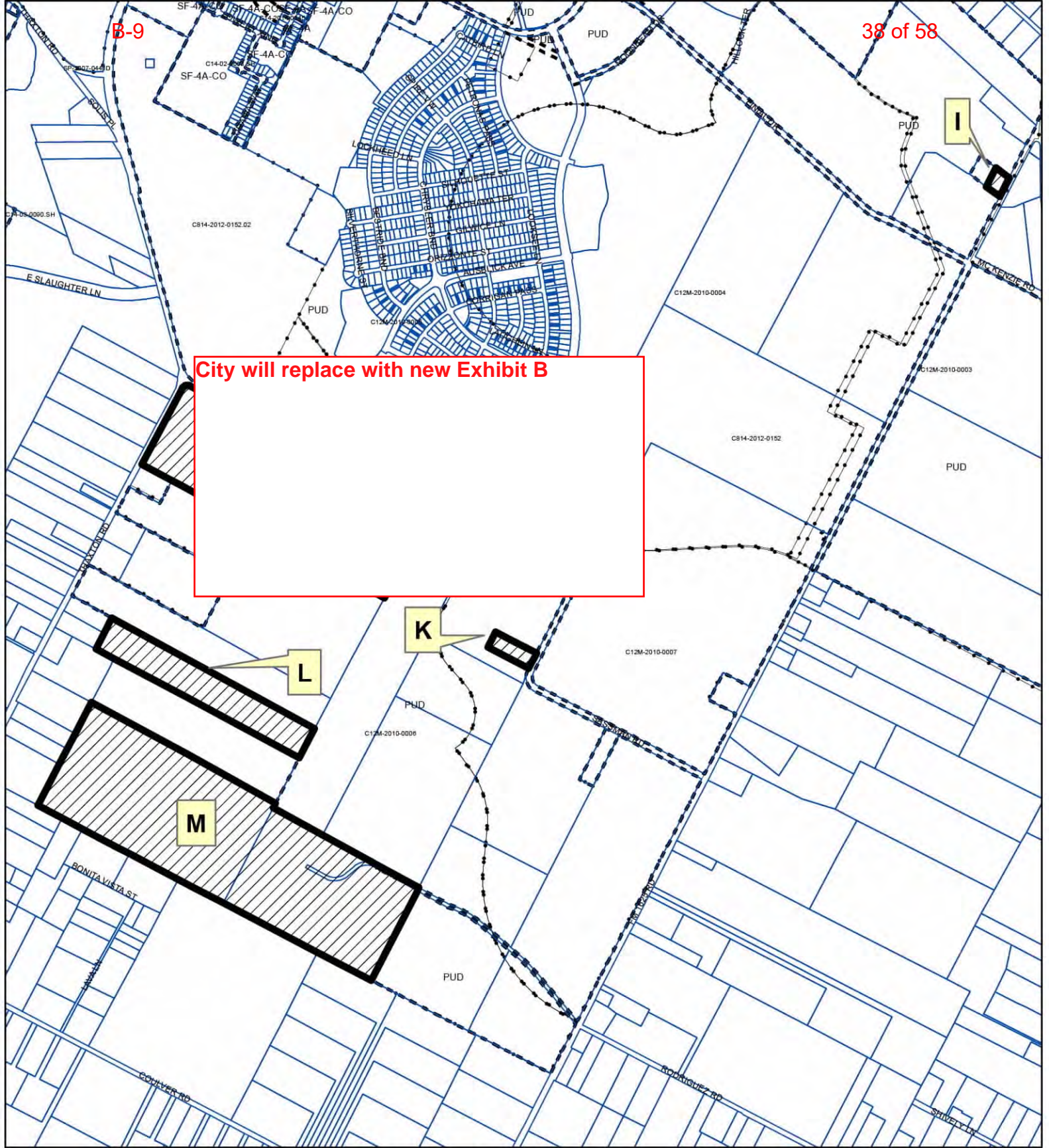
Austin, Texas 78749
Fax No. (512) 280-5165




J:\AC3D\5329-069\dwg\ALTA SURVEY

B-9

38 of 58

City will replace with new Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

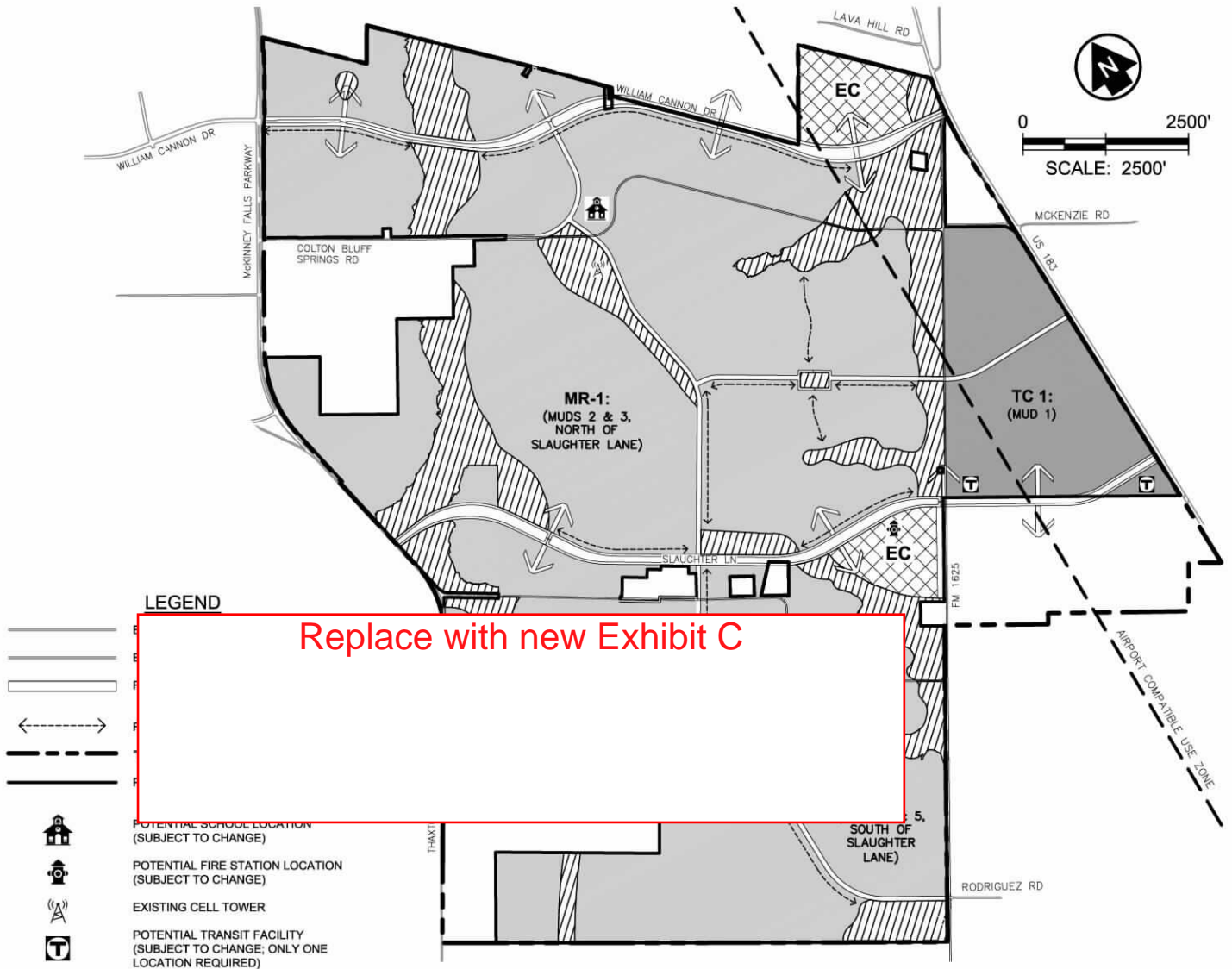
PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2012-0152.03

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





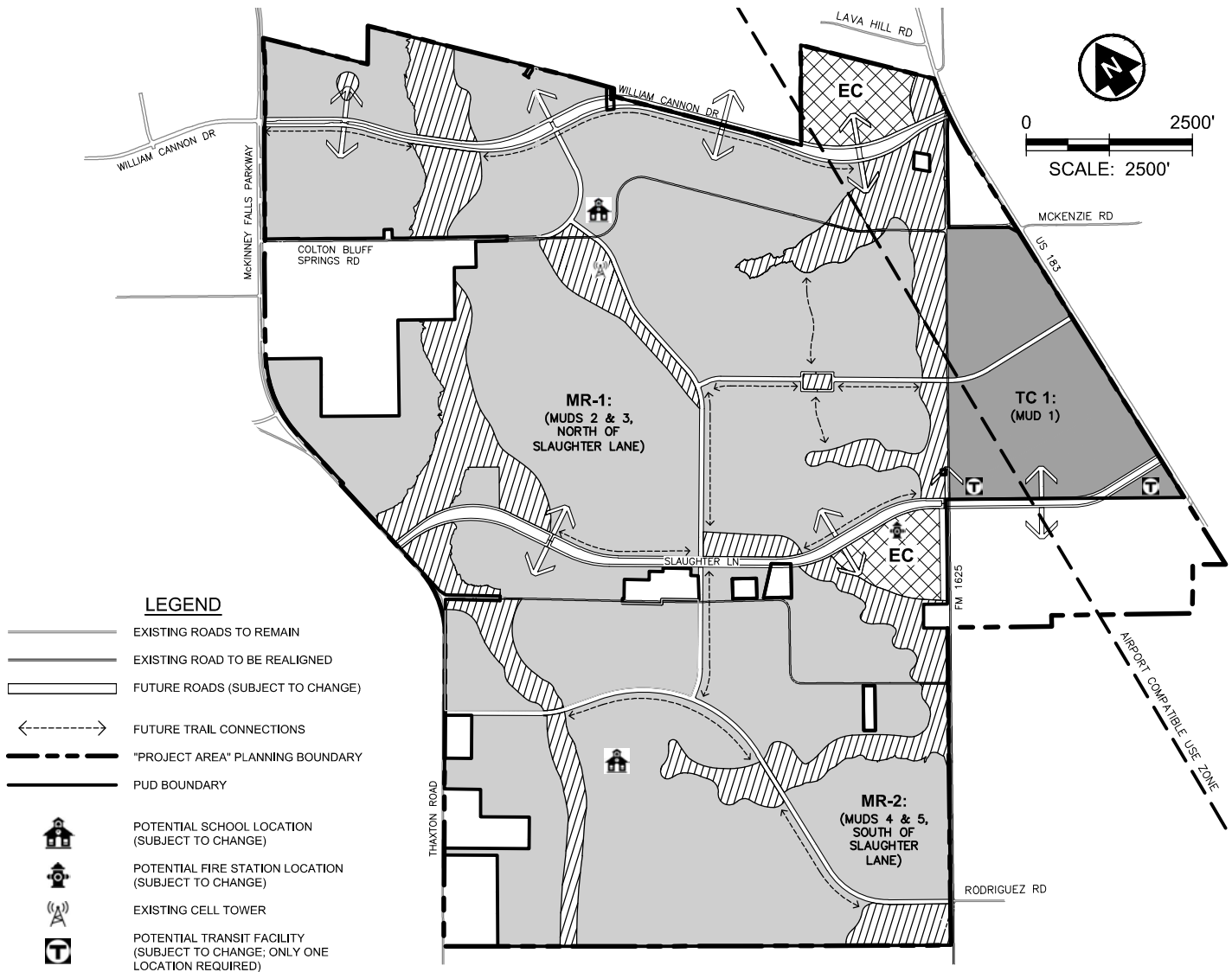
	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR – MIXED RESIDENTIAL	~ 1,740 AC	UP TO: 9,000 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
	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: _____



	PROPOSED LAND USE AREAS	APPROXIMATE ACREAGE	PROPOSED MAXIMUM DENSITY	PROPOSED PERMITTED USES
	MR – MIXED RESIDENTIAL	~ 1,790 AC	UP TO: 9,230 DUs; 550,000 SF CIVIC/COMMERCIAL	MIX OF SINGLE FAMILY RESIDENTIAL (DETACHED & ATTACHED), MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD-SERVING COMMERCIAL AND CIVIC USES
	EC – EMPLOYMENT CENTER	~ 90 AC	UP TO: 1,500 DUs; 750,000 SF CIVIC/COMMERCIAL/INDUSTRIAL	MIX OF EMPLOYMENT, CIVIC, COMMERCIAL AND MULTI-FAMILY RESIDENTIAL USES, LIGHT INDUSTRIAL, HOTEL, COMMERCIAL
	TC – TOWN CENTER	~ 200 AC	UP TO: 3,500 DUs; 4,000,000 SF CIVIC/COMMERCIAL	MIX OF COMMERCIAL, CIVIC, MULTI-FAMILY AND ATTACHED SINGLE FAMILY RESIDENTIAL USES AT AN URBAN DENSITY, HOTEL
	OS – OPEN SPACE	~ 427.5 AC	UP TO: 50,000 SF CIVIC/COMMERCIAL	GREENWAYS, TRAILS, PARKS AND RECREATIONAL AREAS, WITH CIVIC AND LIMITED COMMERCIAL USES PERMITTED

NOTES:

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

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

REVISED: _____

B-9

41 of 58

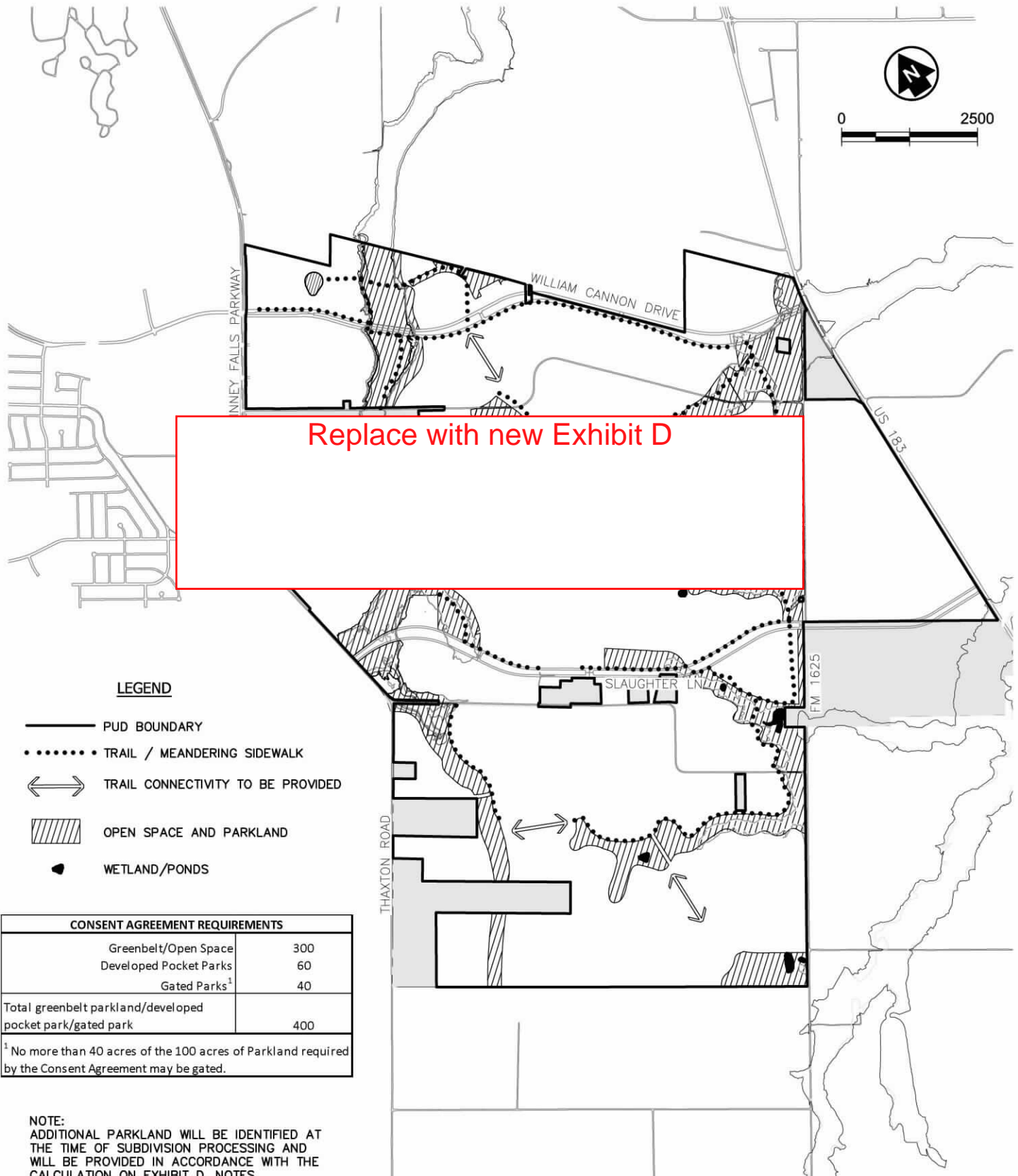


EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

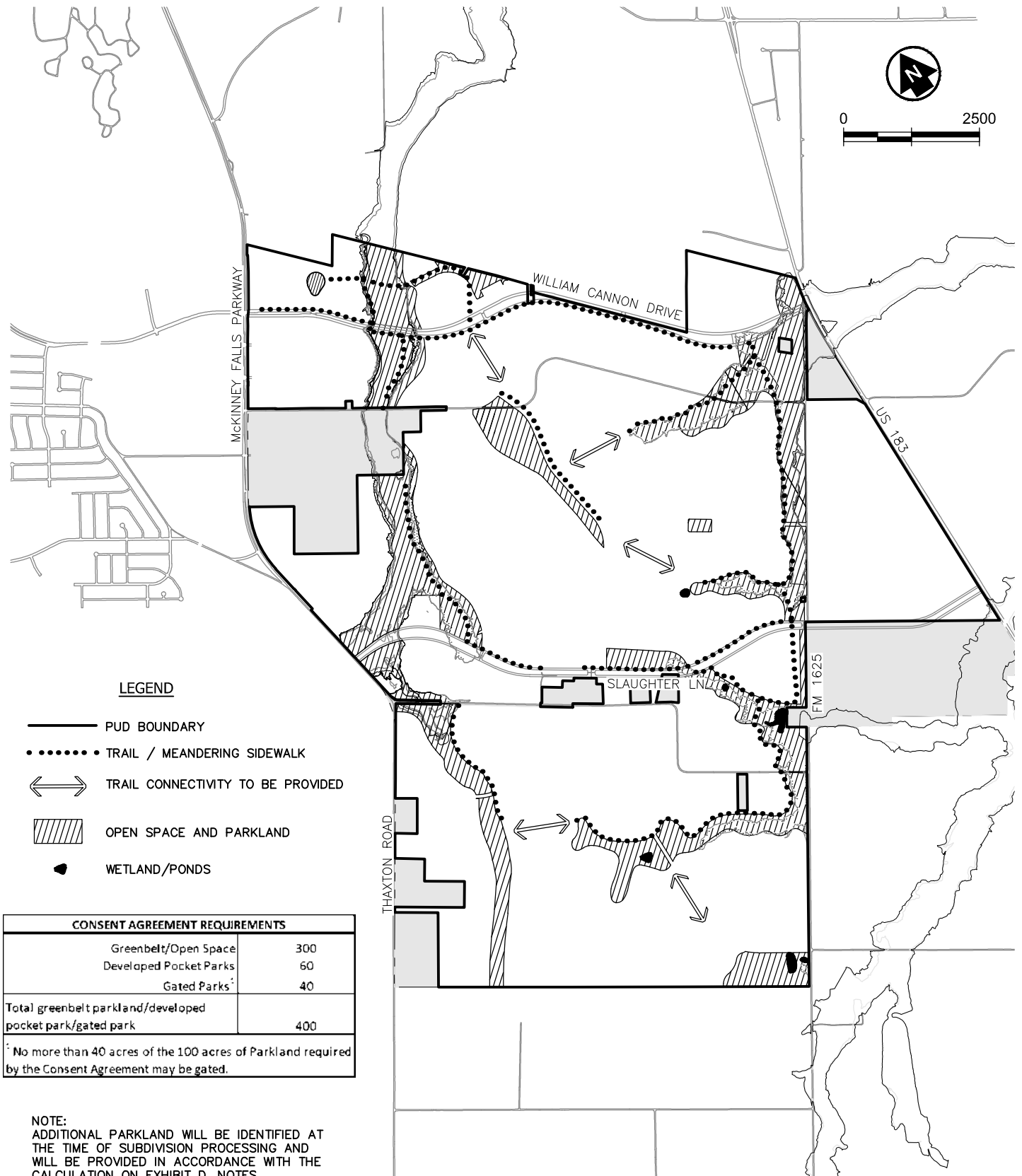
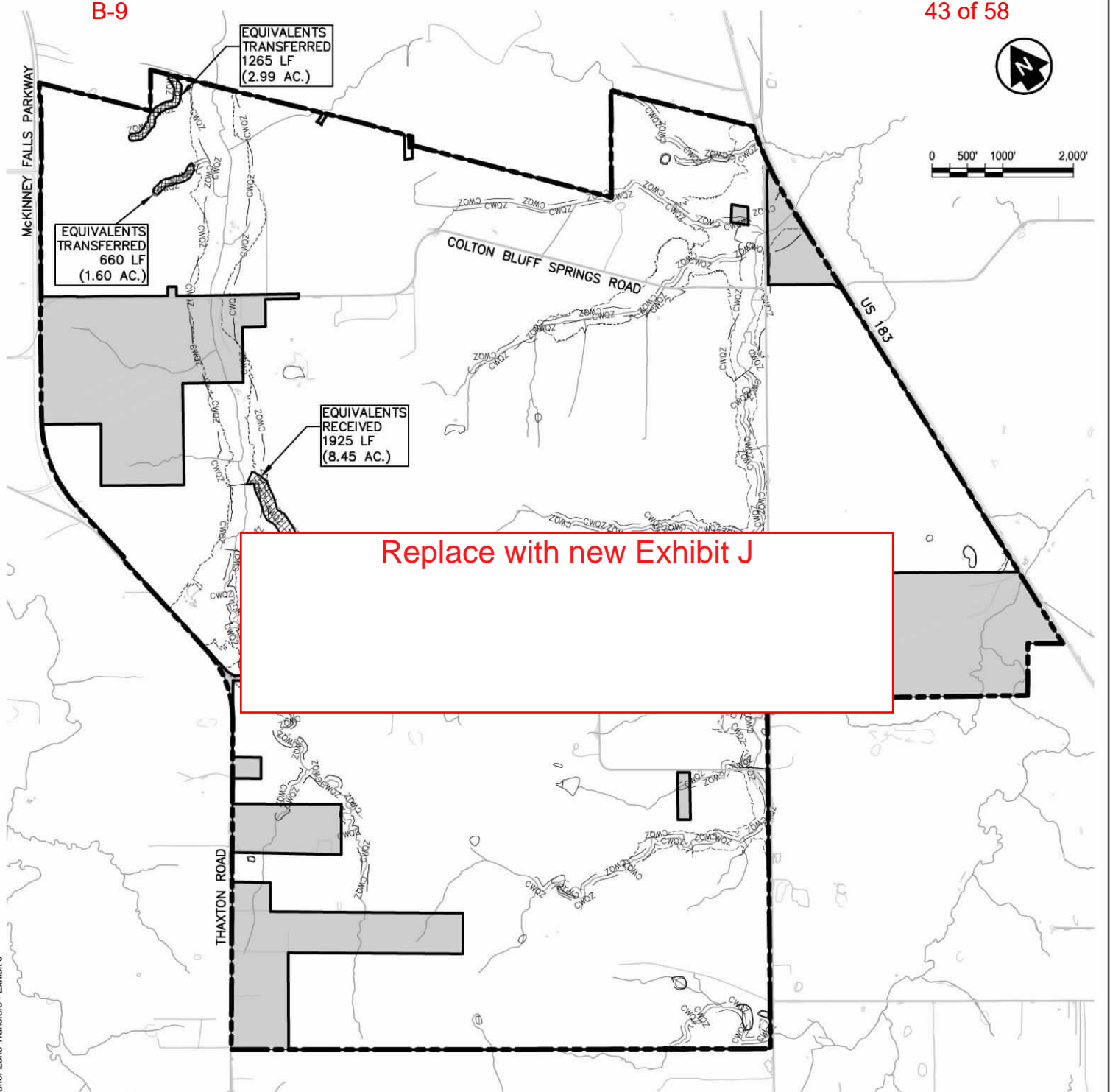


EXHIBIT D
CONCEPTUAL PARKS AND OPEN SPACE PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

B-9

43 of 58



Replace with new Exhibit J

LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- CWQZ CRITICAL WATER QUALITY ZONE FOR MINOR WATERWAYS, DA 64-320 Ac.
- Overall Planning Boundary
- PUD Boundary
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF

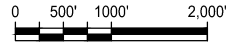
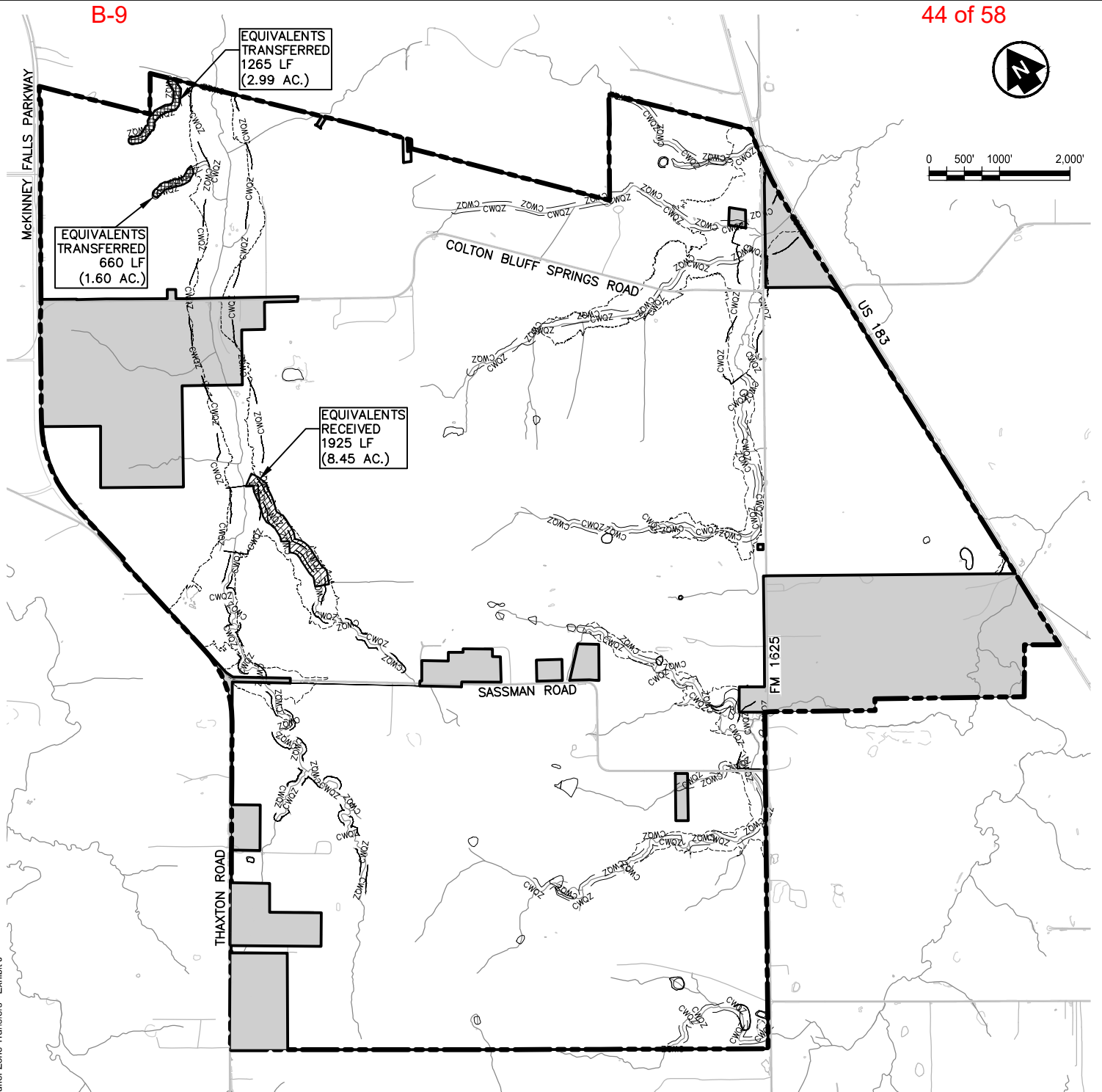
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

EXHIBIT J CRITICAL WATER QUALITY ZONE TRANSFERS PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

B-9

44 of 58



LEGEND

- AREA NOT INCLUDED IN PUD
- CWQZ
- CWQZ
- OVERALL PLANNING BOUNDARY
- PUD BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- TRANSFERRING TRACT
- RECEIVING TRACT

TOTAL BUFFER ZONE EQUIVALENTS, LF

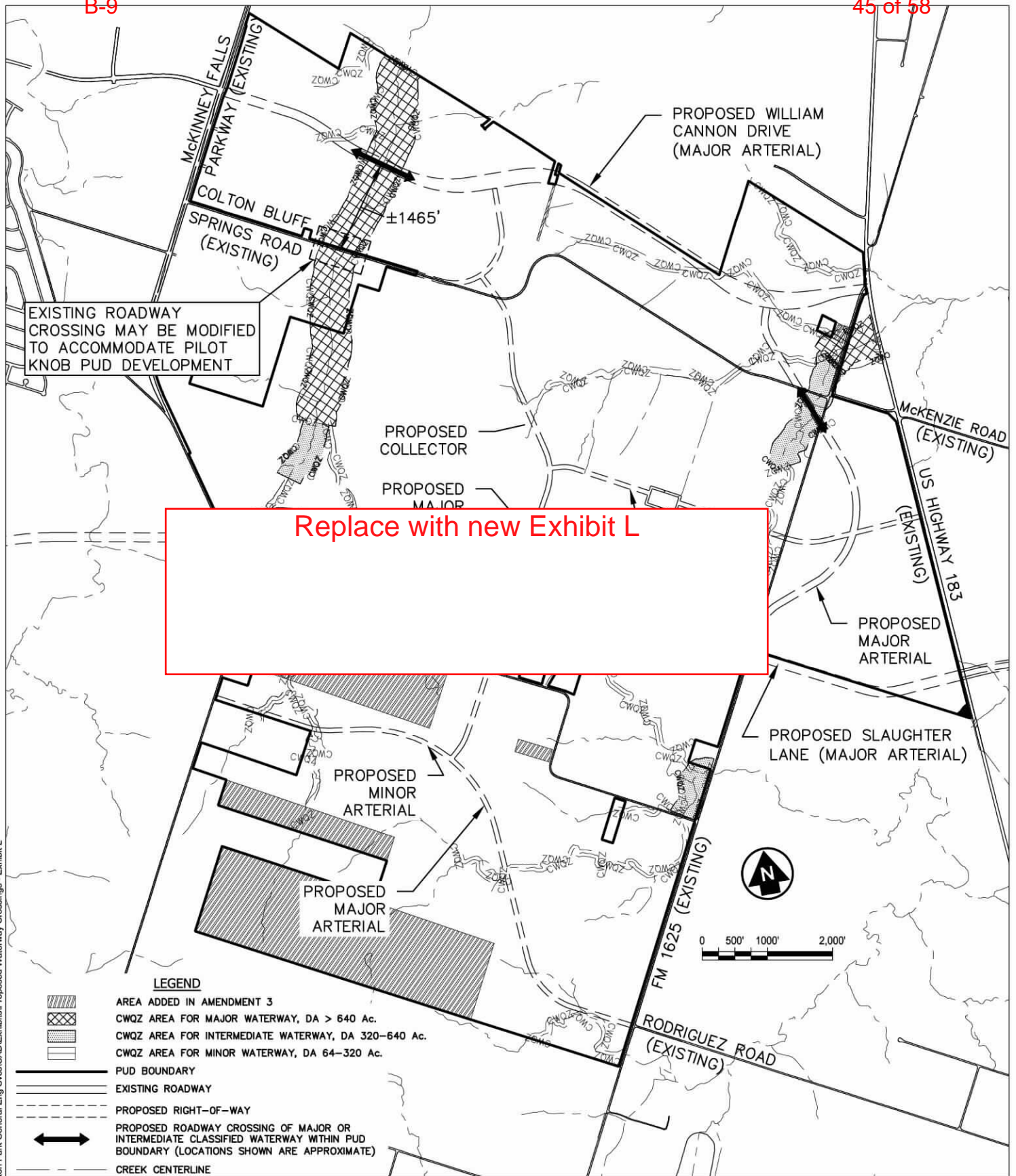
DOC. #	TRANSFERRED	RECEIVED
2014138937	1925	1925

EXHIBIT J
CRITICAL WATER QUALITY ZONE TRANSFERS
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

B-9

45 of 58



Replace with new Exhibit L

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

REVISED: _____

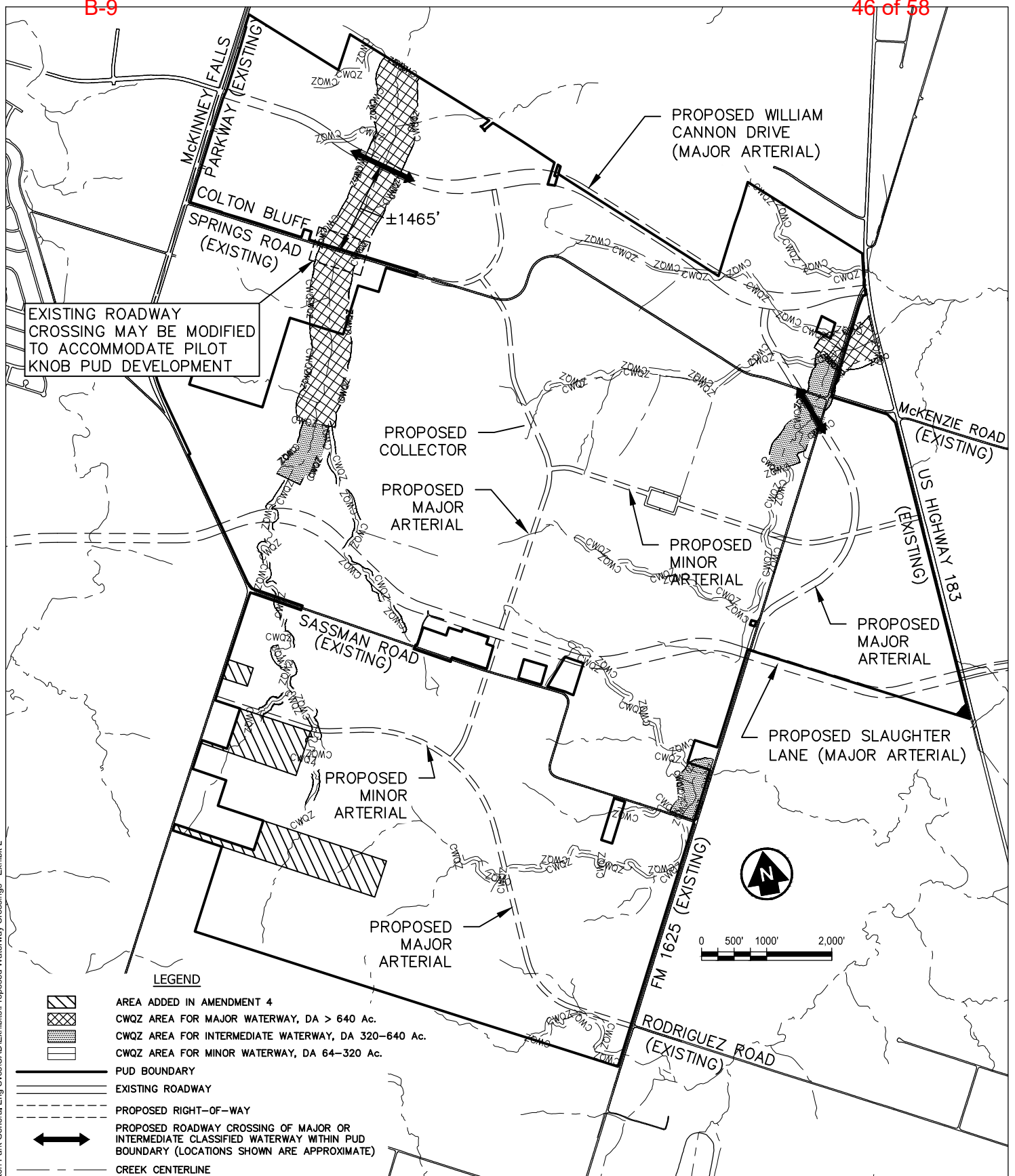


EXHIBIT L

PROPOSED WATERWAY CROSSINGS

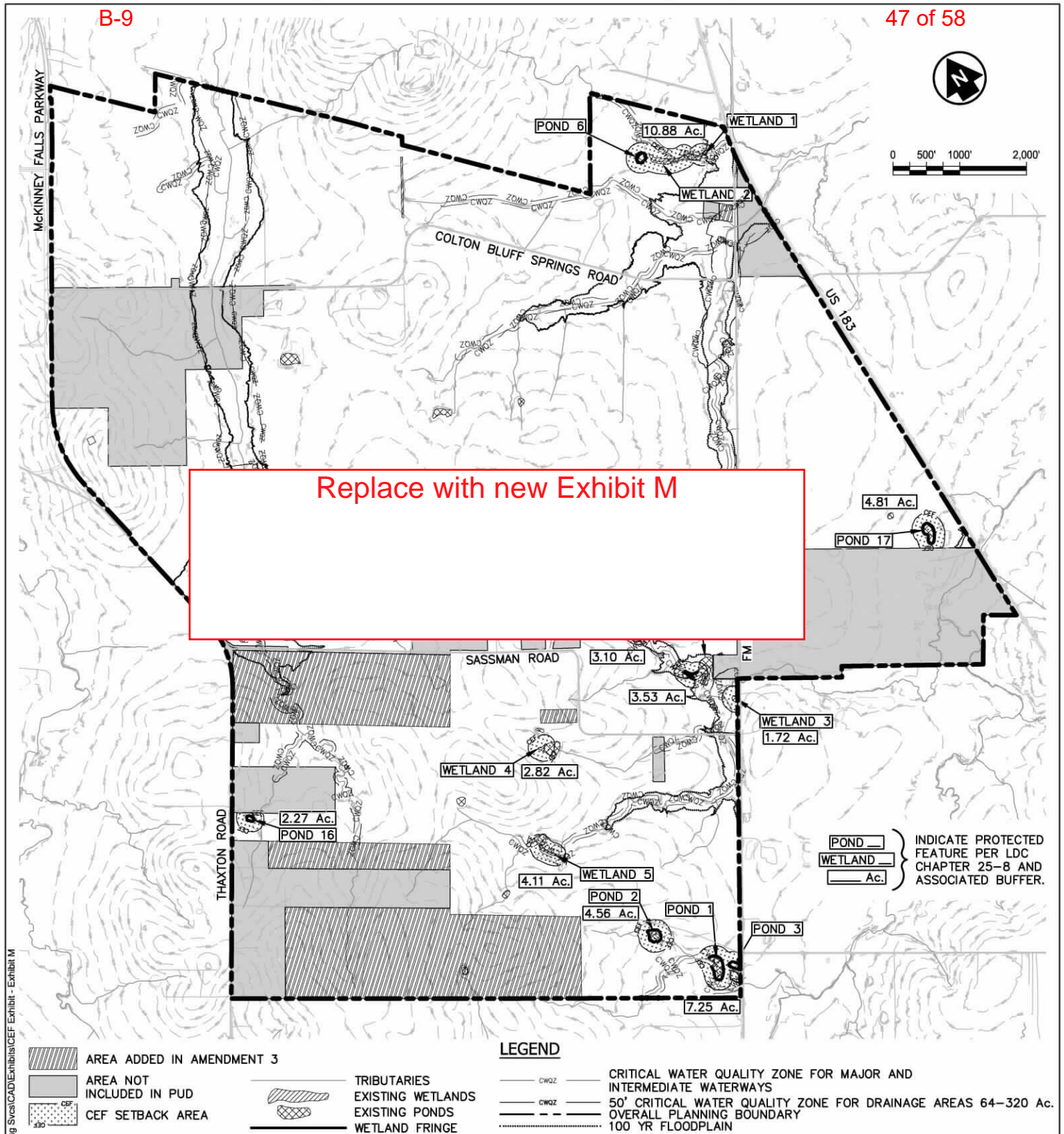
PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

B-9

47 of 58

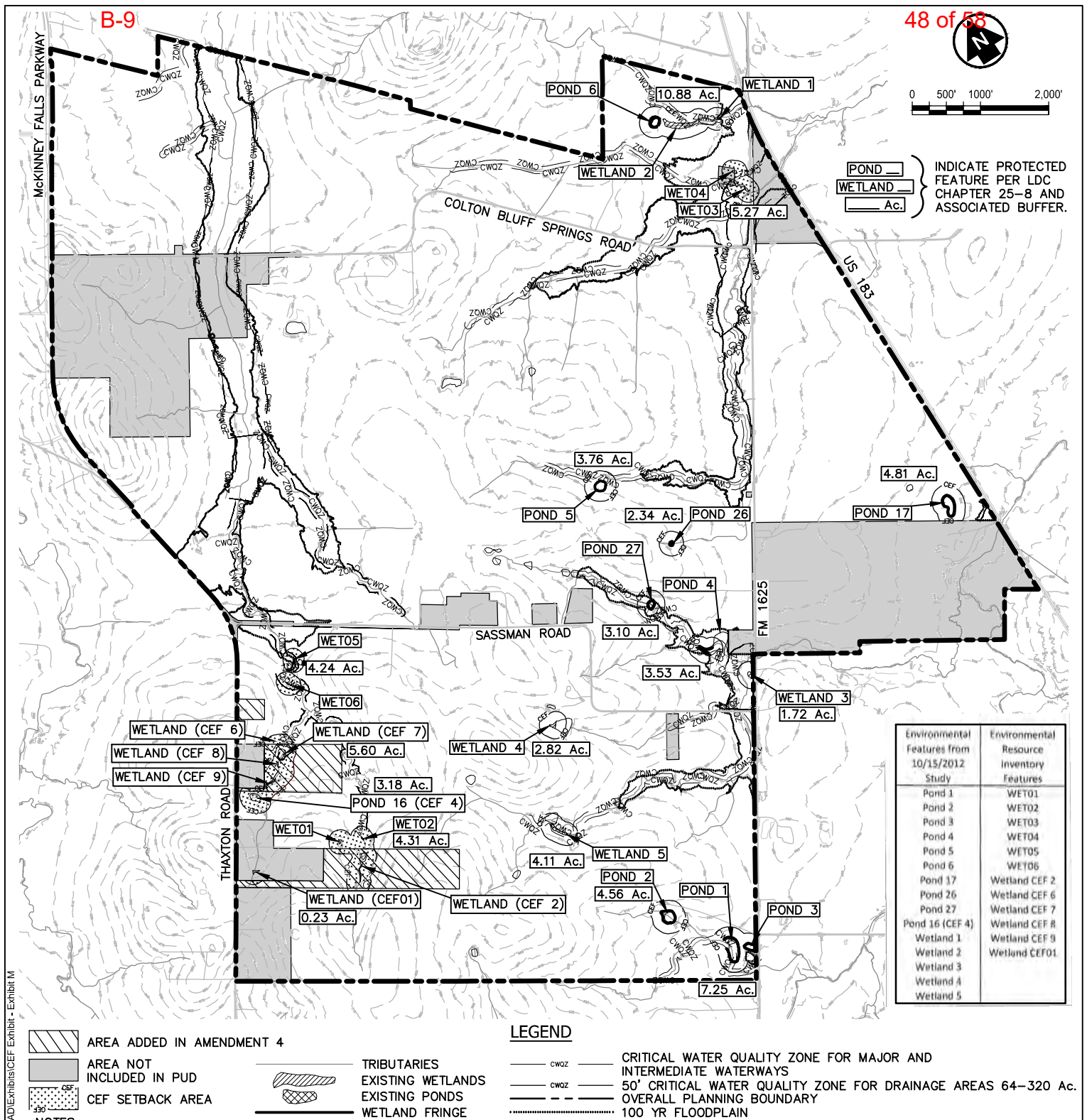


NOTES:

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: _____



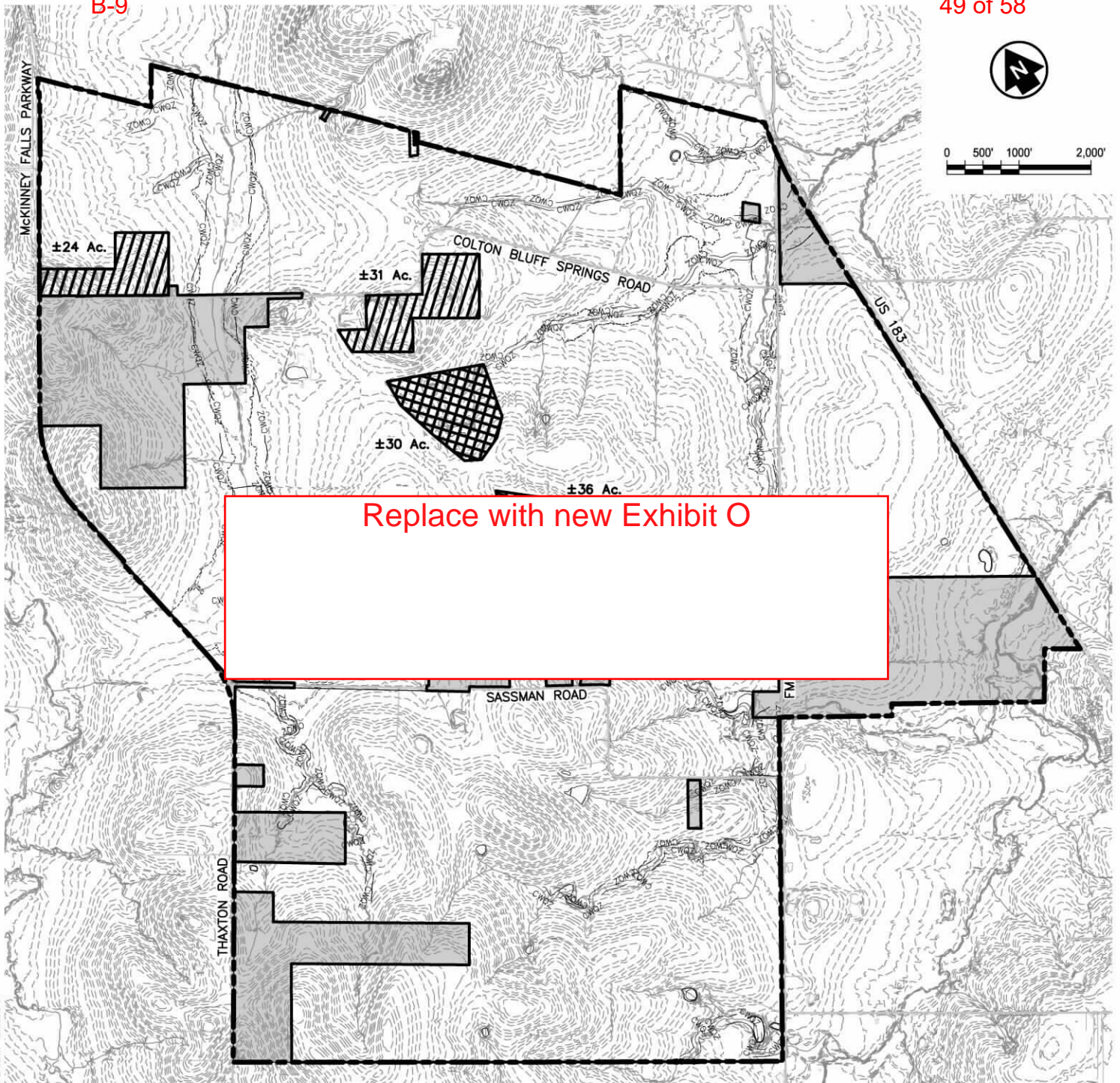
- NOTES:**
1. FOR DESCRIPTION OF ENVIRONMENTAL FEATURES NOTED, SEE "PILOT KNOB PUD: CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT" DATED OCT. 15, 2012, PREPARED BY JACOBS ENGINEERING, AND SEE "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR EASTON PARK –PARCELS I, J, K, L, AND M" DATED APRIL 2021, PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS; "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR THE EASTON PARK–ALEXANDER TRACT" DATED MAY 2022, PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS; AND "CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY FOR THE EASTON PARK–DITTMAR AND TELTSCHICK TRACTS" DATED MAY 2022 PREPARED BY SWCA ENVIRONMENTAL CONSULTANTS.
 2. WETLANDS 1, WETLAND 2, WETLAND (CEF 6) AND WETLAND (CEF 7) ARE HIGH PRIORITY WETLANDS AND SHOULD BE ACCOMMODATED BY THE PRELIMINARY PLAN OR SITE PLAN IN REVIEW 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: _____

B-9

49 of 58



LEGEND

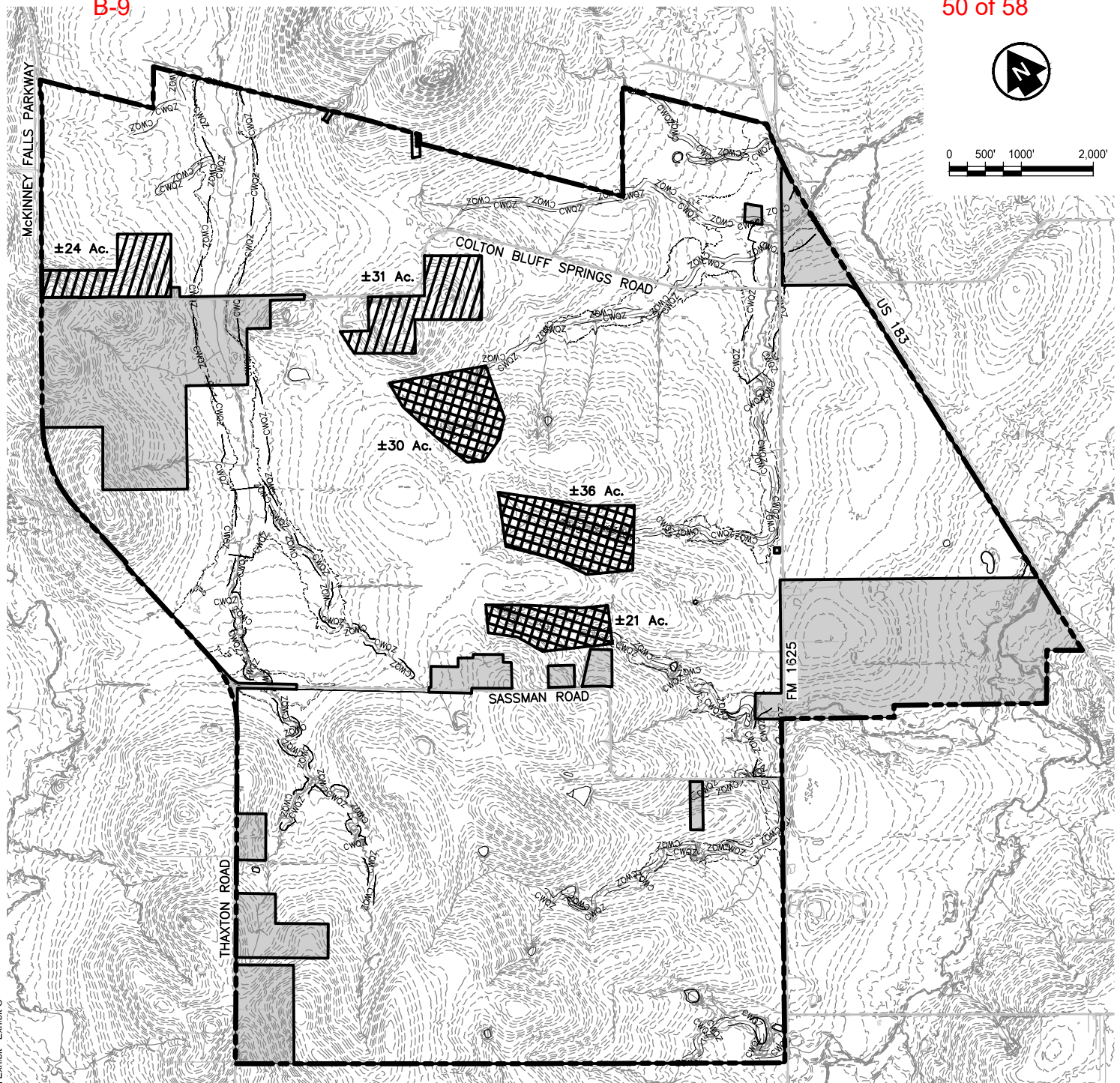
- AREA NOT INCLUDED IN PUD
- CRITICAL WATER QUALITY ZONE FOR MAJOR AND INTERMEDIATE WATERWAYS
- 50' CRITICAL WATER QUALITY ZONE FOR DRAINAGE AREAS 64-320 Ac.
- OVERALL PLANNING BOUNDARY
- PUD BOUNDARY
- 100 YR FLOODPLAIN
- TRIBUTARIES
- CUT UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.
- FILL UP TO 15' MAY BE ADMINISTRATIVELY REVIEWED AND APPROVED AT TIME OF DEVELOPMENT PERMIT.

EXHIBIT O CUT / FILL EXHIBIT PILOT KNOB PUD AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

B-9

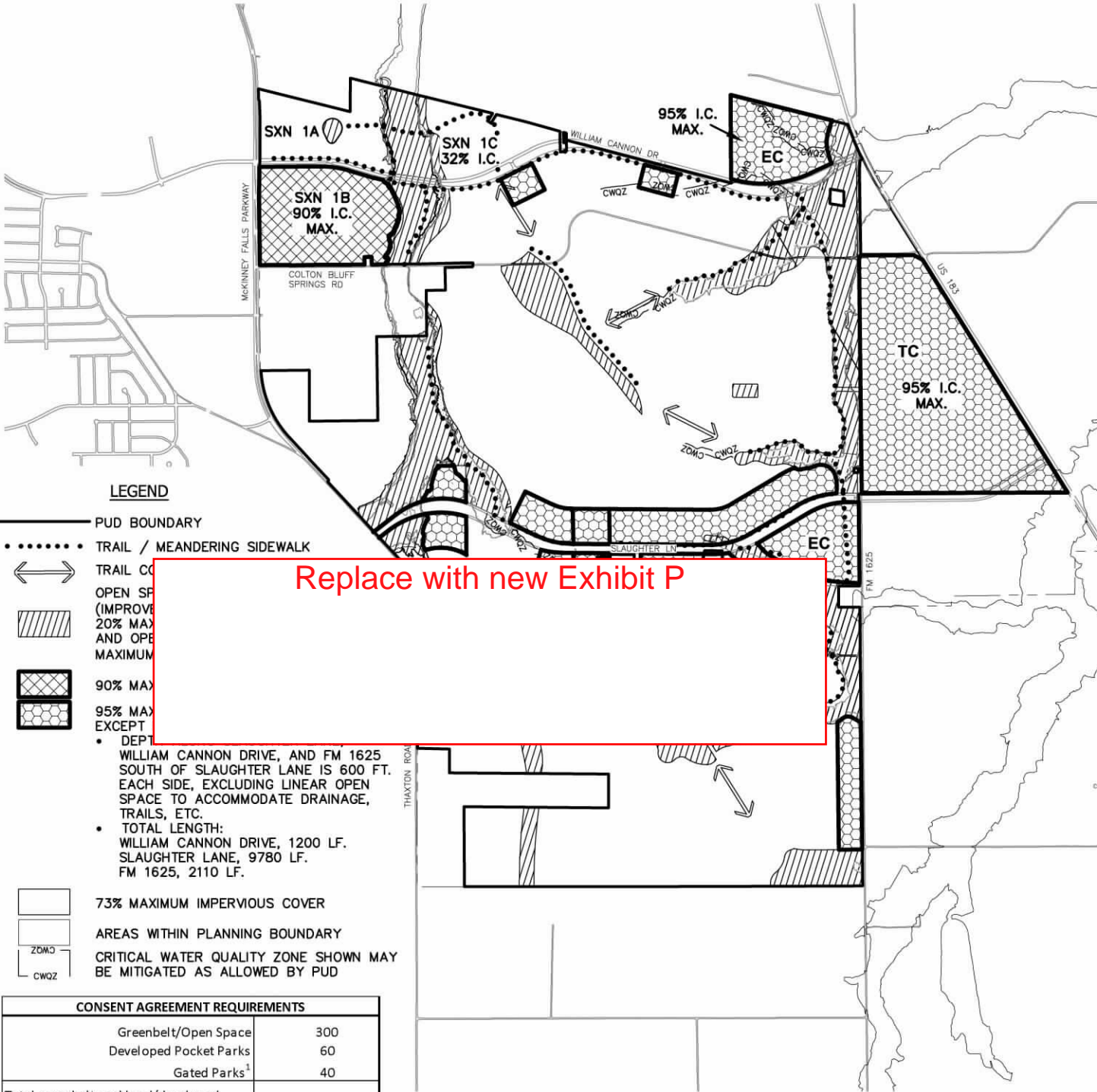
50 of 58

**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: _____



Replace with new Exhibit P

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.

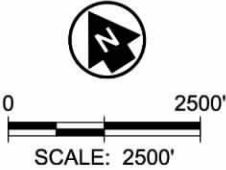


EXHIBIT P
IMPERVIOUS COVER MAP
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

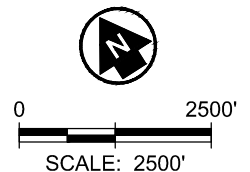
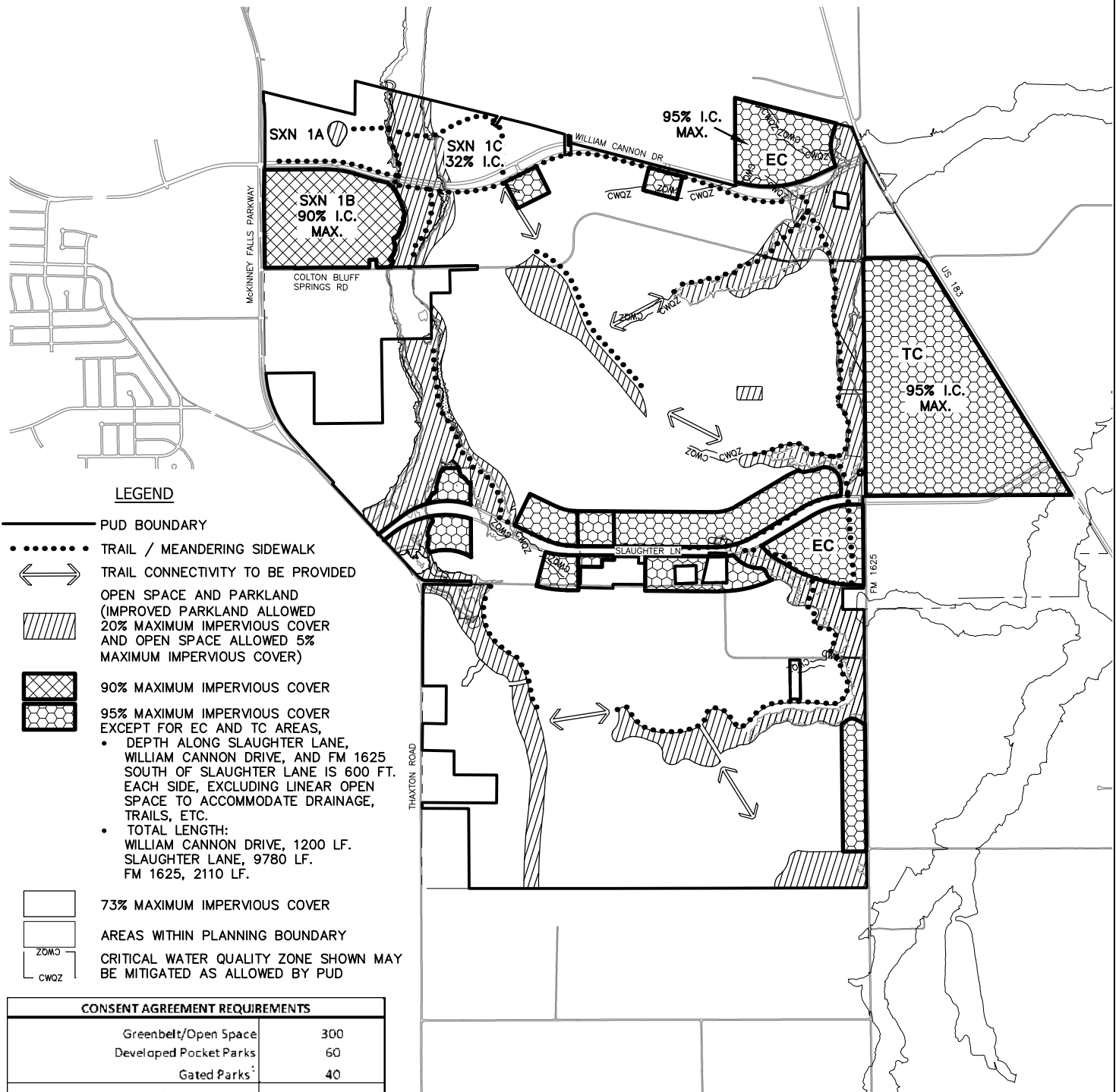


EXHIBIT P
IMPERVIOUS COVER MAP
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

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
<div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> Replace with new Exhibit P-1 </div>					
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: _____

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

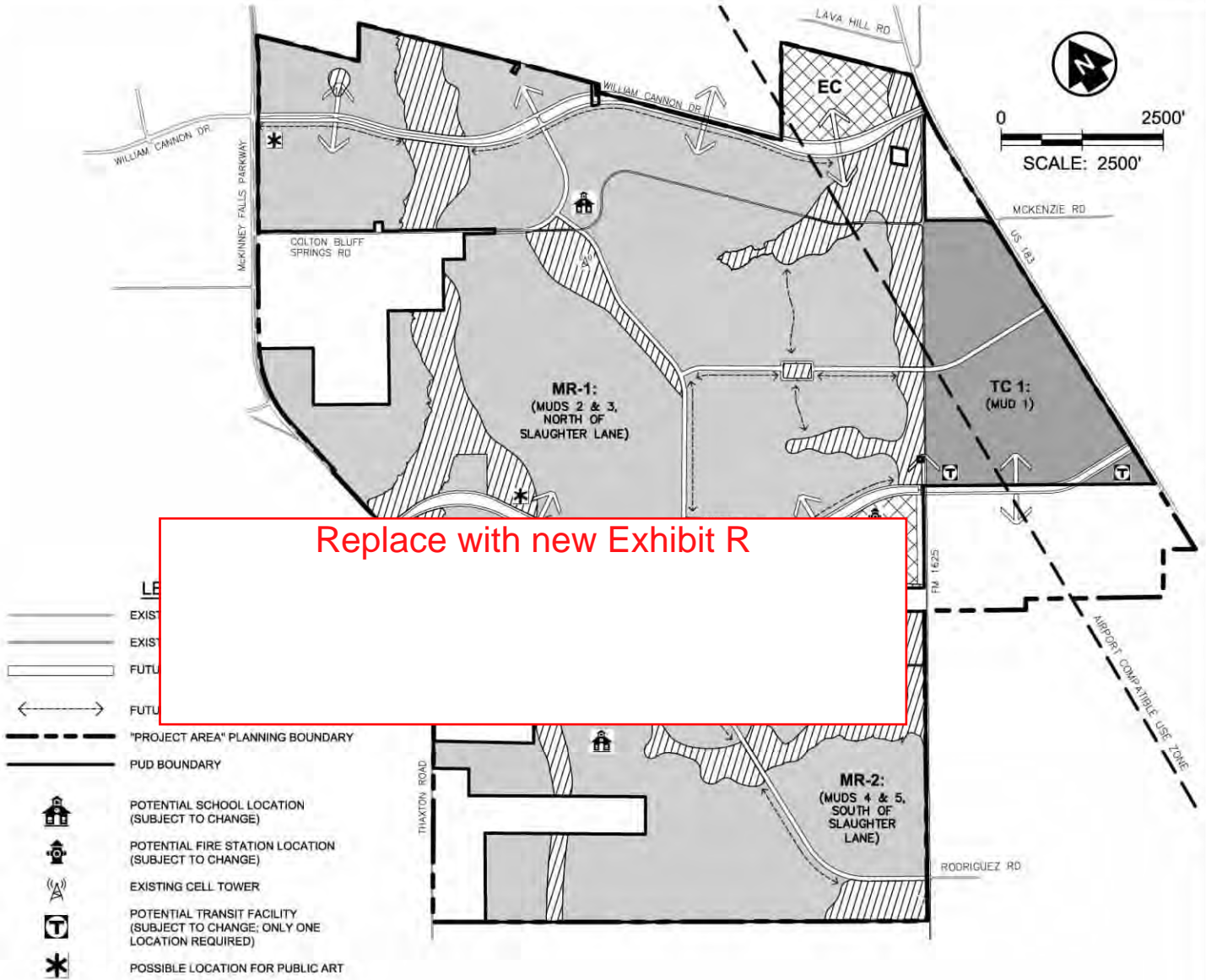
3. MISC. DEVELOPMENT AREAS - IMPERVIOUS COVER			
Location	Area, ac	IC, %	IC, ac.
Open Space	363.52	5%	18.176
Parkland	100	20%	20
Section 1A	54.91	34%	18.80
Section 1C	44.45	32%	14.22
Section 1B	83	90%	74.70
All Other Areas	1545.81	73%	1133.08
Misc . Subtotal	2191.69		1278.97

4. SUMMARY CALCULATION OF IMPERVIOUS COVER		
Development Type	Area, ac.	IC, ac.
Centers	314.00	298.30
Corridors	170.49	161.97
Misc	2191.69	1278.97
Total	2676.18	1739.24
Area in PUD, ac.		2676.18
65% Average IC in PUD		1739.52

EXHIBIT P-1
 IMPERVIOUS COVER TABLE
 REVISED: _____

B-9

55 of 58



LE
EXIST
EXIST
FUTU
FUTU
"PROJECT AREA" PLANNING BOUNDARY
PUD BOUNDARY

- POTENTIAL SCHOOL LOCATION (SUBJECT TO CHANGE)
- POTENTIAL FIRE STATION LOCATION (SUBJECT TO CHANGE)
- EXISTING CELL TOWER
- POTENTIAL TRANSIT FACILITY (SUBJECT TO CHANGE; ONLY ONE LOCATION REQUIRED)
- POSSIBLE LOCATION FOR PUBLIC ART

PROPOSED LAND USE AREAS	
	MR – MIXED RESIDENTIAL
	EC – EMPLOYMENT CENTER
	TC – TOWN CENTER
	OS – OPEN SPACE

GUIDING PRINCIPLES

- PUBLIC ARTWORKS AND/OR ARTFULLY-CRAFTED ARCHITECTURAL ELEMENTS (GATES, BRIDGES, WALLS, ETC.) WILL BE CONSTRUCTED BY THE MASTER DEVELOPER IN ORDER TO ENHANCE THE COMMUNITY'S PUBLIC OPEN SPACES, PARKS, AND ENTRYWAYS.
- THESE WILL BE LOCATED STRATEGICALLY TO OPTIMIZE PUBLIC VISIBILITY AND ACCESSIBILITY, AND WILL INCLUDE INFORMATION ABOUT THE ART AND THE ARTIST, AT MINIMUM.
- THESE WORKS WILL ALSO BE LOCATED SO AS TO BECOME DISTINCTIVE, HIGH-QUALITY PUBLIC PLACES THAT WILL ENHANCE THE VALUE AND THE IDENTITY OF THE COMMUNITY.

EXHIBIT R

CONCEPTUAL PUBLIC ART MASTER PLAN

PILOT KNOB PUD

AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____

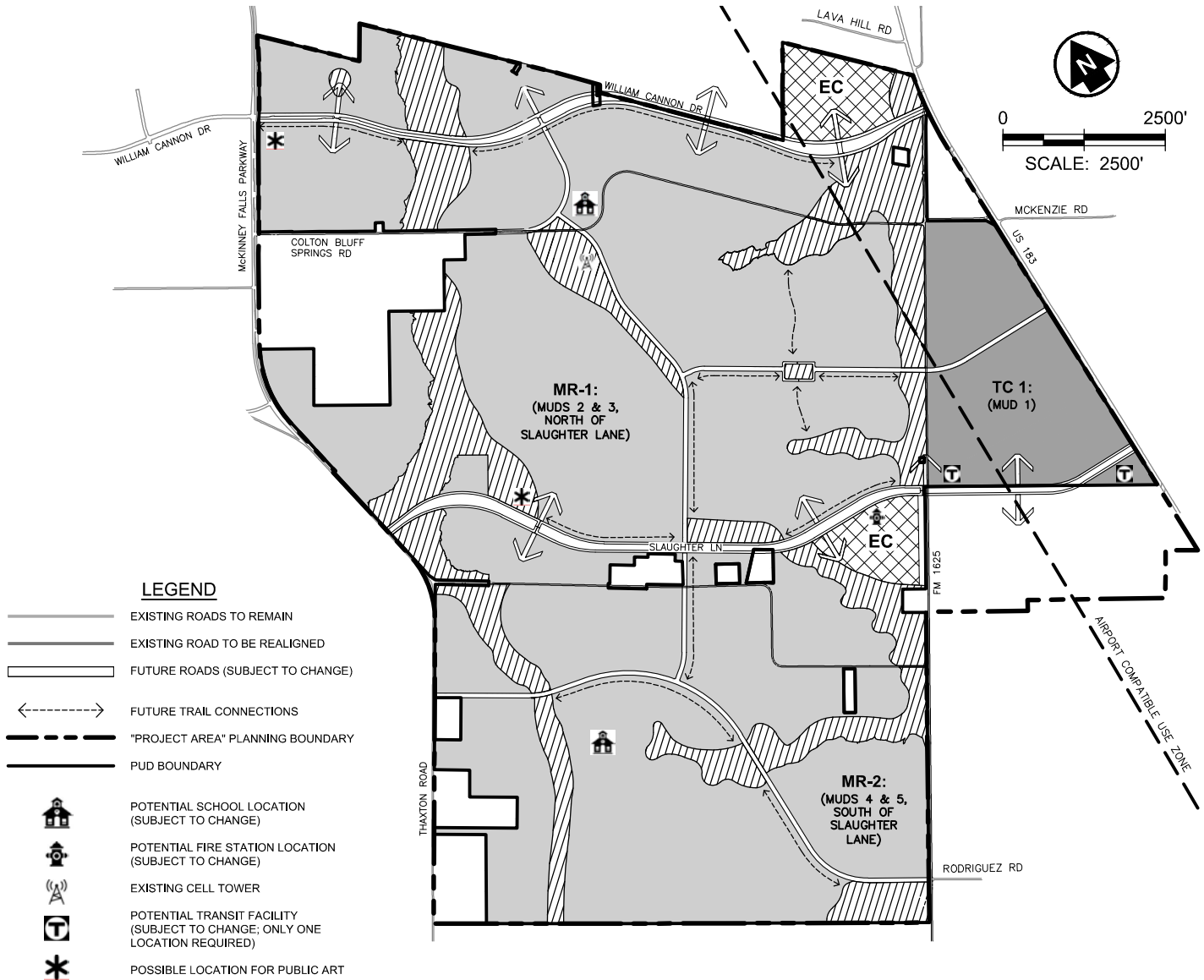
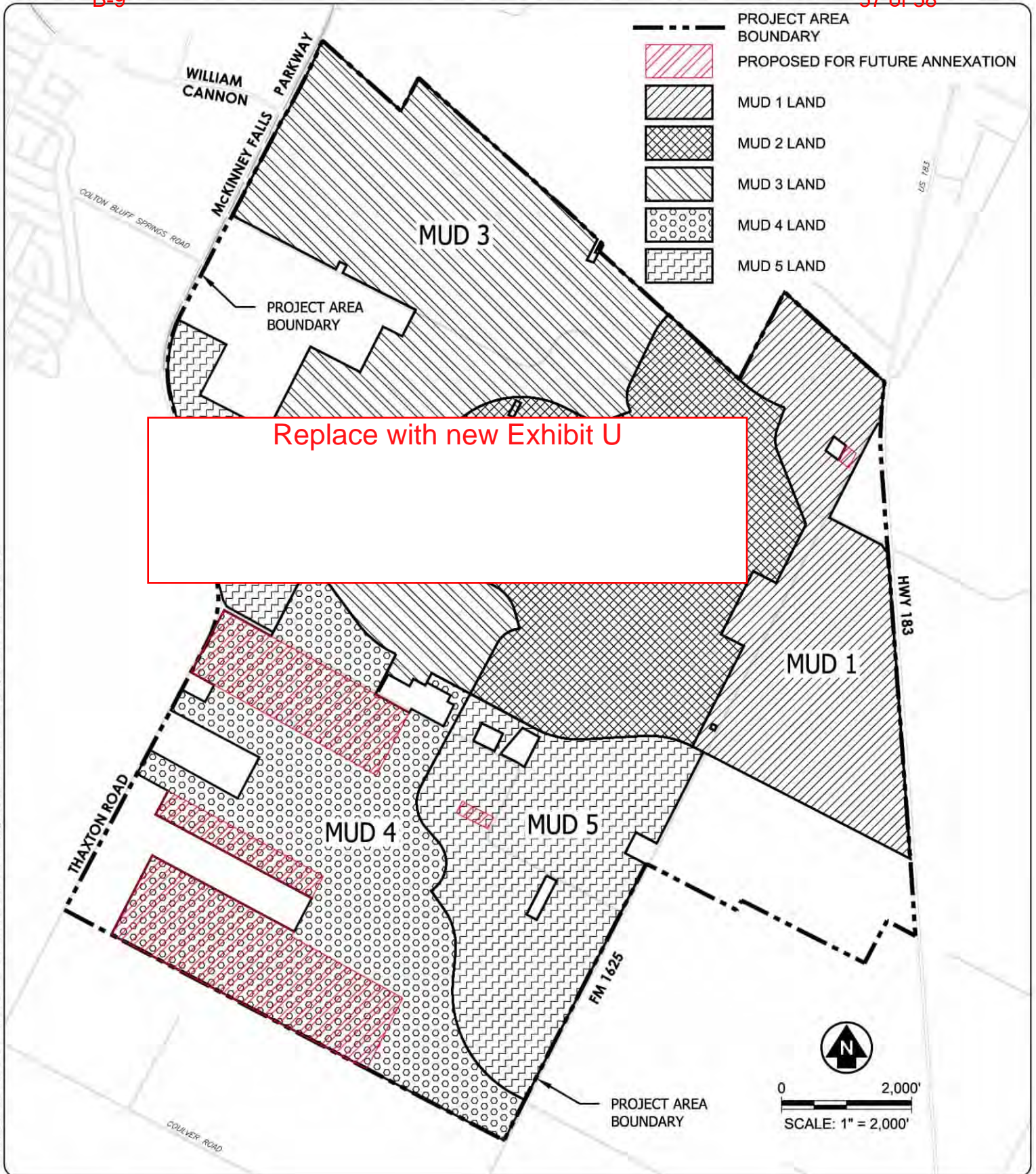


EXHIBIT R
CONCEPTUAL PUBLIC ART MASTER PLAN
PILOT KNOB PUD
AUSTIN, TRAVIS COUNTY, TEXAS

REVISED: _____



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

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

