ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND AUTHORIZING EXECUTION OF THE FOURTH AMENDMENT TO THE COMPROMISE SETTLEMENT AGREEMENT RELATED TO CAUSE NO. 94-07160, JOSIE ELLEN CHAMPION, ET AL V. CITY OF AUSTIN IN THE 353RD JUDICIAL DISTRICT COURT OF TRAVIS COUNTY; AMENDING ORDINANCE NO. 960613-J; AND MODIFYING SECTIONS OF CITY CODE.

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

PART 1. Findings.

A. This amendment to the Compromise Settlement Agreement related to Cause No. 94-07160, Josie Ellen Champion, et al v. City of Austin, in the 353rd Judicial District Court of Travis County ("Settlement Agreement") is part of zoning case C14-2023-0005.

B. A public hearing was held before the Zoning and Platting Commission ("ZAP") on December 5, 2023 ("Public Hearing") at which ZAP made a recommendation to the City Council to approve zoning case C14-2023-0005 and the proposed amendments to the Settlement Agreement.

C. Notice of the Public Hearing was provided within 500 feet of the subject property to property owners, City of Austin utility account holders, registered environmental or neighborhood organizations, the applicant, and any interested parties.

D. Prior to the public hearing before City Council, notice was published in the Austin American-Statesman.

E. Zoning case C14-2023-0005 and the amendment to the Settlement Agreement shall appear on the City Council Agenda as two separate related items.

PART 2. In this ordinance:

(1) ORIGINAL AGREEMENT means the 1996 Compromise Settlement Agreement related to Cause No. 94-07160, Josie Ellen Champion, et al v. City of Austin in the 353rd Judicial District Court of Travis County.

(2) FIRST AMENDMENT (2016) means the First Amendment to the Original Agreement adopted and authorized by City Ordinance No. 20161110-06.

(3) FIRST AMENDMENT (2018) means the First Amendment to the Original Agreement adopted and authorized by City Ordinance No. 20180215-013.

(4) SECOND AMENDMENT means the Second Amendment to the Original Agreement adopted and authorized by City Ordinance No. 20181101-009.

(5) THIRD AMENDMENT means the Third Amendment to the Original Agreement adopted and authorized by City Ordinance No. 20191114-094.

(6) FOURTH AMENDMENT means the Fourth Amendment to the Original Agreement attached as **Exhibit "A"** to this ordinance.

(7) PROPERTY means:

a 0.849 acre tract ("Tract 1") out of the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that 43.32 acre tract of land known as Tract 1, Parcel B and conveyed by Document No. 2001143485 of the Official Public Records of Travis County, Texas, said 0.849 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance; and

a 8.140 acre tract ("Tract 2") out of the JAMES JETT SURVEY, ABSTRACT No. 437 and the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that 43.32 acre tract of land known at Tract 1, Parcel B and conveyed in Document No. 201143485 of the Official Public Records of Travis County, Texas, said 8.140 acres of land being more particularly described by metes and bounds in **Exhibit "C"** incorporated into this ordinance,

(Tract 1 and Tract 2 respectively, collectively the "Property" and being referred to as Tract 4 in the Original Agreement), locally known as 6025 North Capital of Texas Highway Northbound in the City of Austin, Travis County, Texas,

(8) OWNER means Champion Assets, Ltd., Champion-Meier Assets, Ltd., and Champion Legacy Partners, L.P., successors to Josie Ellen Champion, Juanita Champion Meier, and Mary Margaret Champion Roberson.

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PART 3. City Council adopts the Fourth Amendment, which is attached as **Exhibit "A"** and incorporated herein by reference and authorizes execution by the City Manager.

PART 4. To the extent that a conflict exists, the Original Agreement, First Amendment (2016), First Amendment (2018), Second Amendment, and Third Amendment, are amended by this Fourth Amendment.

PART 5. To effectuate the Fourth Amendment, City Council modifies the following City Code provisions for the Property:

(1) City Code Section 25-8-92 (*Critical Water Quality Zones Established*) for the Property:

(a) To define the Critical Water Quality Zone ("CWQZ") as the area within 150 feet of the centerline of Lake Austin, and

(b) To allow buffer averaging in the CWQZ, so long as the boundary is not reduced to less than 100 feet from the shoreline of Lake Austin.

(2) City Code Section 25-8-261 (*Critical Water Quality Zone Development)* to prohibit impervious cover within the CWQZ, with the exception of storm headwalls.

PART 6. Development of the Property is subject to the following environmental regulations:

(1) Development of the Property shall not exceed a maximum of 95,000 square feet of building space.

(2) Impervious cover on the Property shall be limited to a maximum of 40 percent gross site area.

(3) Impervious cover within the CWQZ shall not exceed zero percent impervious cover, except for storm headwalls which are improvements permitted in this area.

(4) Buffer averaging is permitted within the CWQZ.

(5) Prior to the issuance of a certificate of occupancy for any development on the Property, the owner of the Property shall remove all existing impervious cover from the CWQZ, except as modified herein.

(6) Except as provided in this PART 6, all development of the Property shall comply with all water quality control requirements of City Code Chapter 25-8, Subchapter A, Article 6, applicable to new projects submitted to the City of Austin as of July 11, 2022.

(7) The Property shall comply with heritage tree protections requirements of City Code Chapter 25-8, Subchapter B, Article 1, Division 3, in effect on July 11, 2022.

(8) At all times, at least forty percent (40%) of the Property must remain undisturbed, in substantially the same condition as existed prior to its development, in compliance with Section 2.7.2(B) (Hill County Roadway Landscape Criteria) of the Environmental Criteria Manual.

(9) The sale, rental, leasing, and distributing of watercraft on the Property is prohibited.

(10) Public access from the Property to include access from a hotel use to Lake Austin is prohibited.

(11) The Property shall comply with Critical Environmental Feature ("CEF") protections of City Code Chapter 25-8, Subchapter A, Article 7, Division 2, in effect on July 11, 2022, for the wetland CEF and associated CEF setback as shown in **Exhibit "D"**.

PART 7. Upon the completion of project on the Property, the property owner and any successors and subsequent owners or interest-holders, or assigns, agree to permanently relinquish and abandon all vested rights granted on the Property. For purposes of this provision, "project" shall be defined as any site plan submitted in compliance with this ordinance and may include multiple buildings. Completion shall be determined by the issuance by the City of Austin of certificates of occupancy for all buildings contained on such site plan, regardless of site plan duration.

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PART 8. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

	§	
	§	
_____, 2024	§	_____
		Kirk Watson Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan City Attorney	Myrna Rios City Clerk

DRAFT

EXHIBIT A

FOURTH AMENDMENT TO THE COMPROMISE SETTLEMENT AGREEMENT REGARDING CHAMPIONS TRACT 4

This Fourth Amendment to the Compromise Settlement Agreement (the "**Fourth Amendment**") is made and entered into by and between Champion Assets, Ltd., a Texas limited partnership; Champion-Meier Assets, Ltd., a Texas limited partnership; and Champion Legacy Partners, L.P., a Texas Limited Partnership, successors to Josie Ellen Champion, Juanita Champion Meier, and Mary Margaret Champion Roberson (the "**Champions**" or "**Owner**"), and the City of Austin (the "**City**") for the purposes and on the terms specified herein and operates in conjunction with the Compromise Settlement Agreement related to Cause No. 94-07160, Josie Ellen Champion, et al v. City Of Austin in the 353rd Judicial District Court of Travis County (the "**Original Agreement**"), effective July 11, 1996, and the following amendments: First Amendment to the Original Agreement (the "**First Amendment (2016)**"), effective November 21, 2016; First Amendment to the Original Agreement (the "**First Amendment (2018)**"), effective February 26, 2018; Second Amendment to the Original Agreement (the "**Second Amendment**"), effective November 12, 2018 and Third Amendment (the "**Third Amendment**") to the Original Agreement, effective November 25, 2019.

RECITALS

WHEREAS, the City approved an ordinance adopting the Original Agreement between the Champions and the City on June 13, 1996; and

WHEREAS, the City approved an ordinance adopting the First Amendment (2016) between the Champions and the City on November 10, 2016; and

WHEREAS, the City approved an ordinance adopting the First Amendment (2018) between the Champions and the City on February 15, 2018; and

WHEREAS, the City approved an ordinance adopting the Second Amendment between the Champions and the City on November 1, 2018; and

WHEREAS, the City approved an ordinance adopting the Third Amendment between the Champions and the City on November 14, 2019; and

WHEREAS, the Champions seek approval for land use changes to the land referred to in the Original Agreement as Tract 4, located at 6025 North Capital of Texas Highway, and described in Application for Land Status Determination hearing City of Austin filing No. C81-87-023 and being a portion of the land described as Tract 1, Parcel B in Document No. 2001434485 of the Official Public Records of Travis County, Texas ("Tract 4"); and

WHEREAS, Tract 4, being more particularly described as being comprised of Tract 1 and Tract 2, legally described as:

Tract 1

0.849 acres out of the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known as Tract 1, Parcel B and conveyed by Document No. 2001143485 of the Official Public Records of Travis County, Texas, said 0.849 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated herein, and

Tract 2

8.140 acres out of the JAMES JETT SURVEY, ABSTRACT No. 437 and the THOMAS J. CHAMBERS SURVEY, ABSTRACT No. 7, in Travis County, Texas, being a portion of that certain 43.32 acre tract of land known at Tract 1, Parcel B and conveyed in Document No. 201143485 of the Official Public Records of Travis County, Texas, said 8.140 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into herein.

WHEREAS, the Champions are the Owner of Tract 4; and

WHEREAS, the Champions seek modifications to City Code and site development regulations applicable to Tract 4; and

WHEREAS, the Champions are willing to place restrictions on Tract 4 included in this Fourth Amendment of even date; and

WHEREAS, in accordance with Paragraph 7 of the Original Agreement, the City and the Champions are executing this Fourth Amendment to amend the provisions regarding site development and use of Tract 4;

NOW, THEREFORE, in consideration of the recitals, the mutual covenants and agreements contained in the Fourth Amendment, the Champions, and the City agree as follows:

TERMS OF AMENDMENT

I. The Original Agreement is amended to modify the development requirements for Tract 4 as follows:

1. Development of the Property shall not exceed a maximum of 95,000 square feet of building space.
2. Impervious cover on the Property shall be limited to a maximum of forty percent gross site area.
3. The Critical Water Quality Zone ("CWQZ") shall be defined as the area within one hundred fifty feet of the Lake Austin centerline. Impervious cover shall be limited within the CWQZ to zero percent, except as modified herein. Storm headwalls are permitted in the CWQZ. Buffer averaging is permitted within the CWQZ. Prior to

the issuance of a certificate of occupancy for any development on the Property, the Owner of the Property shall remove all existing impervious cover from the CWQZ, except as modified herein.

4. Except as provided herein, all development of the Property shall comply with all water quality control requirements of City Code Chapter 25-8, Subchapter A, Article 6 applicable to new projects submitted to the City of Austin as of July 11, 2022.

5. The Property shall comply with heritage tree protections requirements of City Code Chapter 25-8, Subchapter B, Article 1, Division 3, in effect on July 11, 2022.

6. At all times, at least forty percent of the Property must remain undisturbed, in substantially the same condition as existed prior to its development, in compliance with Section 2.7.2(B)(Hill Country Roadway Landscape Criteria) of the City of Austin Environmental Criteria Manual.

7. The sale, rental, leasing, lending, and distributing of paddleboards, kayaks, and all other forms of watercraft shall be expressly prohibited on the Property. Hotel guests and other members of the general public shall be prohibited from accessing Lake Austin from the property.

8. The Property will comply with Critical Environmental Feature ("CEF") protections of City Code Chapter 25-8, Subchapter A, Article 7, Division 2, in place as of July 11, 2022, for the wetland CEF and associated CEF setback as shown in **Exhibit "C"** incorporated herein.

9. Upon the completion of the project on the Property, the Owner and any successors and subsequent owners or interest-holders, or assigns, agree to permanently relinquish and abandon any and all vested rights granted on the Property. For purposes of this provision, "project" shall be defined as any site plan submitted in compliance with the accompanying ordinance authorizing execution of this Fourth Agreement and may include multiple buildings. Completion shall be determined by the issuance by the City of Austin of certificates of occupancy for all of the buildings contained on such site plan, regardless of site plan duration.

II. Miscellaneous Provisions

A. **Designation of Department or Official.** Designation by this Amendment of a particular City department, director, official, or commission includes any other City department, director, official, or commission to which the City's duties or responsibilities may be assigned under this Fourth Amendment.

B. **Designation of City Codes.** Designation of a city code chapter or section includes any successor or replacement code section or chapter.

C. **Binding.** This Amendment will be binding upon the heirs, representatives, successors and assigns of each of the parties to this Fourth Amendment.

D. **Effective Date.** The effective date of this Amendment will be the latest date that both parties have signed and executed this Fourth Amendment.

E. **Applicable Law and Venue.** The construction and validity of this Fourth Agreement shall be governed by the laws of the State of Texas. This Fourth Amendment is performable in Travis County, Texas.

F. **No Party To Be Deemed Drafter.** Owner and the City have both had the opportunity to have legal counsel examine this Fourth Amendment. Accordingly, this Fourth Amendment will not be interpreted for or against either party due solely to the fact that one part was the principal author of this Fourth Amendment.

G. **Filing.** This Fourth Amendment shall be filed of record.

H. **Authority.** The parties warrant that they have authority to execute this Fourth Amendment.

I. **Assignment of Owner Rights.** Owner may assign in whole or part its rights and obligations under this Fourth Amendment to person purchasing all or part of the Property.

J. **Ratification of Original Agreement.** Any and all terms and provisions of the Original Agreement shall, except as and to the extent expressly amended and modified by this Fourth Amendment, remain in full force and effect. To the extent there is a conflict, this Fourth Amendment shall control.

K. **Severability.** If a court of competent jurisdiction determines that a term or provision of this Amendment is void or unenforceable, the remainder of this Agreement remains effective to the extent permitted by law.

EXECUTED to be effective the ____ day of _____, 2024.

[signatures on next page]

Champion Assets, Ltd., a Texas limited partnership

By: The Champion Management Trust,
its General Partner

By: _____
NAME
Trustee

Champion-Meier Assets, Ltd, a Texas limited partnership

By: Champion Meier Management Trust,
its General Partner

By: _____
NAME
Trustee

Champion Legacy Partners, L.P., a Texas limited partnership

By: Champion Heritage Enterprises, LLC,
A Texas limited liability company,
its General Partner

By: _____
NAME
TITLE

APPROVED AS TO FORM:

_____
Name: _____
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2024, by Josie Ellen Champion, Trustee of The Champion Management Trust, General Partner of Champion Assets, Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2024, by Alma Juanita Champion Meier, Trustee of Champion Meier Management Trust, General Partner of Champion-Meier Assets, Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2024, by _____, _____ of Champion Heritage Enterprises, LLC, a Texas limited liability company, General Partner of Champion Legacy Partners, L.P., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public, State of Texas

Attached:
EXHIBIT A – Legal Description for Tract 1
EXHIBIT B – Legal Description for Tract 2
EXHIBIT C – the Critical Environmental Feature Buffers

EXHIBIT A

PROPERTY DESCRIPTION:

BEING A 0.849 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE NORTH LINE OF THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID COURTYARD TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EAST VH 2222, LLC, AS RECORDED IN INSTRUMENT NO. 2023023380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 51° 48' 07" WEST, A DISTANCE OF 85.51 FEET ALONG THE EAST LINE OF SAID EAST VH TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 25° 13' 53" EAST, A DISTANCE OF 100.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 23' 53" EAST, A DISTANCE OF 109.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36' 07" WEST, A DISTANCE OF 194.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

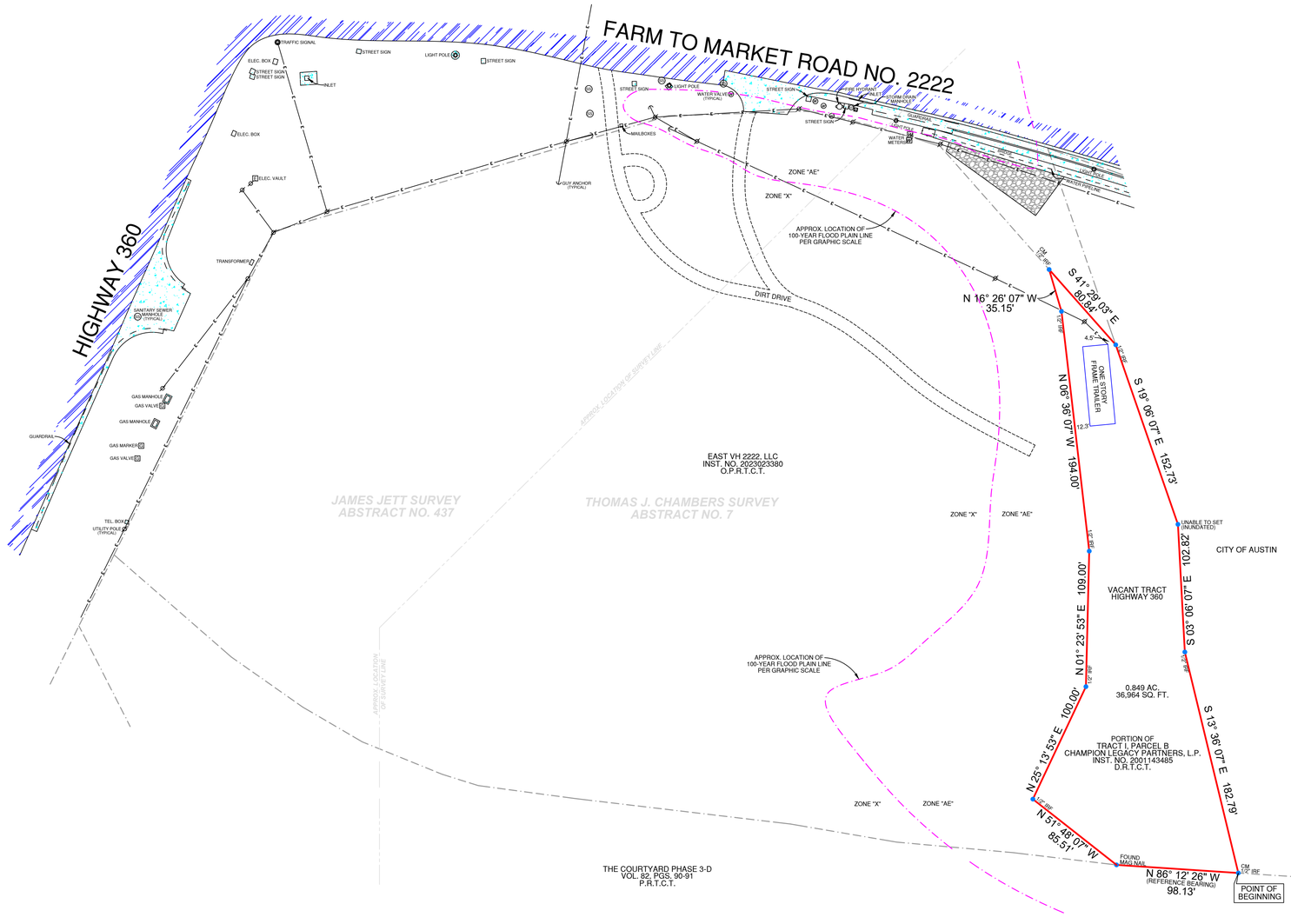
THENCE NORTH 16° 26' 07" WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 41° 29' 03" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 80.84 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID TRACT I;

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG THE EAST LINE OF SAID TRACT I;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 36,964 SQUARE FEET OR 0.849 OF ONE ACRE OF LAND.



FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE" RATING AS SHOWN BY MAP NO. 48453C0435 K, DATED JANUARY 22, 2020.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

HIGHWAY 360
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW3	
TECH: MSP	DATE: 05/24/23
FIELD: MW	FIELD DATE: 05/24/23

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET W/CAP STAMPED "PREMIER SURVEYING"
WFCP = WOOD FENCE COR POST

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS REGISTERED ROBERT T. PAUL, JR. 4984 PROFESSIONAL LAND SURVEYOR
Robert T. Paul, Jr.
Registered Professional Land Surveyor

EXHIBIT B

PROPERTY DESCRIPTION:

BEING AN 8.140 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75° 15' 02" EAST - 94.64 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 132.14 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 16° 26' 07" EAST, A DISTANCE OF 35.15 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 06° 36' 07" EAST, A DISTANCE OF 194.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 01° 23' 53" WEST, A DISTANCE OF 109.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 25° 13' 53" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 48' 07" EAST, A DISTANCE OF 85.51 FEET TO A SET MAG NAIL ON THE COMMON LINE OF AFORESAID PARCEL B AND AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

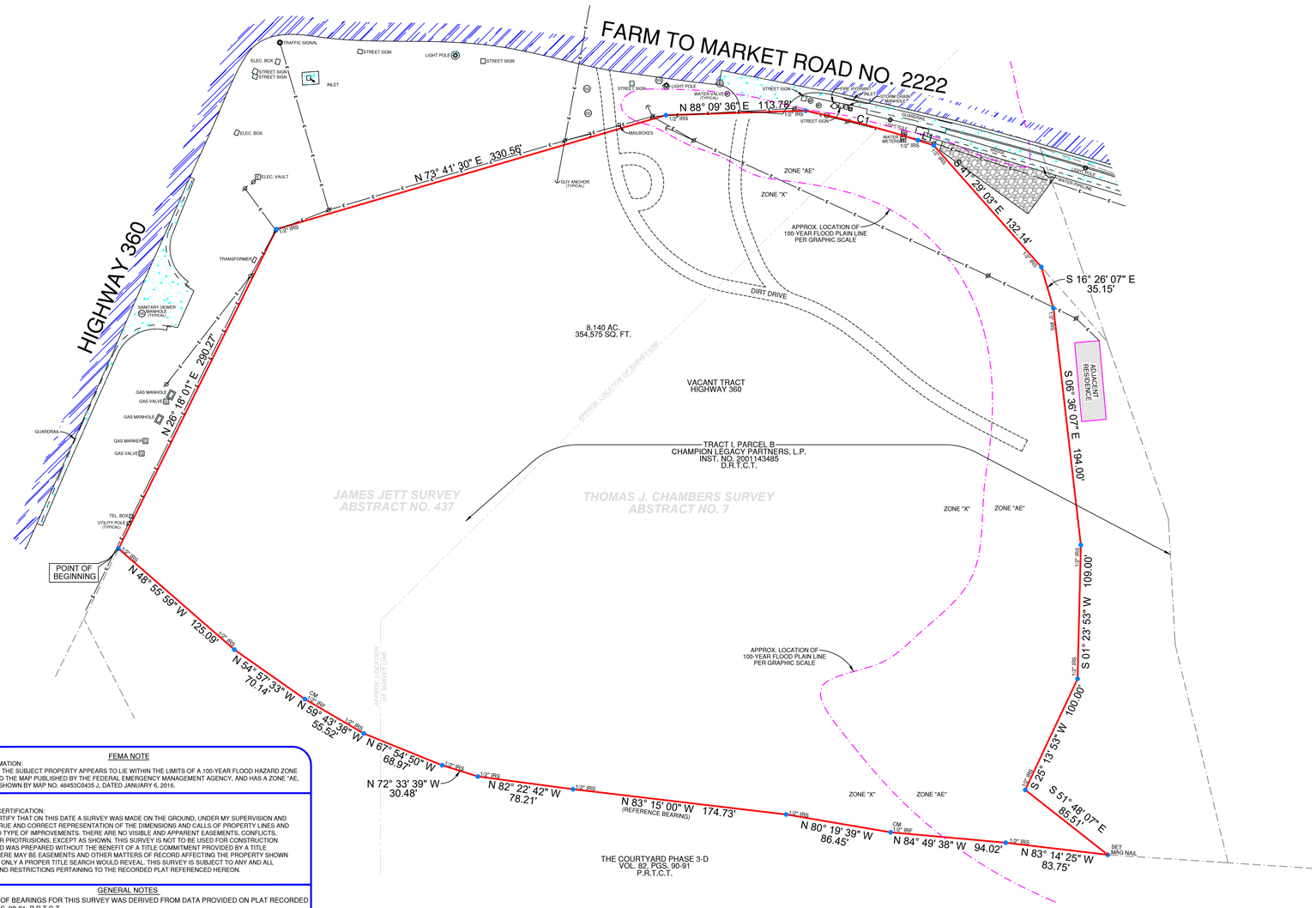
THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 354,575 SQUARE FEET OR 8.140 ACRES OF LAND.

BOUNDARY LINE TABLE	
C1	L = 94.68'; R = 879.93' CHORD = S 75° 15' 02" E 94.64'
L1	S 72° 10' 05" E 13.58'

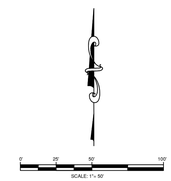


FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0435 J, DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND IPF = IRON PIPE FOUND IRS = IRON ROD SET W/CAP STAMPED "PREMIER SURVEYING" WFCP = WOOD FENCE COR POST

HIGHWAY 360
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

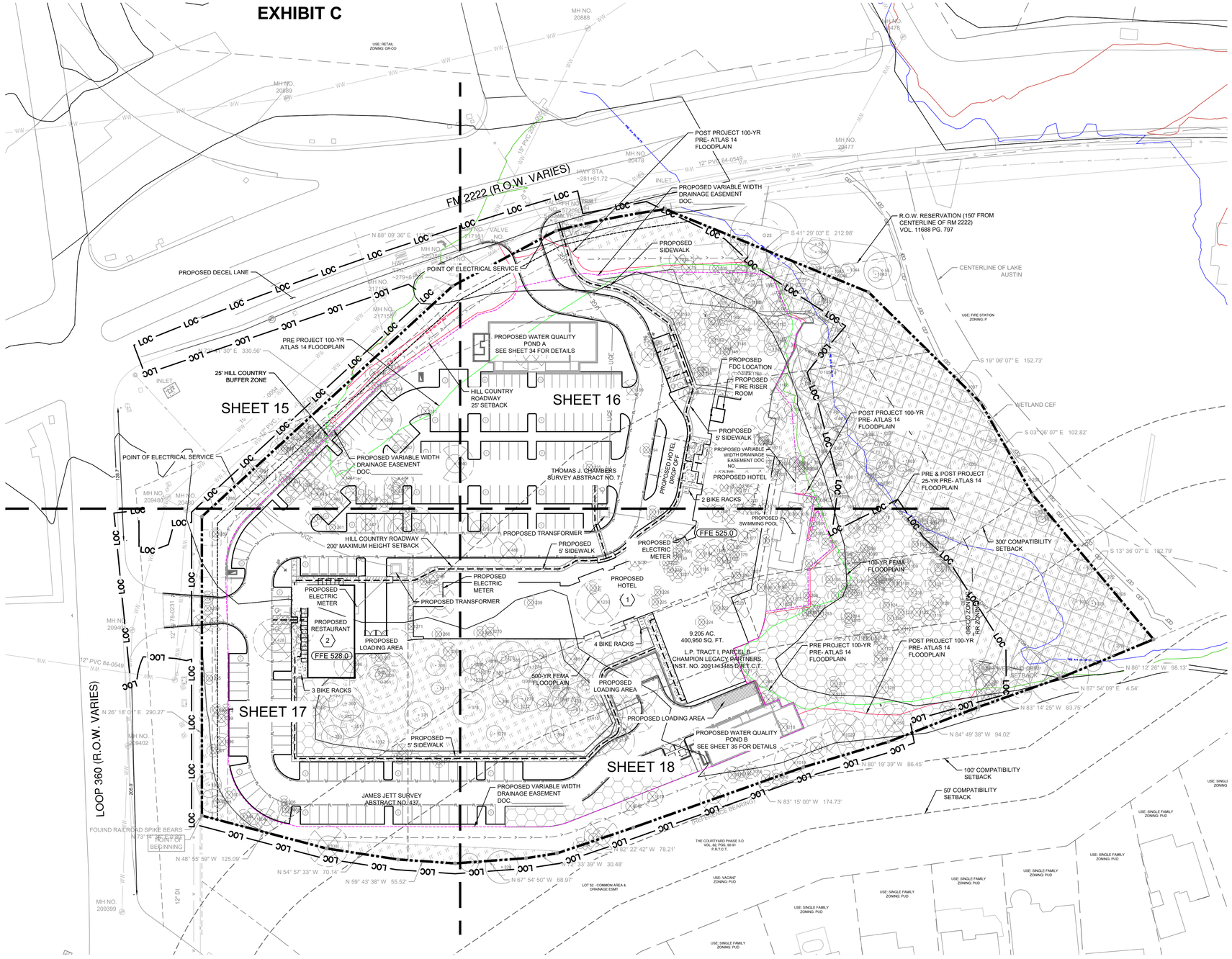
PREMIER JOB #: 16-00522AW2	
TECH: MSP	DATE: 10/18/19
FIELD: TM	FIELD DATE: 10/18/19

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR
Robert T. Paul, Jr.
Registered Professional Land Surveyor

EXHIBIT C



LEGEND

- PROPERTY LINE
- ZONING LINE
- PROPOSED FIRE LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED GRATE INLET
- PROPOSED UNDERGROUND ELECTRIC
- ADA PATH
- RETAINING WALL
- BUILDING SETBACK
- PRE & POST PROJECT PRE ATLAS 14 25-YR FLOODPLAIN
- POST PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
- PRE PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- NATURAL AREA
- AREA TO BE RESTORED TO SAME CONDITION AS EXISTED PRIOR TO DEVELOPMENT
- CEF BUFFER
- CQWZ

N E S W

0 50' 100'
GRAPHIC SCALE 50'

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS.
3. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
4. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2747
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC_3108(c) AND ANSI A1171-1986-4.6.2.
7. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. ALL RADII TO BE 2' UNLESS OTHERWISE NOTED.
12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
16. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
17. REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
18. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
19. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
20. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
22. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 13-2-781 EXEMPTIONS.
23. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2-782(5)).
24. SIDEWALKS ALONG LOOP 360 AND RM 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
25. BUILDING(S) SHALL BE DESIGNATED TO UTILIZE, TO THE GREATEST FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (§ 25-2-1126).
26. CONTRACTOR SHALL INSTALL 4-INCH MINIMUM GALVANIZED RIGID METAL POSTS AS INDICATED ON EQUIPMENT PAD DETAILS FROM AE DESIGN WHEN THE TRANSFORMER EQUIPMENT PAD IS INSTALLED WITHIN 4 FEET OF PARKING/TRAFFIC AREAS.

LANDSCAPE AREAS PROTECTION NOTE:

1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND CUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS". 2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 13-7-63.

VERTICAL CLEARANCE NOTE:
MINIMUM VERTICAL CLEARANCE SHALL BE 14 FEET.

40 % NATURAL AREA
REQUIRED: 3.59 AC PROVIDED: 3.62 AC

BENCHMARKS

BM - ELEVATION: 677.90 - 3" ALUMINUM CAP IN CONCRETE AT FRONT GATE OF CITY OF AUSTIN ELECTRICAL SUBSTATION ON VAUGHT RANCH ROAD OFF OF R.R. 2222

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

BUILDING TABLE

BUILDING NUMBER	USE	TOTAL BUILDING AREA (SF)	GROSS FLOOR AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES	FOUNDATION TYPE
1	HOTEL	34,020	90,000	53	4	SLAB ON GRADE
2	RESTAURANT (GENERAL)	4,900	5,000	20.0	1	SLAB ON GRADE

SITE DATA TABLE

ZONING	TOTAL AREA (SF)	TOTAL AREA (AC)	TOTAL GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (%)	PROPOSED FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)
GR-CO	354,575	8.14	95,000	27%	0.27	38,166	11%	154,959	43.70%
RR	36,964	0.85	0	0%	0.00	0	0%	0	0.00%
TOTAL	391,539	8.99	95,000	24%	0.24	38,166	10%	154,959	39.58%

PARKING REQUIRED BY CODE

USE	UNIT	PARKING REQUIRMENT	NUMBER OF SPACES
HOTEL	114 ROOM	1.1 / ROOM	126
RESTAURANT (GENERAL)	5000 SQ. FT.	1/75 SQ. FT.	67
		TOTAL REQUIRED:	193

PARKING PROVIDED	
STANDARD SURFACE PARKING	161
COMPACT SURFACE PARKING	52
ADA SURFACE PARKING	7
BIKE PARKING	18
TOTAL PARKING	220

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A.) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF AUSTIN REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION406 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525MM) MINIMUM ABOVE THE GROUND, FLOOR OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

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STATE OF TEXAS
ALLISON M. L. MOCZYGEMBA
131176
LICENSED
PROFESSIONAL ENGINEER
10/12/2023

KHA PROJECT 069256300
DATE OCTOBER 2023
SCALE: AS SHOWN
DESIGNED BY: JML
DRAWN BY: TJO
CHECKED BY: AMLM

OVERALL SITE PLAN

CHAMPION COMMERCIAL DEVELOPMENT
6025 N. CAPITAL OF TEXAS HIGHWAY
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
14 OF 66

SPC-2022-0378C

Plotted By:Moczygemba, Allison (Leroy) Date:November 14, 2023 02:33:41pm File Path:K:\AUS_Civil\069256300 - Austin 360 Hotel\CAD\Plan Sheets\C - Overall Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT B

PROPERTY DESCRIPTION:

BEING A 0.849 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE NORTH LINE OF THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 86° 12' 26" WEST, A DISTANCE OF 98.13 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID COURTYARD TO A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EAST VH 2222, LLC, AS RECORDED IN INSTRUMENT NO. 2023023380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 51° 48' 07" WEST, A DISTANCE OF 85.51 FEET ALONG THE EAST LINE OF SAID EAST VH TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 25° 13' 53" EAST, A DISTANCE OF 100.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 23' 53" EAST, A DISTANCE OF 109.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 06° 36' 07" WEST, A DISTANCE OF 194.00 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

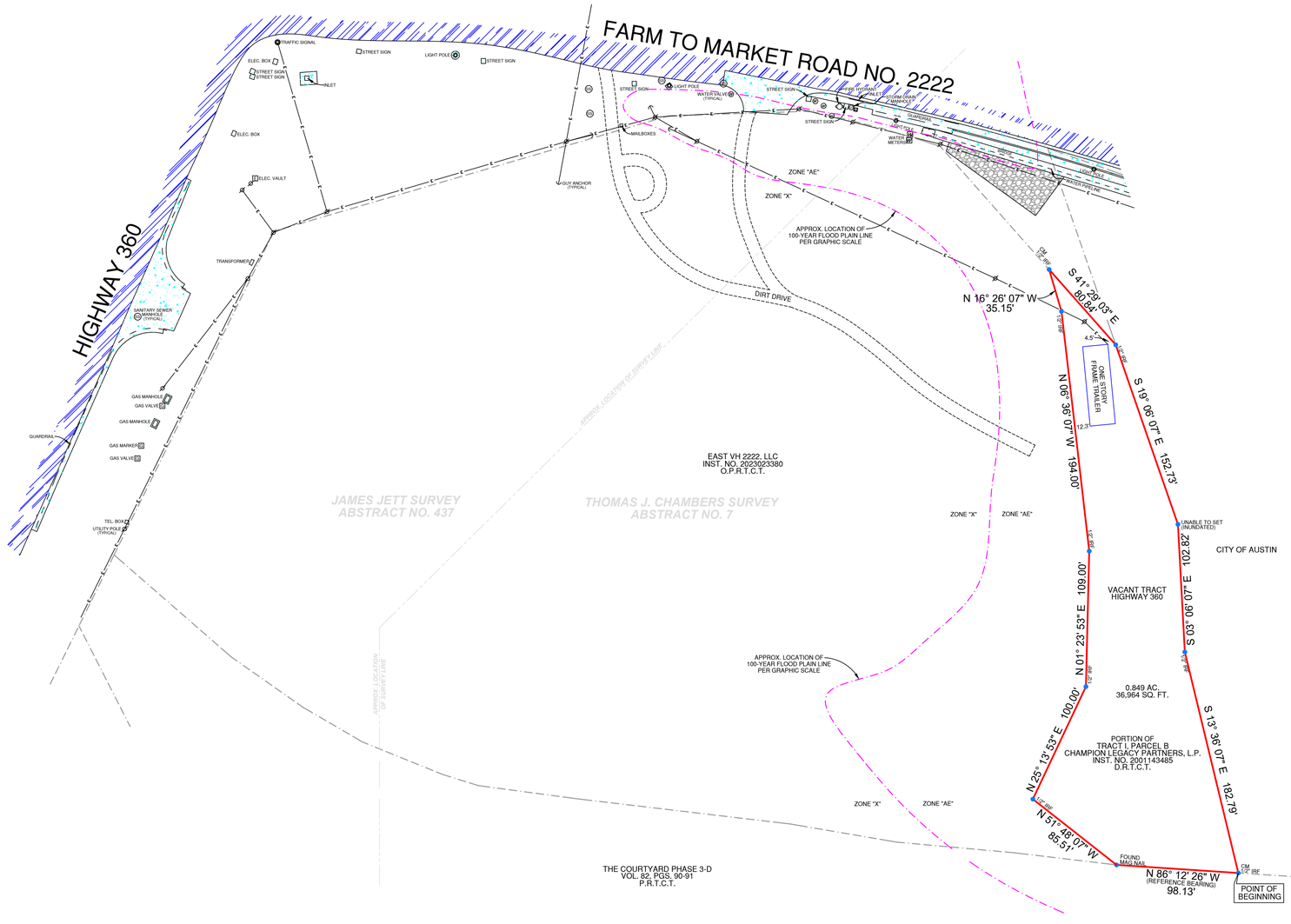
THENCE NORTH 16° 26' 07" WEST, A DISTANCE OF 35.15 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 41° 29' 03" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 80.84 FEET TO A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF AFORESAID TRACT I;

THENCE SOUTH 19° 06' 07" EAST, A DISTANCE OF 152.73 FEET ALONG THE EAST LINE OF SAID TRACT I;

THENCE SOUTH 03° 06' 07" EAST, A DISTANCE OF 102.82 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 13° 36' 07" EAST, A DISTANCE OF 182.79 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 36,964 SQUARE FEET OR 0.849 OF ONE ACRE OF LAND.



FEMA NOTE

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2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

SCALE: 1"= 50'

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET W/CAP
STAMPED "PREMIER SURVEYING"
WFCP = WOOD FENCE COR POST

HIGHWAY 360
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW3	
TECH: MSP	DATE: 05/24/23
FIELD: MW	FIELD DATE: 05/24/23

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS REGISTERED ROBERT T. PAUL, JR. 4984 PROFESSIONAL LAND SURVEYOR
Robert T. Paul, Jr.
Registered Professional Land Surveyor

EXHIBIT C

PROPERTY DESCRIPTION:

BEING AN 8.140 ACRE TRACT OF LAND SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, AND THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED AS TRACT I, PARCEL B, TO CHAMPION LEGACY PARTNERS, L.P., AS RECORDED IN INSTRUMENT NO. 2001143485, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON WEST CORNER OF SAID PARCEL B AND THE COURTYARD PHASE 3-D, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGES 90 AND 91, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF HIGHWAY 360;

THENCE NORTH 26° 18' 01" EAST, A DISTANCE OF 290.27 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 73° 41' 30" EAST, A DISTANCE OF 330.56 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" ON THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2222;

THENCE NORTH 88° 09' 36" EAST, A DISTANCE OF 113.78 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 879.93 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 94.68 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 75° 15' 02" EAST - 94.64 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 72° 10' 05" EAST, A DISTANCE OF 13.58 ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 41° 29' 03" EAST, A DISTANCE OF 132.14 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 16° 26' 07" EAST, A DISTANCE OF 35.15 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 06° 36' 07" EAST, A DISTANCE OF 194.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 01° 23' 53" WEST, A DISTANCE OF 109.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 25° 13' 53" WEST, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 51° 48' 07" EAST, A DISTANCE OF 85.51 FEET TO A SET MAG NAIL ON THE COMMON LINE OF AFORESAID PARCEL B AND AFORESAID COURTYARD PHASE 3-D;

THENCE NORTH 83° 14' 25" WEST, A DISTANCE OF 83.75 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 84° 49' 38" WEST, A DISTANCE OF 94.02 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 80° 19' 39" WEST, A DISTANCE OF 86.45 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 83° 15' 00" WEST, A DISTANCE OF 174.73 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 82° 22' 42" WEST, A DISTANCE OF 78.21 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 72° 33' 39" WEST, A DISTANCE OF 30.48 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

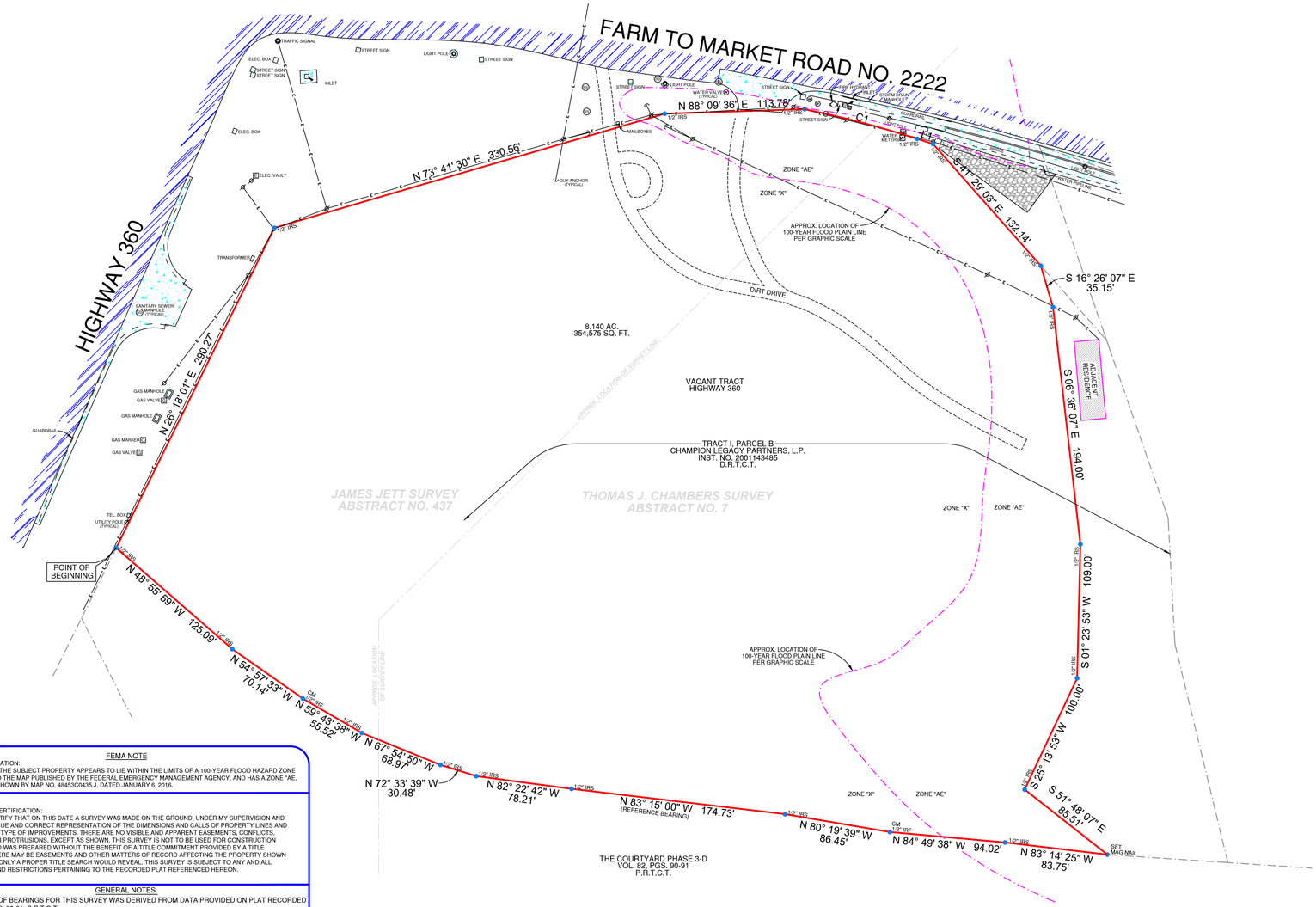
THENCE NORTH 67° 54' 50" WEST, A DISTANCE OF 68.97 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 59° 43' 38" WEST, A DISTANCE OF 55.52 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 54° 57' 33" WEST, A DISTANCE OF 70.14 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE NORTH 48° 55' 59" WEST, A DISTANCE OF 125.09 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 354,575 SQUARE FEET OR 8.140 ACRES OF LAND.

BOUNDARY LINE TABLE	
C1	L = 94.68'; R = 879.93' CHORD = S 75° 15' 02" E 94.64'
L1	S 72° 10' 05" E 13.58'



FEMA NOTE

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0435 J. DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON PLAT RECORDED IN VOL. 82, PGS. 90-91, P.R.T.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
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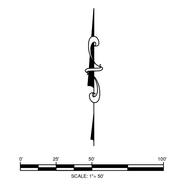

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND IPF = IRON PIPE FOUND IRS = IRON ROD SET W/CAP STAMPED "PREMIER SURVEYING" WFCP = WOOD FENCE COR POST

HIGHWAY 360
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 300, PG. 180, D.R.T.C.T.
EASEMENT, VOL. 3108, PG. 706, R.P.R.T.C.T.
EASEMENT, VOL. 1655, PG. 53, VOL. 8829, PG. 146, & VOL. 8881, PG. 140, R.P.R.T.C.T.

PREMIER JOB #: 16-00522AW2	
TECH: MSP	DATE: 10/18/19
FIELD: TM	FIELD DATE: 10/18/19

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
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www.premiersurveying.com
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Premier Surveying LLC
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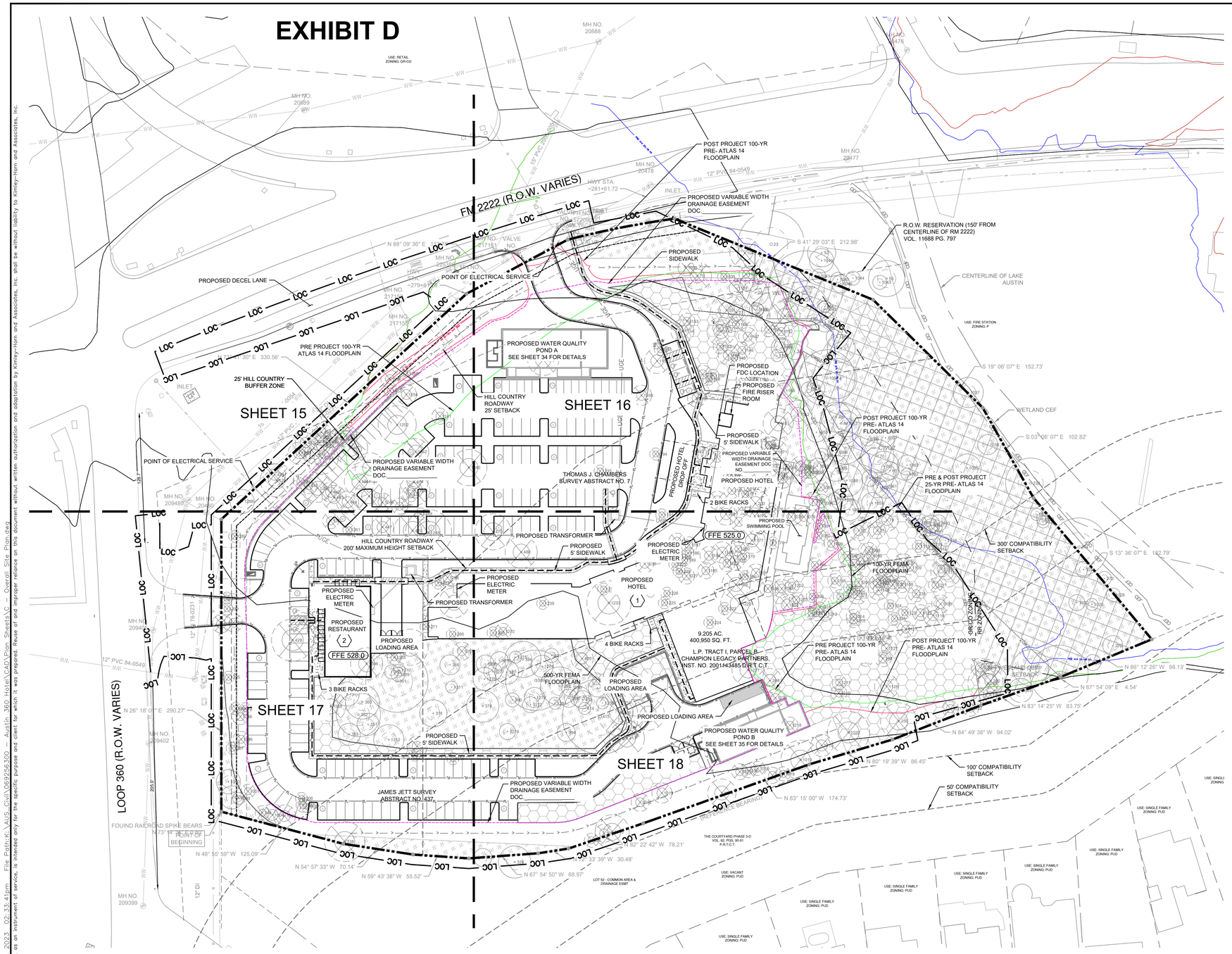
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR
Robert T. Paul, Jr.
Registered Professional Land Surveyor

EXHIBIT D



LEGEND

- PROPERTY LINE
- ZONING LINE
- FL — PROPOSED FIRE LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED GRATE INLET
- UGE — PROPOSED UNDERGROUND ELECTRIC
- ADA PATH
- RETAINING WALL
- BUILDING SETBACK
- PRE & POST PROJECT PRE ATLAS 14 25-YR FLOODPLAIN
- POST PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
- PRE PROJECT PRE ATLAS 14 100-YR FLOODPLAIN
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- NATURAL AREA
- AREA TO BE RESTORED TO SAME CONDITION AS EXISTED PRIOR TO DEVELOPMENT
- CEF BUFFER
- CQWZ

N E S W

0 50' 100'
GRAPHIC SCALE 50'

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS.
3. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
4. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2747
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 14, 2016. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC_3108(c) AND ANSI A1171-1986-4.6.2.
7. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. ALL RADII TO BE 2' UNLESS OTHERWISE NOTED.
12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
16. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
17. REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
18. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
19. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
20. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
22. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 13-2-781 EXEMPTIONS.
23. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 13-2-782(5)).
24. SIDEWALKS ALONG LOOP 360 AND RM 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
25. BUILDING(S) SHALL BE DESIGNATED TO UTILIZE, TO THE GREATEST FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (§ 25-2-1126).
26. CONTRACTOR SHALL INSTALL 4-INCH MINIMUM GALVANIZED RIGID METAL POSTS AS INDICATED ON EQUIPMENT PAD DETAILS FROM AE DESIGN WHEN THE TRANSFORMER EQUIPMENT PAD IS INSTALLED WITHIN 4 FEET OF PARKING/TRAFFIC AREAS.

LANDSCAPE AREAS PROTECTION NOTE:

1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND CUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREA AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS". 2. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC SECTION 13-7-63.

VERTICAL CLEARANCE NOTE:
MINIMUM VERTICAL CLEARANCE SHALL BE 14 FEET.

40 % NATURAL AREA
REQUIRED: 3.59 AC PROVIDED: 3.62 AC

BENCHMARKS

BM - ELEVATION: 677.90 - 3" ALUMINUM CAP IN CONCRETE AT FRONT GATE OF CITY OF AUSTIN ELECTRICAL SUBSTATION ON VAUGHT RANCH ROAD OFF OF R.R. 2222

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

BUILDING TABLE

BUILDING NUMBER	USE	TOTAL BUILDING AREA (SF)	GROSS FLOOR AREA (SF)	BUILDING HEIGHT (FT)	NUMBER OF STORIES	FOUNDATION TYPE
1	HOTEL	34,020	90,000	53	4	SLAB ON GRADE
2	RESTAURANT (GENERAL)	4,900	5,000	20.0	1	SLAB ON GRADE

SITE DATA TABLE

ZONING	TOTAL AREA (SF)	TOTAL AREA (AC)	TOTAL GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (%)	PROPOSED FLOOR TO AREA RATIO, X:1	TOTAL BUILDING COVERAGE (SF)	TOTAL BUILDING COVERAGE (%)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)
GR-CO	354,575	8.14	95,000	27%	0.27	38,166	11%	154,959	43.70%
RR	36,964	0.85	0	0%	0.00	0	0%	0	0.00%
TOTAL	391,539	8.99	95,000	24%	0.24	38,166	10%	154,959	39.58%

PARKING REQUIRED BY CODE

USE	UNIT	PARKING REQUIRMENT	NUMBER OF SPACES
HOTEL	114 ROOM	1.1 / ROOM	126
RESTAURANT (GENERAL)	5000 SQ. FT.	1/75 SQ. FT.	67
		TOTAL REQUIRED:	193

PARKING PROVIDED	
STANDARD SURFACE PARKING	161
COMPACT SURFACE PARKING	52
ADA SURFACE PARKING	7
BIKE PARKING	18
TOTAL PARKING	220

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A.) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF AUSTIN REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION406 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525MM) MINIMUM ABOVE THE GROUND, FLOOR OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
ALLISON M. L. MOCZYGEMBA
131176
LICENSED
PROFESSIONAL ENGINEER
10/12/2023

KHA PROJECT 069256300
DATE OCTOBER 2023
SCALE: AS SHOWN
DESIGNED BY: JML
DRAWN BY: TJO
CHECKED BY: AMLM

OVERALL SITE PLAN

CHAMPION COMMERCIAL DEVELOPMENT
6025 N. CAPITAL OF TEXAS HIGHWAY
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SPC-2022-0378C

Plotted By:Moczygemba, Allison (Leroy) Date:November 14, 2023 02:33:41pm File Path:K:\AUS_Civil\069256300 - Austin 360 Hotel\CAD\Plan Sheets\C - Overall Site Plan.dwg
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