

ORDINANCE NO. 20130620-077

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12814 INTERSTATE HIGHWAY 35 SOUTH, FM 1327 (PURYEAR ROAD) AT SOUTH IH 35 SERVICE ROAD SOUTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district interim-rural residence (I-RR) district to planned unit development (PUD) combining district on the property described in Zoning Case No. C814-2012-0085, on file at the Planning and Development Review Department, as 19 tracts of land consisting of approximately 593.6 acres in Travis County, Texas, shown in Exhibit "A" (the "Property"). The Property is locally known as 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Service Road Southbound and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through L are the land use plan (the "Land Use Plan") for the Estancia Hill Country planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan including, but not limited to the base zoning districts shown on Exhibit C. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance or by Section 245.004 of the Local Government Code, development within the PUD is subject to the ordinances, regulations, and rules in effect on the effective date of this ordinance.

PART 3. 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 Property
- Exhibit B: Zoning Map
- Exhibit C: Zoning Exhibit
- Exhibit D: Grow Green Native and Adapted Landscape Plants
- Exhibit E: Park Exhibit
- Exhibit F: Headwaters Buffer Exhibit

- Exhibit G. Construction on Slopes
- Exhibit H. Zoning Use Summary Table
- Exhibit I. Site Development Regulations
- Exhibit J. Compatibility Standards and Regulations
- Exhibit K. Entry at IH-35
- Exhibit L. Entry at Old San Antonio Road

PART 4. Open Space and Parkland.

All open space and parkland within the PUD, as generally shown on Exhibit E, attached hereto is detailed in the Development Agreement between the City of Austin and SLF III-Onion Creek, LP, dated June 20, 2013.

PART 5. Environmental.

1. Development of the site within Austin Energy's service area, shall comply with the requirements of the Austin Energy Green Building Program (GBP) multifamily, single family, or commercial rating system for a minimum two-star rating. Certification from the GBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.
2. Development of single family residential buildings outside Austin Energy's service area, shall comply with the requirements of the Austin Energy Green Building Program (GBP) single family rating system for a minimum two-star rating. Certification from the GBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.
3. Development of commercial and multifamily buildings, outside Austin Energy's service area, will be constructed to achieve a reasonably equivalent rating under another program approved by the City of Austin (the "City") such as LEED Silver.
4. Each site plan application filed for open space, commercial and multifamily development shall use plant material recommended in the Grow Green Native and Adapted Landscape Plants list attached as Exhibit D. Plants on the Invasive Species/Problem Plants list, attached as a part of this exhibit, may not be included.
5. For each site plan application filed for commercial, industrial, mixed use, multifamily residential or open space areas for the project, the developer shall

submit an integrated pest management (IPM) plan that complies with Section 1.6.9.2(D) and (F) of the Environmental Criteria Manual (the "ECM") to the Director of the Planning and Development Review Department (the "Director") for approval of the plan

6. Subject to Item 7, below, development of the Property will provide for a minimum of 30 percent of the required water quality volume to be managed by a bio-filtration or other similar innovative green infrastructure water quality controls from section 1.6.7 of the ECM, which include wet ponds for multifamily, garden home, commercial use and roads.
7. Development of the Property will provide for full or partial volumetric flood detention unless it is not feasible and beneficial as determined by City staff. If determined not be feasible and beneficial, the developer agrees to a minimum of 50 percent of the required water quality volume to be managed by a bio-filtration or other green infrastructure water quality controls according to Section 1.6.7 of the ECM, as provided in Item 6 of this part.
8. The developer of the Property will utilize the headwater areas of Onion Creek to further treat runoff, and enhance water quality. This will be accomplished primarily by protecting the headwater areas identified in Exhibit F. Permitted development in the headwater drainage areas will include roadway crossings, utility crossings and water quality facilities and trails.
9. All proposed wet ponds on the Property will be maintained by the Master Property Owners Association, established by the developer.
10. At least 25 percent of the landscaping irrigation in the public right-of-way project-wide will be irrigated from non-potable water source, which includes but are not limited to rainwater or condensate catchment, stormwater systems.
11. The use of tar sealants or other pavement sealants is prohibited.
12. Development of the property is subject to compliance with Chapter 25-2, Subchapter C, Article 9 (*Landscaping*), which applies to irrigation, landscaping, and use of innovative water management options such as directing stormwater to on-site uses (e.g. landscaping) and rainwater harvesting, etc.

PART 6. Water Quality

1. A water quality facility (or facilities) that treats private stormwater, public stormwater or a combined facility for both private and public stormwater shall be allowed provided the facility is constructed to the City of Austin standards for public stormwater treatment. The developer agrees to build and maintain the facility in accordance with City standards, and if an alternative arrangement is approved by the director, the city attorney shall determine whether an agreement is necessary. The agreement must be approved by the city attorney and filed of record.

PART 7. Public Facilities.

1. The developer shall dedicate one site of not more than 9 acres for an Intermodal Transportation Facility in the area as approximately shown on Exhibit C.
2. The developer shall dedicate one, 2 acre buildable site for a future City of Austin Fire/EMS station in the area as approximately shown on Exhibit C. The developer must obtain approval by the Austin Fire Department (the "AFD") prior to final approval of the land to be dedicated.
3. Development of the City of Austin Fire Station and Intermodal Transportation Facility shall follow the Covenants, Conditions and Restrictions (CCR's) recorded by developer of the PUD. Development of the City of Austin Fire Station and Intermodal Transportation Facility shall not be required to follow the City of Austin's Commercial Design Standards.

PART 8. Affordable Housing Program.

1. The developer shall set aside at least 10 percent of the owner occupied residential units within the PUD for occupancy by households whose income is less than 80 percent of the median income of the Austin metropolitan statistical area ("Affordable Ownership Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet any affordable housing bonus or exception and vice-versa.
2. The Affordable Ownership Requirement for multifamily projects shall be based on the number of units and calculated on a multifamily project by project basis. Multifamily projects shall follow the same multi-bedroom unit requirement as are set forth for apartments in Paragraph 5, below. For other forms of single

family housing (either attached or detached), affordability shall also be calculated based on the number of units and, to the extent economically feasible, shall be spread across the various product type within the PUD. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer shall be responsible for ensuring that ultimately the entire PUD contains the requisite number of affordable ownership units. The Developer shall report to the Director of the Neighborhood Housing Community Development on the status of the number and location of affordable ownership units within the PUD on a semi-annual basis commencing on the date the first plat is recorded.

3. Notwithstanding the foregoing, if the Developer provides more affordable units in any given apartment project than the ten percent (10%) required per Paragraph 4 below, then the number of units required to meet the Affordable Ownership Requirement in the PUD shall be reduced (i) on a 1.5:1 ratio for up to three percent of the ten percent Affordable Ownership Requirement for the PUD; and (ii) on a 4:1 ratio for up to an additional two percent of the ten percent Affordable Ownership Requirement for the PUD. Provided however, in no event shall the number of units required to meet the Affordable Ownership Requirement in the PUD be reduced below five percent of the total ownership units through the method described above.
4. The developer shall set aside at least 10% of the rental units for apartments within the PUD for occupancy by households whose income is less than 60% of the median family income in the Austin metropolitan statistical area ("Affordable Rental Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet affordable housing requirements for a bonus or exception and vice-versa.
5. The Affordable Rental Requirement shall be based on the number of units and calculated on an apartment project-by-apartment project basis. The ratio of affordable single units to affordable multi-bedroom units shall be equal to the ratio of total single to total multi-bedroom units for the applicable project. The affordable units within any given apartment project shall be interspersed with market rate units.

PART 9. Transportation and Bicycle Plan.

1. The number of bicycle parking spaces required by Code shall equal to at least five percent of required motor vehicle parking. At least half the total spaces shall be either (a) Class I racks/parking spaces as defined in the City Transportation Criteria Manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval of bicycle parking placement by the City of Austin Bicycle Program or any successor program is required prior to site plan approval.
2. A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet, but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office uses shall provide one private facility for each gender. A building containing more than 100,000 square feet, but less than 500,000 square feet of offices uses shall provide private shower facilities with two showers for each of both sexes. A building containing more than 500,000 square feet of office uses shall provide private shower facilities with three showers for each of both sexes. The facilities shall be separate from the office toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement. The shower facilities shall also be provided if the office building includes retail uses as well, but in such mixed use facilities there is no requirement that the showers be accessible to anyone other than the office and retail employees of the building.
3. Development of the Property zoned general commercial services-mixed use-vertical mixed use building (CS-MU-V) on the Property, streetscape standards will follow the Core Transit Corridor standards of the Commercial Design Standards.
4. The developer will contact Capital Metro every five years regarding the status of transit services for the area.
5. Gated roadways will be allowed for condominium, multifamily, garden home, corporate campus and data center uses.

PART 10. Art.

1. Developer will provide for a public art master plan, which will be developed and managed by the developer and the master property owners association.

PART 11. Architectural, historical, cultural and archaeological areas.

1. Developer will protect in place the existing archaeological area known as historical feature 4ITV16, as identified in the Phase III Archaeological and Historical Research and Investigation conducted for the Heep Trust Property, Travis and Hays County by Hicks & Company, dated September 1994 and archived in the Texas Archaeological Research Laboratory Library under AR-TX HIX01.1994.03 within the PUD that contain native American artifacts and history for cultural resource education. This area is proposed for parkland dedication to the City according to Exhibit E.
2. Developer will incorporate a plaza and plaque to honor the Old San Antonio Road route of the Camino Del Rio De Las Tejas and work with the U.S. government to incorporate roadway markers along the route for educational purposes.

PART 12. Continuation of Existing Uses and Activities.

1. The land uses and activities that currently exist within the PUD as of the effective date of this ordinance shall be allowed to continue operating in the same manner as follows: (i) agricultural (including without limitation, ranching and farm uses); and (ii) hunting. Hunting within the PUD shall be prohibited after issuance of the first building permit for any part of the PUD.

PART 13. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development) of the Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations:

A. Zoning

1. Chapter 25-2, Subchapter C Article 10 (*Compatibility Standards*) of the City Code does not apply to the PUD; such regulations are controlled by Exhibit J of this ordinance.

2. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD.
3. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) does not apply to the PUD; such regulations are controlled by Exhibit H of this ordinance.
4. Section 25-2-492 (*Site Development Regulations*) of the City Code does not apply to the PUD; such regulations are controlled by Exhibit I of this ordinance.
5. Section 2.2.4 (B), Subchapter E (*Design Standards and Mixed-Use*) of the City Code is modified to require sidewalks within the general commercial services-mixed use-vertical mixed use building (CS-MU-V) area of the PUD to be designed to Core Transit Corridor Standards.
6. Section 2.2.5 and 2.3.1 Subchapter E (*Design Standards and Mixed-Use*) of the City Code does not apply to a multifamily development over 5 acres that does not have a separate ground floor use as long as the following is provided:
 1. Sidewalks or pedestrian paths are required connecting to all buildings and all amenities; and
 2. Internal circulation for vehicular connectivity is required with no maximum block size or shape.
7. Subchapter E (*Design Standards and Mixed-Use*) of the City Code does not apply to a Data Center or Corporate Campus.

B. Environmental

1. Section 25-8-41 (*Land Use Commission Variances*); 25-8-301 (*Construction of a Roadway or Driveway*); Subsection (A); and 25-8-302 (*Construction of a Building or Parking Area*), Subsection (A)(2) to authorize the Director to grant administrative variances after making the determinations required by Section 25-8-41 for the following areas as shown on Exhibit G:

- (a) North of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for parking (302(A)(2)), private driveways and public rights-of-way (301(A)); and,
 - (b) South of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for private driveways and public rights-of-way (301(A)).
- 2. Section 25-8-394 (C) (*Suburban Watershed Uplands Zone*): Impervious Cover is modified to allow for development intensity to have maximums of 70 percent for multifamily residential and 90 percent for commercial.
- 3. Section 25-8-643 (*Heritage Trees Land Use Commission Variance*) is modified to allow for the Director without consideration by the Environmental Board, Urban Forestry Board or Land Use Commission to grant a variance to allow removal of a heritage tree with at least one stem that is 30 inches or larger in diameter – after making the determinations required under 25-8-643 provided that a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.

C. Signage

- 1. Section 25-10-82 (*Determination of Applicable Sign District*) is modified to allow for signage in the following categories:
 - (a) Signage within 200 feet of the ROW of IH-35 will be governed by the Expressway Corridor Sign District;
 - (b) Signage along Puryear Road will be governed by the Commercial Sign District, however, if Puryear Road is upgraded to SH-45, the Expressway Corridor Sign District will govern;
 - (c) Signage along Old San Antonio Road will be governed by the Neighborhood Commercial Sign District or the Multifamily Sign District Regulations;

- (d) Signage along internal roadways to the PUD will be governed by the Commercial, Neighborhood Commercial or Multifamily Sign District Regulations;
- (e) Section 25-10-123 (*Expressway Corridor Sign District Regulations*) is modified to allow for project entry signage along IH-35 to be a maximum of 55 feet in height generally in accordance with the design of the signage specifications on Exhibit K; and,
- (f) Section 25-10-127 (*Multifamily Sign District Regulations*) and 25-10-128 (*Neighborhood Commercial Sign District Regulations*) are modified to allow for project entry signage along Old San Antonio Road to be a maximum of 35 feet in height generally in accordance with the design of the sign specifications on Exhibit L.

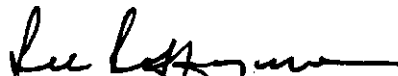
PART 14. This ordinance takes effect on July 1, 2013.

PASSED AND APPROVED

June 20

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, 2013



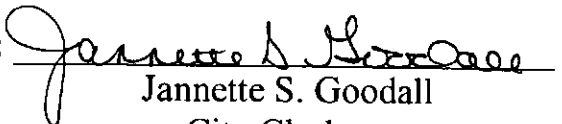
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 15

FN NO. 10-080 (ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.004 ACRE TRACT CONVEYED TO RUISSEAU XIV, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 1335.74 feet to the northwesterly corner of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, being the northeasterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.001 acre tract, for the easterly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1293.31 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southeasterly corner of said 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Reverde Three, Ltd. 10.003 acre tract, for the southerly line of said 10.004 acre tract and hereof, a distance of 337.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being the southeasterly corner of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.002 acre tract, for the westerly line of said 10.004 acre tract and hereof, at 1237.45 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1287.45 feet to the northeasterly corner of said 10.002 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.004 acre tract and hereof, a distance of 337.71 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,760 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 16

FN NO. 10-081(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO DINDON FIFTEEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 999.62 feet to the northwesterly corner of that certain 10.004 acre tract conveyed to Bois De Chene XVI, Ltd., by Deed of record in Document No. 2009078606, of said Official Public Records, being the northeasterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.004 acre tract, for the easterly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1299.14 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being in the northerly line of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, for the southeasterly corner of said 10.001 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Quartersage II, Ltd. 10.004 acre tract and that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southerly line of said 10.001 acre tract and hereof, a distance of 336.12 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being the southeasterly corner of that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, for the southwesterly corner hereof;


THENCE, N02°15'40"W, along the easterly line of said Ruisseau XIV, Ltd. 10.004 acre tract, for the westerly line of said 10.001 acre tract and hereof, at 1243.31 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1293.31 feet to the northeasterly corner of said Ruisseau XIV, Ltd. 10.004 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.001 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.001 acre tract and hereof, a distance of 336.11 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,660 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



SCANNED

10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 17

FN NO. 10-082(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.004 ACRES OF LAND CONVEYED TO BOIS DE CHENE XVI, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078606 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, for the northeasterly corner of that certain 10.003 acre of land conveyed to Moineau XVIII, Ltd., by deed of record in Document No. 2009078608 of said Official Public Records;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, along the northerly line of said 10.003 acre Moineau XVIII, Ltd. tract and the northerly line of that certain 10.004 acre of land conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607 of said Official Public Records, a distance of 664.92 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract, for the easterly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1304.94 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract, being in the northerly line of that certain 10.004 acre of land conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592 of said Official Public Records, for the southeasterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Quartersage II, Ltd. 10.004 acre tract, for the southerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, a distance of 334.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract, being the southeasterly corner of that certain 10.001 acre of land conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605 of said Official Public Records, for the southwesterly corner hereof;

SCANNED

THENCE, N02°15'40"W, along the easterly line of said 10.001 acre Dindon Fifteen, Ltd. tract, for the westerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, at 1249.14 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1299.14 feet to the northeasterly corner of said 10.001 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Bois De Chene XVI, Ltd. 10.004 acre tract and hereof, a distance of 334.71 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,793 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE



SCANNED

10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 18

FN NO. 10-083(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.004 ACRES OF LAND CONVEYED TO ETourneau SEVENTEEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, being the northeasterly corner of that certain 10.003 acre of land conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608 of said Official Public Records;

THENCE, S87°23'06"W, leaving said westerly right-of-way line of Old San Antonio Road, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.003 acre tract, a distance of 331.71 feet to the northwesterly corner of said 10.003 acre tract, being the northeasterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.003 acre tract, for the easterly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1310.73 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being in the northerly line of that certain 10.007 acre of land conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591 of said Official Public Record, for the southeasterly corner of said 10.004 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said 10.007 acre tract and the northerly line of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592 of said Official Public Records, for the southerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, a distance of 333.22 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract, being the southeasterly corner of that certain 10.004 acre of land conveyed to Bois De Chene XVI, Ltd., by Deed of record in Document No. 2009078605 of said Official Public Records, for the southwesterly corner hereof;

SCANNED

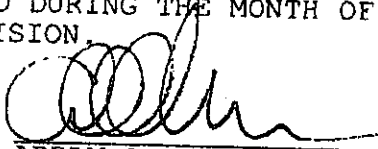
THENCE, N02°15'40"W, along the easterly line of said Bois De Chene XVI, Ltd. 10.004 acre tract, for the westerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, at 1254.94 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1304.94 feet to the northeasterly corner of said Bois De Chene XVI, Ltd. 10.004 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and hereof, a distance of 333.21 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,771 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 19

FN NO. 10-084(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.003 ACRES OF LAND CONVEYED TO MOINEAU XVIII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas, for the northeasterly corner of said 10.003 acre tract and hereof;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, for the easterly line of said 10.003 acre tract and hereof, a distance of 1316.48 feet to a 1/2-inch iron rod with cap found at the southeasterly corner of said 10.003 acre tract, being the northeasterly corner of that certain 10.007 acre of land conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591 of said Official Public Records, for the southeasterly corner hereof;

THENCE, S88°22'45"W, leaving said westerly right-of-way line of Old San Antonio Road, along the northerly line of said 10.007 acre Sevengreen One, Ltd. tract, for the southerly line of said 10.003 acre tract and hereof, a distance of 331.72 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being the southeasterly corner of that certain 10.004 acre of land conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607 of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.004 acre tract, for the westerly line of said 10.003 acre tract and hereof, at 1260.73 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1310.73 feet to the northeasterly corner of said 10.004 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said 10.003 acre tract and hereof;

SCANNED

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.003 acre tract and hereof, a distance of 331.71 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,722 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

413.234 ACRES
ESTANCIA HILL COUNTRY
TRACT 1

FN NO. 10-085(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 413.234 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND OUT OF THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO SLF III- ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 413.234 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a brass cap in concrete found at the intersection of the northerly right-of-way line of Puryear Road (R.O.W. Width Varies) and the easterly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), for the southwest corner of said 418.601 acre tract and hereof;

THENCE, along the easterly right-of-way line of Old San Antonio Road, being the westerly line of said 418.601 acre tract, generally along an existing fence, the following twelve (12) courses and distances:

- 1) N02°19'59"W, a distance of 1290.64 feet to a brass disk in concrete found;
- 2) N02°38'02"W, a distance of 2174.01 feet to a 1/2 inch rod with cap found;
- 3) N02°17'19"W, a distance of 1250.56 feet to a 1/2 inch rod with cap found;
- 4) N16°50'19"W, a distance of 632.78 feet to a 1/2 inch rod with cap found;
- 5) N02°00'07"W, a distance of 395.17 feet to an iron pipe found;
- 6) N07°29'09"E, a distance of 457.12 feet to an iron pipe found;
- 7) N06°29'38"E, a distance of 437.20 feet to a 1/2 inch iron rod with cap found;
- 8) N27°40'41"E, a distance of 75.83 feet to a 1/2 inch iron rod with cap found;
- 9) N36°04'41"E, a distance of 293.61 feet to an iron pipe found;
- 10) N26°46'00"E, a distance of 112.02 feet to an iron pipe found;
- 11) N18°32'43"E, a distance of 239.58 feet to an iron pipe found;

SCANNED

- 12) N18°47'36"E, a distance of 269.14 feet to an axle found on the south bank of Onion Creek, for the northwesterly corner of said 418.601 acre tract and hereof;

THENCE, along the south bank of Onion Creek, being the north line of said 418.601 acre tract, the following fourteen (14) courses and distances:

- 1) S71°45'35"E, a distance of 94.44 feet to a point;
- 2) S43°00'35"E, a distance of 119.44 feet to a point;
- 3) S34°15'35"E, a distance of 175.00 feet to a point;
- 4) S79°15'35"E, a distance of 170.83 feet to a point;
- 5) N89°14'25"E, a distance of 197.22 feet to a point;
- 6) N77°24'25"E, a distance of 158.33 feet to a point;
- 7) N69°59'25"E, a distance of 138.89 feet to a point;
- 8) N58°59'25"E, a distance of 333.33 feet to a point;
- 9) N51°59'25"E, a distance of 319.44 feet to a point;
- 10) N40°30'35"W, a distance of 25.00 feet to a point;
- 11) N46°29'25"E, a distance of 334.17 feet to a point;
- 12) N64°59'25"E, a distance of 377.78 feet to a point;
- 13) N73°29'25"E, a distance of 444.44 feet to a point;
- 14) N84°05'04"E, a distance of 404.90 feet to a 1/2 inch iron rod with cap found for a northeasterly corner of said 418.601 acre tract, being on the westerly line of a tract of land conveyed to Travis Mizpah, Ltd. by Deed of record in Volume 13074, Page 565 of the Real Property Records of Travis County, Texas, for the northeasterly corner hereof;

THENCE, along a portion of the easterly line of said 418.601 acre tract, being the westerly line of the said Travis Mizpah, Ltd. Tract, the following five (5) courses and distances:

- 1) S08°08'29"W, a distance of 874.36 feet to an iron pipe found;
- 2) S57°50'45"E, a distance of 189.84 feet to a 1/2 inch iron rod with cap found;

SCANNED

- 3) S17°46'50"E, a distance of 63.06 feet to a 1/2 inch iron rod with cap found;
- 4) S16°38'57"W, a distance of 169.38 feet to a 1/2 inch iron rod with cap found;
- 5) S23°16'21"W, a distance of 1893.85 feet to a brass disk found in concrete on the northerly line of that certain 5.367 acre tract conveyed to the City of Austin, by Deed of record in Document No. 2009190064, of said Official Public Records, for an angle point;

THENCE, over and across said 418.601 acre tract, along the northerly, westerly, and southerly lines of said 5.367 acre tract, for a portion of the easterly line hereof, the following five (5) courses and distances:

- 1) N62°38'15"W, a distance of 105.98 feet to a calculated point at the northwesterly corner of said 5.367 acre tract, for an angle point;
- 2) S27°21'45"W, a distance of 450.00 feet to a calculated point at the southwesterly corner of said 5.367 acre tract, for an angle point;
- 3) S62°38'15"E, a distance of 450.00 feet to a calculated point, for an angle point;
- 4) N27°21'45"E, a distance of 330.00 feet to a calculated point, for an angle point;
- 5) S62°38'15"E, a distance of 270.80 feet to a calculated point on the easterly line of said 418.601 acre tract, being the westerly right-of-way line of Interstate Highway 35 (R.O.W. Varies), for an angle point;

THENCE, along said westerly right-of-way line of Interstate Highway 35, for a portion of the easterly line of said 418.601 acre tract and hereof, the following seven (7) courses and distances:

- 1) S17°31'52"W, a distance of 7.22 feet to a 1/2 inch iron rod with cap found;
- 2) S03°30'12"W, a distance of 206.09 feet to a 1/2 inch iron rod with cap found;
- 3) S17°32'39"W, a distance of 607.67 feet to a highway monument found;

SCANNED

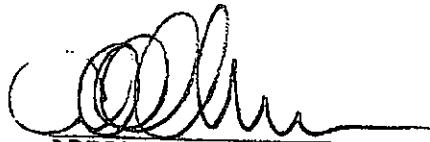
- 4) S17°59'29"W, passing at a distance of 1091.98 feet a 1/2 inch iron rod found for reference, and continuing for a total distance of 3091.16 feet to a 1/2 inch iron rod with cap found;
- 5) S26°44'35"W, a distance of 857.58 feet to a concrete highway monument found;
- 6) S20°12'41"W, a distance of 292.68 feet to a concrete highway monument found;
- 7) S59°49'40"W, a distance of 168.99 feet to a concrete highway monument found at the intersection of said westerly right-of-way line of Interstate Highway 35 and said northerly right-of-way line of Puryear Road, for the southeasterly corner of said 418.601 acre tract and hereof;

THENCE, along the northerly right-of-way line of Puryear Road, for the southerly line of said 418.601 acre tract and hereof, the following three (3) courses and distances:

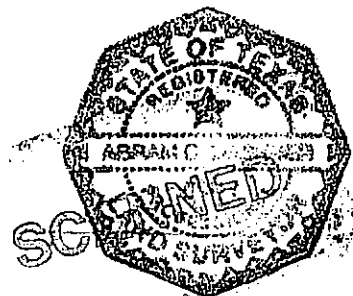
- 1) S89°15'05"W, a distance of 451.16 feet to a concrete monument found;
- 2) S74°58'58"W, a distance of 95.27 feet to a 1/2 inch iron rod with cap found;
- 3) S87°43'31"W, a distance of 407.04 feet to the **POINT OF BEGINNING**, containing an area of 413.234 acres (18,000,533 sq. ft.) of land, more or less, within these metes and bounds.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND AND COMPLETED DURING THE MONTH OF OCTOBER, 2007 UNDER MY DIRECTION AND SUPERVISION. THIS FIELDNOTE DESCRIPTION WAS PREPARED TO ACCOMPANY A LAND TITLE SURVEY.

BURY + PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



10.007 ACRES
ESTANCIA HILL COUNTRY
TRACT 2

FN NO. 10-067 (ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

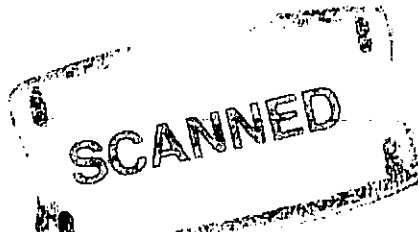
OF 10.007 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.007 ACRE TRACT CONVEYED TO SEVENGREEN ONE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.007 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract, a distance of 1316.48 feet to a 1/2-inch iron rod with cap found for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, continuing along said westerly right-of-way line of Old San Antonio Road, for the easterly line of said 10.007 acre tract and hereof, a distance of 722.58 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract, conveyed to LSM Investments, LTD, by Deed of record under Document No. 1999140073 of said Official Public Records, for the southeasterly corner hereof;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, for the southerly line of said 10.007 acre tract and hereof, a distance of 600.00 feet to the southwesterly corner of said 10.007 acre tract, being the southeasterly corner of that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 2177.21 feet;



THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.004 acre tract, for the westerly line of said 10.007 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 730.40 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.004 acre tract, being on the southerly line of that certain 10.004 acre tract conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607, of said Official Public Records, for the northwesterly corner of said 10.007 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said Etourneau Seventeen, Ltd. 10.004 acre tract and said 10.003 acre tract, for the northerly line of said 10.007 acre tract and hereof, a distance of 600.04 feet to the **POINT OF BEGINNING**, containing an area of 10.007 acres (435,892 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

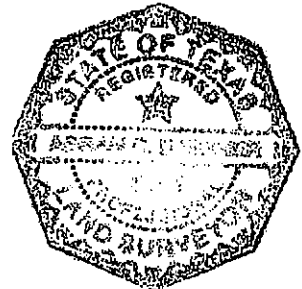
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



SCANNED

10.004 ACRES
ESTANCIA HILL COUNTRY
TRACT 3

FN NO. 10-068(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.004 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.004 ACRE TRACT CONVEYED TO QUARTERSAGE II, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.004 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, a distance of 600.00 feet to the southwesterly corner of said 10.007 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said 10.004 acre tract and hereof, a distance of 593.50 feet to the southwesterly corner of said 10.004 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 1583.71 feet;

SCANNED

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Reverde Three, Ltd. 10.003 acre tract, for the westerly line of said 10.004 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap set for reference, in all a total distance of 737.03 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northwesterly corner of said 10.004 acre tract and hereof;


THENCE, N88°22'45"E, along the southerly line of said 10.001 acre tract, that certain 10.004 acre tract conveyed to Bois de Chene XVI, Ltd., by Deed of record in Document No. 2009078606, of said Official Public Records, and that certain 10.004 acre tract conveyed to Etourneau Seventeen, Ltd., by Deed of record in Document No. 2009078607, of said Official Public Records, for the northerly line of said Quartersage II, Ltd. 10.004 acre tract and hereof, a distance of 593.54 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Quartersage II, Ltd. tract, being the northwesterly corner of said 10.007 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said 10.007 acre tract, for the easterly line of said Quartersage II, Ltd. 10.004 acre tract and hereof, at 680.40 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 730.40 feet to the **POINT OF BEGINNING**, containing an area of 10.004 acres (435,782 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

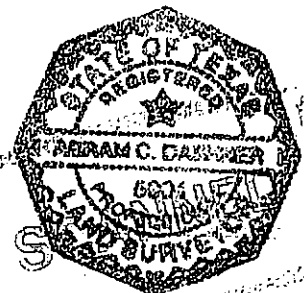
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 4

FN NO. 10-069(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO REVERDE THREE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevengreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract and that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, a distance of 1193.50 feet to the southwesterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.30 feet to the southwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 996.41 feet;

SCANNED

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.001 acre tract, for the westerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.001 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records for the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said 10.002 acre tract, that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, and the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.34 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the northwesterly corner of said Quartersage II, Ltd. 10.004 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Quartersage II, Ltd. 10.004 acre tract, for the easterly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 688.12 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 737.03 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,743 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

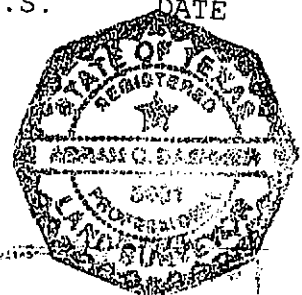
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 5

FN NO. 10-070 (ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO IV CAPITOL POINTE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, and that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, a distance of 1780.80 feet to the southwesterly corner of said 10.003 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said 10.001 acre tract and hereof, a distance of 581.20 feet to the southwesterly corner of said 10.001 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 415.20 feet;

SCANNED

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Stone Point Five, Ltd. 10.003 acre tract, for the westerly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 753.33 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northwesterly corner of said IV Capitol Pointe 10.001 acre tract and hereof;


THENCE, N88°22'45"E, along the southerly line of said Ciervo Eleven, Ltd. 10.001 acre tract, that certain 10.003 acre tract conveyed to Zaguan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, and that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, a distance of 581.24 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said IV Capitol Pointe 10.001 acre tract, being the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Reverde Three, Ltd. 10.003 acre tract, for the easterly line of said IV Capitol Pointe, Ltd. 10.001 acre tract and hereof, at 695.77 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,638 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



SCANNED

10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 6

FN NO. 10-071(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO STONE POINT FIVE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract, that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, and that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, a distance of 2362.00 feet to the southwesterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, the following two (2) courses and distances:

SCANNED

- 1) S87°37'59"W, a distance of 415.20 feet to a 1/2-inch iron rod found at an angle point;
- 2) N61°09'43"W, a distance of 195.38 feet to the southeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, from which a nail found in a 30 inch live oak tree at an angle point in the northerly line of said 351.119 acre tract bears N61°09'43"W, a distance of 1100.72 feet;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said Saladia VI, Ltd. 10.003 acre tract, for the westerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 701.46 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Saladia VI, Ltd. 10.003 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northwesterly corner of said Stone Point Five, Ltd. 10.003 acre tract and hereof;

THENCE, along the southerly line of said 10.002 acre tract and that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northerly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, the following two (2) courses and distances:

- 1) S76°12'03"E, a distance of 157.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N88°22'45"E, a distance of 431.60 feet to a 1/2-inch iron rod with cap found for the northeasterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the northwesterly corner of said IV Capitol Pointe 10.001 acre tract, for the northeasterly corner hereof;

SCANNED

FN 10-071(ACD)
APRIL 19, 2010
PAGE 3 of 3

THENCE, S02°15'40"E, along the westerly line of said IV Capitol Pointe, Ltd. 10.001 acre tract, for the easterly line of said Stone Point Five, Ltd. 10.003 acre tract and hereof, at 703.33 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 753.33 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,710 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 7

FN NO. 10-072 (ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO SALADIA VI, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078596 (RE-RECORDED IN DOCUMENT NO. 2009093810) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a nail found in a 30 inch live oak tree, being the southwesterly corner of that certain 10.505 acre tract conveyed to Palo Grande Seven, Ltd., by Deed of record in Document No. 2009078597 (re-recorded in Document No. 2009093811), of said Official Public Records, same being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S61°09'43"E, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.505 acre tract, a distance of 252.86 feet to the southeasterly corner of said 10.505 acre tract, being the southwesterly corner of said 10.003 acre tract, for the **POINT OF BEGINNING** and southwesterly corner hereof;

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.505 acre tract, for the westerly line of said 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 526.87 feet to a 1/2-inch iron rod with cap found at an angle point in the easterly line of said 10.505 acre tract, being in the southerly line of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the northwesterly corner of said 10.003 acre tract and hereof;

THENCE, along the southerly line of said 10.005 acre tract, that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, and that certain 10.002 acre tract conveyed to X Corndoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northerly line of said 10.003 acre tract and hereof, the following two (2) courses and distances:

- 1) S68°24'11"E, a distance of 384.91 feet to a 1/2-inch iron rod with cap found at an angle point;

SCANNED

- 2) S76°12'03"E, a distance of 389.17 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.003 acre tract, being the northwesterly corner of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Stone Point Five, Ltd. 10.003 acre tract, for the easterly line of said Saladia VI, Ltd. 10.003 acre tract and hereof, at 651.46 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 701.46 feet to the southwesterly corner of said Stone Point Five, Ltd. 10.003 acre tract, being the northerly line of said 351.119 acre tract, for the southeasterly corner of said Saladia VI, Ltd. 10.003 acre tract and hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S61°09'43"E, a distance of 195.38 feet;

THENCE, N61°09'43"W, along the northerly line of said 351.119 acre tract, for the southerly line of said Saladia VI, Ltd. 10.003 acre tract and hereof, a distance of 847.86 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,719 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 4

FN NO. 10-069(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO REVERDE THREE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeast corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records; same being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S02°15'40"E, along said westerly right-of-way line of Old San Antonio Road, being the easterly line of said 10.003 acre tract and that certain 10.007 acre tract conveyed to Sevensgreen One, Ltd., by Deed of record in Document No. 2009078591, of said Official Public Records, a distance of 2039.06 feet to a 1/2 inch iron rod found at the southeasterly corner of said 10.007 acre tract, being the northeasterly corner of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records;

THENCE, S87°37'59"W, leaving said westerly right-of-way line, along the northerly line of said 351.119 acre tract, being the southerly line of said 10.007 acre tract and that certain 10.004 acre tract conveyed to Quartersage II, Ltd., by Deed of record in Document No. 2009078592, of said Official Public Records, a distance of 1193.50 feet to the southwesterly corner of said 10.004 acre tract, for the **POINT OF BEGINNING** and southeasterly corner hereof;

THENCE, S87°37'59"W, continuing along the northerly line of said 351.119 acre tract, for the southerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.30 feet to the southwesterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southwesterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S87°37'59"W, a distance of 996.41 feet;

SCANNED

THENCE, N02°15'40"W, leaving the northerly line of said 351.119 acre tract, along the easterly line of said 10.001 acre tract, for the westerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 745.77 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.001 acre tract, being in the southerly line of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records for the northwesterly corner of said Reverde Three, Ltd. 10.003 acre tract and hereof;

THENCE, N88°22'45"E, along the southerly line of said 10.002 acre tract, that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, and the southerly line of that certain 10.001 acre tract conveyed to Dindon Fifteen, Ltd., by Deed of record in Document No. 2009078605, of said Official Public Records, for the northerly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, a distance of 587.34 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Reverde Three, Ltd. 10.003 acre tract, being the northwesterly corner of said Quartersage II, Ltd. 10.004 acre tract, for the northeasterly corner hereof;

THENCE, S02°15'40"E, along the westerly line of said Quartersage II, Ltd. 10.004 acre tract, for the easterly line of said Reverde Three, Ltd. 10.003 acre tract and hereof, at 688.12 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 737.03 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,743 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

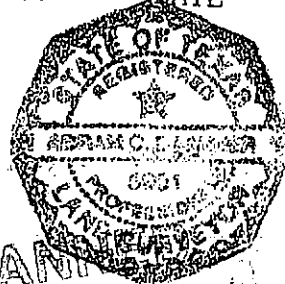
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
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AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCAN

10.345 ACRES
ESTANCIA HILL COUNTRY
TRACT 8

FN NO. 10-073(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.345 ACRES OF LAND OUT OF THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.505 ACRE TRACT CONVEYED TO PALO GRANDE SEVEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078597 (RE-RECORDED IN DOCUMENT NO. 2009093811) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.345 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a fence corner post found for the northwesterly corner of said 10.505 acre tract and hereof, being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, LTD, by Deed of record in Document No. 1999140073 of said Official Public Records, same being an angle point in the southerly line Lot 13, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.505 acre tract and hereof, the following two (2) courses and distances:

- 1) N87°27'31"E, a distance of 241.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N87°40'41"E, a distance of 28.83 feet to the northeasterly corner of said 10.505 acre tract, being the northwesterly corner of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 10.005 acre tract bears N87°40'41"E, a distance of 215.85 feet;

THENCE, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly and southerly lines of said 10.005 acre tract, and along the westerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the easterly lines of said 10.505 acre tract and hereof, the following four (4) courses and distances:

SCANNED

- 1) S02°15'40"E, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 898.91 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.005 acre tract, for an angle point;
- 2) N85°20'26"E, a distance of 101.99 feet to a 1/2-inch iron rod with cap found at an angle point;
- 3) S68°24'11"E, a distance of 125.50 feet to a 1/2-inch iron rod with cap found at the northwesterly corner of said 10.003 acre tract, for an angle point;
- 4) S02°15'40"E, at 476.87 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 526.87 feet to the southwesterly corner of said 10.003 acre tract, being the northerly line of said 351.119 acre tract, for the southeasterly corner of said 10.505 acre tract and hereof, from which a 1/2-inch iron rod found at an angle point in the northerly line of said 351.119 acre tract bears S61°09'43"E, a distance of 1043.24 feet;

THENCE, along the northerly line of said 351.119 acre tract, for the southerly and westerly lines of said 10.505 acre tract and hereof, the following five (5) courses and distances:

- 1) N61°09'43"W, a distance of 252.86 feet to a nail found in a 30 inch live oak tree for the southwesterly corner hereof;
- 2) N29°45'09"W, a distance of 788.34 feet to a nail found in a 18 inch live oak tree at an angle point;
- 3) N46°19'19"W, a distance of 53.57 feet to a fence corner found at an angle point;
- 4) N04°46'11"E, a distance of 444.27 feet to a nail found in a 26 inch live oak tree at an angle point;
- 5) N23°07'34"E, a distance of 178.99 feet to the **POINT OF BEGINNING**, containing an area of 10.505 acres (457,583 sq. ft.) of land, more or less, within these metes and bounds. Save and except that certain 0.160 acre well site.

SAVE AND EXCEPT - 0.160 ACRE WELL SITE

COMMENCING, at a nail found in a 18 inch live oak tree at an angle point in the westerly line of said 10.505 acre tract, being in the northerly line of said 351.119 acre tract;

SCANNED

THENCE, S50°37'23"E, leaving the northerly line of said 351.119 acre tract, over and across said 10.505 acre tract, a distance of 342.96 feet to the **POINT OF BEGINNING** and the northwesterly corner hereof;

THENCE, continuing over and across said 10.505 acre tract, with the northerly, easterly, southerly and westerly lines hereof, the following five (5) courses and distances:

- 1) S71°47'02"E, a distance of 85.33 feet to the northeasterly corner hereof;
- 2) S15°59'58"W, a distance of 37.26 feet to an angle point;
- 3) S17°34'23"W, a distance of 63.10 feet to the southeasterly corner hereof, from which a nail found in a 30 inch live oak tree at an angle point in the southerly line of said 10.505 acre tract bears S12°11'40"E, a distance of 352.14 feet;
- 4) N75°35'44"W, a distance of 50.51 feet to the southwesterly corner hereof;
- 5) N01°27'44"W, a distance of 110.12 feet to the **POINT OF BEGINNING**, containing an area of 0.160 acre (6,988 sq. ft.) of land, more or less, leaving a **NET AREA** of 10.345 acres (450,595 square feet) within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10

DATE



SCANNED

10.005 ACRES
ESTANCIA HILL COUNTRY
TRACT 9

FN NO. 10-074(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.005 ACRES OF LAND OUT OF THE J.S. IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.005 ACRE TRACT CONVEYED TO HIGH POINT GREEN VIII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078598 (RE-RECORDED IN DOCUMENT NO. 2009093812) OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.005 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a fence corner post found at the northwesterly corner of that certain 10.505 acre tract conveyed to Palo Grande Seven, Ltd., by Deed of record in Document No. 2009078597 (re-recorded in Document No. 2009093811), of said Official Public Records, being an angle point in the northerly line of that certain 351.119 acre tract conveyed to LSM Investments, Ltd., by deed of record under Document No. 1999140073 of said Official Public Records, also being an angle point in the southerly line Lot 13, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.505 acre tract, the following two (2) courses and distances:

- 1) N87°27'31"E, a distance of 241.06 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N87°40'41"E, a distance of 28.83 feet to the northeasterly corner of said 10.505 acre tract, being the northwesterly corner of said 10.005 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.005 acre tract and hereof, the following two (2) courses and distances:

- 1) N87°40'41"E, a distance of 215.85 feet to a 1/2-inch iron rod with cap found at angle point;
- 2) N88°02'27"E, a distance of 240.13 feet to the northeasterly corner of said 10.005 acre tract, being the northwesterly corner of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, for the northeasterly corner hereof, from which an iron pipe found at an angle point in the northerly line of said 10.002 acre tract bears N88°02'27"E, a distance of 55.71 feet;

SCANNED

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.002 acre tract, for the easterly line of said 10.005 acre tract and hereof, at 100.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1050.20 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southeasterly corner of said 10.005 acre tract and hereof;

THENCE, along the northerly line of said 10.003 acre tract, and the easterly line of said 10.505 acre tract, for the southerly and westerly lines hereof, the following three (3) courses and distances:

- 1) N68°24'11"W, a distance of 387.16 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) S85°20'26"W, a distance of 101.99 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.005 acre tract, being an angle point in the easterly line of said 10.505 acre tract, for the southwesterly corner hereof, from which a nail found in a 18 inch live oak tree at an angle point in the westerly line of said 10.505 acre tract bears N57°03'50"W, a distance of 445.13 feet;
- 3) N02°15'40"W, at 848.91 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 898.91 feet to the **POINT OF BEGINNING**, containing an area of 10.005 acres (435,803 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

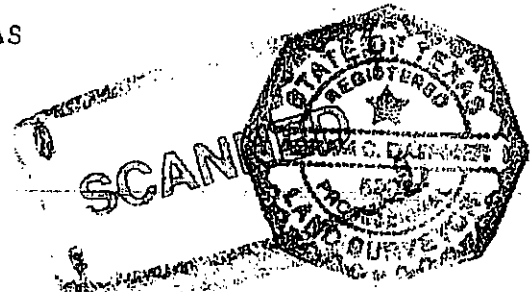
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 10

FN NO. 10-075(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO GOLONDRINA NINE, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at an angle point in the northerly line of said 10.002 acre tract, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, for a portion of the northerly line of said 10.002 acre tract and hereof, a distance of 328.21 feet to the northeasterly corner of said 10.002 acre tract, being the northwesterly corner of that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, for the northeasterly corner hereof, from which an iron pipe found at the southeasterly corner of Lot 1, of said Block 14 bears N87°24'40"E, a distance of 582.22 feet;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said X Cordoniz, Ltd. 10.002 acre tract, for the easterly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1193.87 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract and hereof;

THENCE, along the northerly line of said 10.003 acre tract, for the southerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, the following two (2) courses and distances:

- 1) N76°12'03"W, a distance of 282.92 feet to a 1/2-inch iron rod with cap found at an angle point;

SCANNED

- 2) N68°24'11"W, a distance of 123.25 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, being the southeasterly corner of that certain 10.005 acre tract conveyed to High Point Green VIII, Ltd., by Deed of record in Document No. 2009078598 (re-recorded in Document No. 2009093812), of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said 10.005 acre tract, for the westerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, at 950.20 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1050.20 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said 10.005 acre tract, being the southerly line of said Onion Creek Meadows Amended, for the northwesterly corner of said Golondrina Nine, Ltd. 10.002 acre tract and hereof;


THENCE, along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said Golondrina Nine, Ltd. 10.002 acre tract and hereof, the following two (2) courses and distances:

- 1) N88°02'27"E, a distance of 55.71 feet to an iron pipe found at an angle point;
- 2) N00°31'57"E, a distance of 13.99 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,702 sq. ft.) of land, more or less, within these metes and bounds.

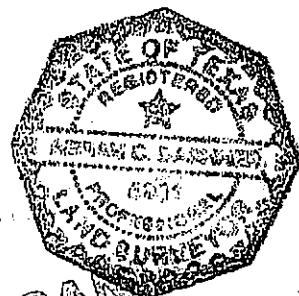
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCAN

10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 11

FN NO. 10-076(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO X CORDONIZ, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found at an angle point in the northerly line of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said Golondrina Nine, Ltd. 10.002 acre tract, a distance of 328.21 feet to a 1/2-inch iron rod with cap found at the northeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, being the northwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, N87°24'40"E, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, a distance of 350.91 feet to the northeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the northwesterly corner of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.001 acre tract, for the easterly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1269.81 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.001 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract and hereof;

SCANNED

THENCE, along the northerly line of said 10.003 acre tract and that certain 10.003 acre tract conveyed to Saladia VI, Ltd., by Deed of record in Document No. 2009078596 (re-recorded in Document No. 2009093810), of said Official Public Records, for the southerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof the following two (2) courses and distances:

- 1) S88°22'45"W, a distance of 97.88 feet to a 1/2-inch iron rod with cap found at an angle point;
- 2) N76°12'03"W, a distance of 263.31 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the southeasterly corner of said Golondrina Nine, Ltd. 10.002 acre tract, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Golondrina Nine, Ltd. 10.002 acre tract, for the westerly line of said X Cordoniz, Ltd. 10.002 acre tract and hereof, at 1143.87 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1193.87 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,680 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.001 ACRES
ESTANCIA HILL COUNTRY
TRACT 12

FN NO. 10-077(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.001 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.001 ACRE TRACT CONVEYED TO CIERVO ELEVEN, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.001 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found at an angle point in the northerly line of that certain 10.002 acre tract conveyed to Golondrina Nine, Ltd., by Deed of record in Document No. 2009078599, of said Official Public Records, being an angle point in the southerly line Lot 7, Block 14 of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, N87°24'40"E, along the southerly line of said Onion Creek Meadows Amended, being the northerly line of said 10.002 acre tract and that certain 10.002 acre tract conveyed to X Cordoniz, Ltd., by Deed of record in Document No. 2009078600, of said Official Public Records, a distance of 679.12 feet to the northeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, being the northwesterly corner of said 10.001 acre tract, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing along the southerly line of said Onion Creek Meadows Amended, for the northerly line of said 10.001 tract and hereof, the following two (2) courses and distances:

- 1) N87°24'40"E, a distance of 231.31 feet to an iron pipe found at an angle point;
- 2) N87°23'06"E, a distance of 110.99 feet to the northeasterly corner of said 10.001 acre tract, being the northwesterly corner of that certain 10.003 acre tract conveyed to Zaguan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, for the northeasterly corner hereof;

SCANNED

THENCE, S02°15'40"E, leaving the southerly line of said Onion Creek Meadows Amended, along the westerly line of said 10.003 acre tract, for the easterly line of said 10.001 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1275.65 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.003 acre tract, being in the northerly line of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southeasterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof;


THENCE, S88°22'45"W, along the northerly lines of said IV Capitol Pointe, Ltd. 10.001 acre tract and that certain 10.003 acre tract conveyed to Stone Point Five, Ltd., by Deed of record in Document No. 2009078595, of said Official Public Records, for the southerly line of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof, a distance of 342.32 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract, being the southeasterly corner of said X Cordoniz, Ltd. 10.002 acre tract, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said X Cordoniz, Ltd. 10.002 acre tract, for the westerly line of said Ciervo Eleven, Ltd. 10.001 acre tract and hereof, at 1219.81 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1269.81 feet to the **POINT OF BEGINNING**, containing an area of 10.001 acres (435,650 sq. ft.) of land, more or less, within these metes and bounds.

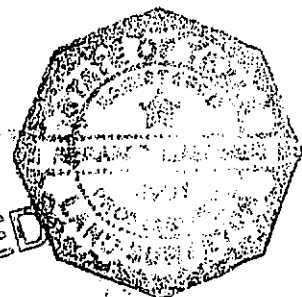
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-20-10
DATE



SCANNED

10.003 ACRES
ESTANCIA HILL COUNTRY
TRACT 13

FN NO. 10-078(ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.003 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.003 ACRE TRACT CONVEYED TO ZAGUAN XII, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 2012.66 feet to the northwesterly corner of that certain 10.002 acre tract conveyed to Thirteen Canard, Ltd., by Deed of record in Document No. 2009078603, of said Official Public Records, being the northeasterly corner of said Zagan XII, Ltd. 10.003 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.002 acre tract, for the easterly line of said Zagan XII, Ltd. 10.003 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1281.56 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being in the northerly line of that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, for the southeasterly corner of said Zagan XII, Ltd. 10.003 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said 10.001 acre tract, for the southerly line of said Zagan XII, Ltd. 10.003 acre tract and hereof, a distance of 340.81 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said Zagan XII, Ltd. 10.003 acre tract, being the southeasterly corner of that certain 10.001 acre tract conveyed to Ciervo Eleven, Ltd., by Deed of record in Document No. 2009078601, of said Official Public Records, for the southwesterly corner hereof;

SCANNED


THENCE, N02°15'40"W, along the easterly line of said Ciervo Eleven, Ltd. 10.001 acre tract, for the westerly line of said Zaguan XII, Ltd. 10.003 acre tract and hereof, at 1225.65 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1275.65 feet to the northeasterly corner of said Ciervo Eleven, Ltd. 10.001 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said Zaguan XII, Ltd. 10.003 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said Zaguan XII, Ltd. 10.003 acre tract and hereof, a distance of 340.81 feet to the **POINT OF BEGINNING**, containing an area of 10.003 acres (435,749 sq. ft.) of land, more or less, within these metes and bounds.

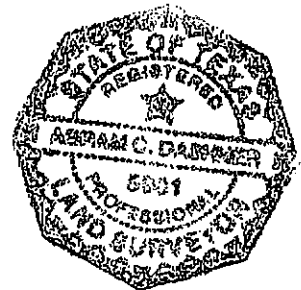
THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE



SCANNED

10.002 ACRES
ESTANCIA HILL COUNTRY
TRACT 14

FN NO. 10-079 (ACD)
APRIL 19, 2010
BPI JOB NO. 103662-001

DESCRIPTION

OF 10.002 ACRES OF LAND OUT OF THE J.S IRVINE SURVEY NO. 4, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 10.002 ACRE TRACT CONVEYED TO THIRTEEN CANARD, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2009078603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found on the westerly right-of-way line of Old San Antonio Road (R.O.W. Width Varies), being the northeasterly corner of that certain 10.003 acre tract conveyed to Moineau XVIII, Ltd., by Deed of record in Document No. 2009078608, of said Official Public Records, also being the southeasterly corner of Onion Creek Meadows Amended, a subdivision of record in Volume 56, Page 66 of the Plat Records of Travis County, Texas;

THENCE, S87°23'06"W, leaving the westerly right-of-way line of Old San Antonio, along the southerly line of Onion Creek Meadows Amended, a distance of 1673.45 feet to the northwesterly corner of that certain 10.004 acre tract conveyed to Ruisseau XIV, Ltd., by Deed of record in Document No. 2009078604, of said Official Public Records, being the northeasterly corner of said 10.002 acre tract, for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S02°15'40"E, leaving the southerly line of Onion Creek Meadows Amended, along the westerly line of said 10.004 acre tract, for the easterly line of said 10.002 acre tract and hereof, at 50.00 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1287.45 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.004 acre tract, being in the northerly line of that certain 10.003 acre tract conveyed to Reverde Three, Ltd., by Deed of record in Document No. 2009078593, of said Official Public Records, for the southeasterly corner of said 10.002 acre tract and hereof;

THENCE, S88°22'45"W, along the northerly line of said Reverde Three, Ltd. 10.003 acre tract and that certain 10.001 acre tract conveyed to IV Capitol Pointe, Ltd., by Deed of record in Document No. 2009078594, of said Official Public Records, a distance of 339.22 feet to a 1/2-inch iron rod with cap found at the southwesterly corner of said 10.002 acre tract, being the southeasterly corner of that certain 10.003 acre tract conveyed to Zagan XII, Ltd., by Deed of record in Document No. 2009078602, of said Official Public Records, for the southwesterly corner hereof;

THENCE, N02°15'40"W, along the easterly line of said Zagan XII, Ltd. 10.003 acre tract, for the westerly line of said 10.002 acre

SCANNED

tract and hereof, at 1231.56 feet passing a 1/2-inch iron rod with cap found for reference, in all a total distance of 1281.56 feet to the northeasterly corner of said Zagan XII, Ltd. 10.003 acre tract, being the southerly line of Onion Creek Meadows Amended, for the northwesterly corner of said 10.002 acre tract and hereof;

THENCE, N87°23'06"E, along the southerly line of Onion Creek Meadows Amended, for the northerly line of said 10.002 acre tract and hereof, a distance of 339.21 feet to the **POINT OF BEGINNING**, containing an area of 10.002 acres (435,704 sq. ft.) of land, more or less, within these metes and bounds.

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(93) CENTRAL ZONE, CONSTRAINING TO LCRA GPS CONTROL MONUMENTS: A520, A521, H061, E335 AND MARB.

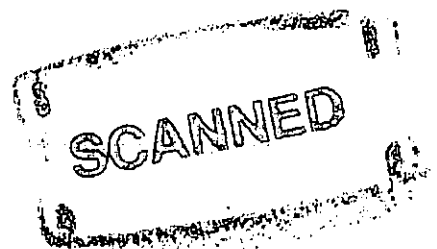
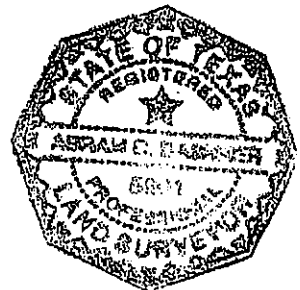
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND DURING THE MONTH OF SEPTEMBER, 2008 UNDER MY DIRECTION AND SUPERVISION.

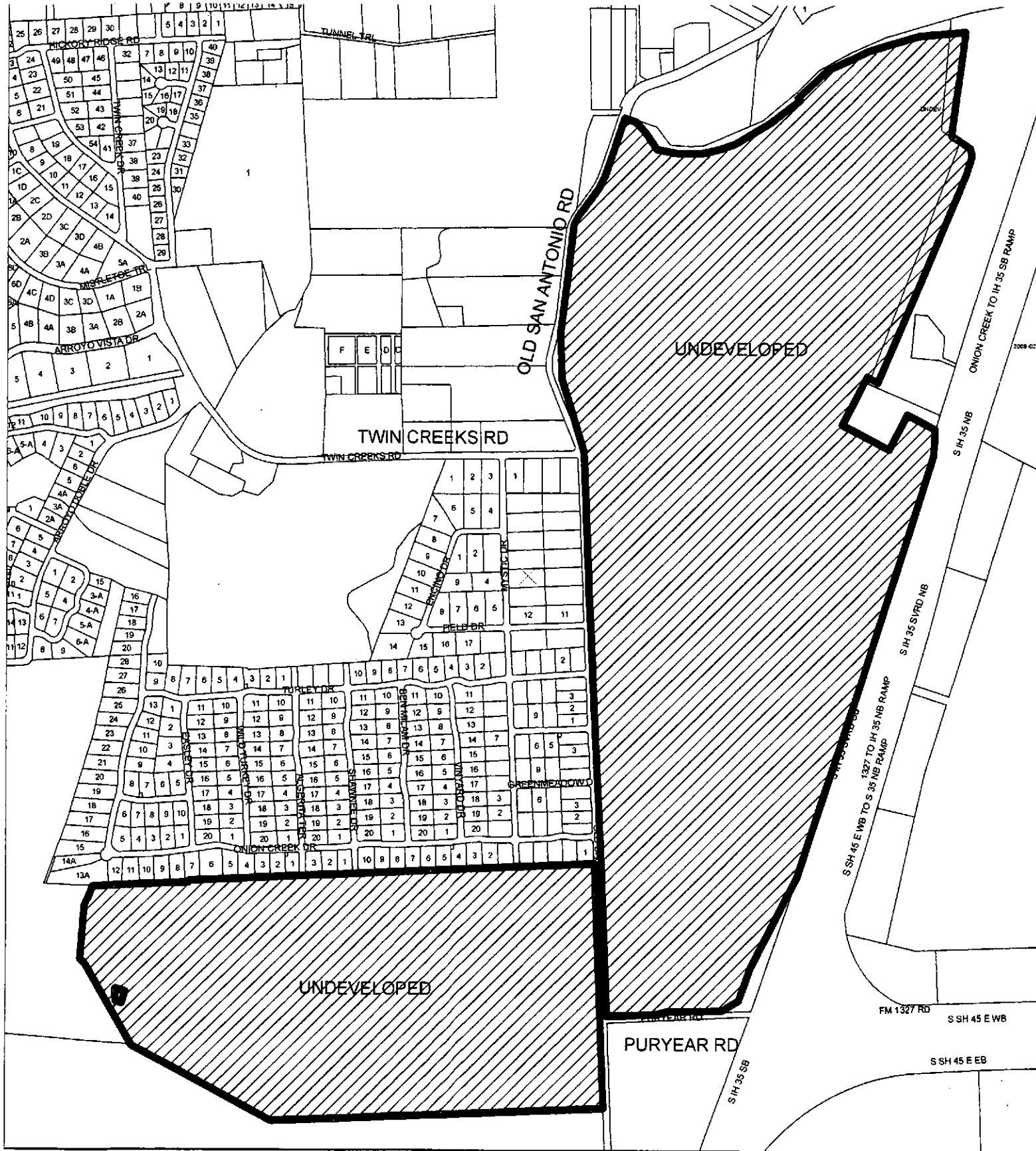
BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER, R.P.L.S.
NO. 5901
STATE OF TEXAS

4-19-10
DATE





- N**
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1"= 1700'

ZONING

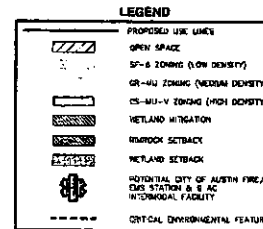
ZONING CASE#: C814-2012-0085

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

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



Exhibit B



LAND USE DATA CHART	
LAND USE	PERCENT
OPEN SPACE (LOW DENSITY)	62.4
OPEN SPACE (MEDIUM DENSITY)	107.4
OPEN SPACE (HIGH DENSITY)	23.2
TOTAL OPEN SPACE	193.0
LOW DENSITY	72.5
MEDIUM DENSITY	630.2
HIGH DENSITY	91.2
TOTAL	893.9

NOTES:

1. REFERENCE ZONING USE SUMMARY TABLE AND SITE DEVELOPMENT REGULATIONS TABLE FOR ADDITIONAL P.U.D. REGULATIONS.

Bury+Partners
221 West 24th Street, Suite 200
Austin, Texas 78701
Tel. (512) 262-4611 Fax (512) 262-4606
1079 Regeneration Avenue P. 160
Austin, Texas 78704-0161

ZONING EXHIBIT

ESTANCIA HILL COUNTRY P.U.D.

SLF III - ONION CREEK, L.P.

EXH1

Grow Green Native and Adapted Landscape Plants

Invasive Species/Problem Plants

Trees

Ash, Texas *Fraxinus texensis*
 Arizona Cypress *Cupressus arizonica*
 Big Tooth Maple *Acer grandidentatum*
 Cypress, Bald *Taxodium distichum*
 Cypress, Montezuma *Taxodium mucronatum*
 Elm, Cedar *Ulmus crassifolia*
 Elm, Lacebark *Ulmus parvifolia*
 Honey Mesquite *Prosopis glandulosa*
 Oak, Bur *Quercus macrocarpa*
 Oak, Chinquapin *Quercus muhlenbergii*
 Oak, Southern Live *Quercus virginiana*

Oak, Escarpment Live *Quercus fusiformis*
 Oak, Lacey *Quercus glaucoides*
 Oak, Monterey (Mexican White) *Quercus polymorpha*
 Oak, Shumard *Quercus shumardii*
 Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)
 Pecan *Carya illinoensis*
 Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchid Tree *Bauhinia congesta*
 Buckeye, Mexican *Ungnadia speciosa*
 Buckeye, Rec *Aesculus pavia*
 Carolina Buckthorn *Rhamnus caroliniana*
 Cherry Laurel *Prunus caroliniana*
 Crape Myrtle *Lagerstroemia indica*
 Desert Willow *Chilopsis linearis*
 Dogwood, Roughleaf *Cornus drummondii*
 Escarpment Black Cherry *Prunus serotina* var. *eximia*
 Eve's Necklace *Sophora affinis*
 Goldenball Leadtree *Leucaena retusa*
 Holly, Possumhaw *Ilex decidua*
 Holly, Yaupon *Ilex vomitoria*
 Mountain Laurel, Texas *Sophora secundiflora*

Persimmon, Texas *Diospyros texana*
 Pistachio, Texas *Pistacia texana*
 Plum, Mexican *Prunus mexicana*
 Pomegranate *Punica granatum*
 Redbud, Mexican *Cercis canadensis* 'mexicana'
 Redbud, Texas *Cercis canadensis* var. 'texensis'
 Retama Jerusalem Thorn *Parkinsonia aculeata*
 Senna, Flowering *Cassia corymbosa*
 Smoke Tree, American *Cotinus obovatus*
 Sumac, Flameleaf *Rhus lanceolata*
 Viburnum, Rusty Blackhaw *Viburnum rufidulum*
 Viburnum, Sandankwa *Viburnum suspensum*

Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta nana' 'Gulf Stream'
Agarita <i>Berberis trifoliata</i>	Oleander <i>Nerium oleander</i>
Agave (Century Plant) <i>Agave sp.</i>	Palmetto <i>Sabal minor</i>
American Beautyberry <i>Callicarpa americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var. <i>lindheimeri</i>
Artemisia <i>Artemisia</i> 'Powis Castle'	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's Dream'
Barbados Cherry <i>Malpighia glabra</i>	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Barberry, Japanese <i>Berberis thunbergii</i>	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
'Atropurpurea'	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha Gonzales'
Black Dalea <i>Dalea frutescens</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
Bush Germander <i>Teucrium fruticans</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Butterfly Bush <i>Buddleia davidii</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Butterfly Bush, Woolly <i>Buddleia marrubifolia</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rock Rose <i>Pavonia lasiopetala</i>
Cotoneaster <i>Cotoneaster sp.</i>	Rosemary <i>Rosmarinus officinalis</i>
Eleagnus <i>Eleagnus pungens</i>	Sage, Mountain <i>Salvia regia</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i>	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
'Rotunda nana'	Texas Sotol <i>Dasylirion texanum</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i>	Turk's Cap <i>Malvaviscus arboreus</i>
'Nana'	Yucca, Paleleaf <i>Yucca pallida</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Kidneywood <i>Eysenhardtia texana</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Twistleaf <i>Yucca rupicola</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	
Mock Orange <i>Philadelphus coronarius</i>	

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Poliomintha longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassivica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damiantia <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindeheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovskia atricplifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetranneuris scaposa</i>	Shrimp Plant <i>Justicia brandegeana</i>
Indigo Spires <i>Salvia 'Indigo Spires'</i>	Texas Betony <i>Stachys coccinea</i>
Iris, Bearded <i>Iris albicans</i>	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp.	Yarrow <i>Achillea millefolium</i>
Lamb's Ear <i>Stachys byzantina</i>	Zexmenia <i>Wedelia texana</i>
Lantana <i>Lantana x hybrida</i> (many varieties)	

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon glomeratus*
 Bluestem, Little *Schizachyrium scoparium*
 Fountain Grass, Dwarf *Pennisetum alopecuroides*
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calypiocarpus vialis*
 Leadwort Plumbago *Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
 (*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'
 Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

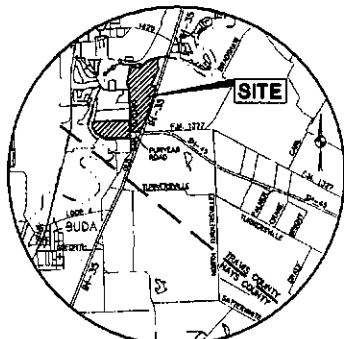
- | | |
|--|-------------------|
| • Arizona Ash | Mimosa |
| • Azalea (not adapted to Austin soils) | Mulberry, Paper |
| • Boxelder | Photinia, Chinese |
| • Camellia | Siberian Elm |
| • Chinaberry | Silver Maple |
| • Chinese Privet | Sweetgum |
| • Chinese Tallow | Sycamore |
| • Cottonwood | Tree of Heaven |
| • Ligustrum | |
| • Lombardy Poplar | |

ESTANCIA HILL COUNTRY PARK EXHIBIT



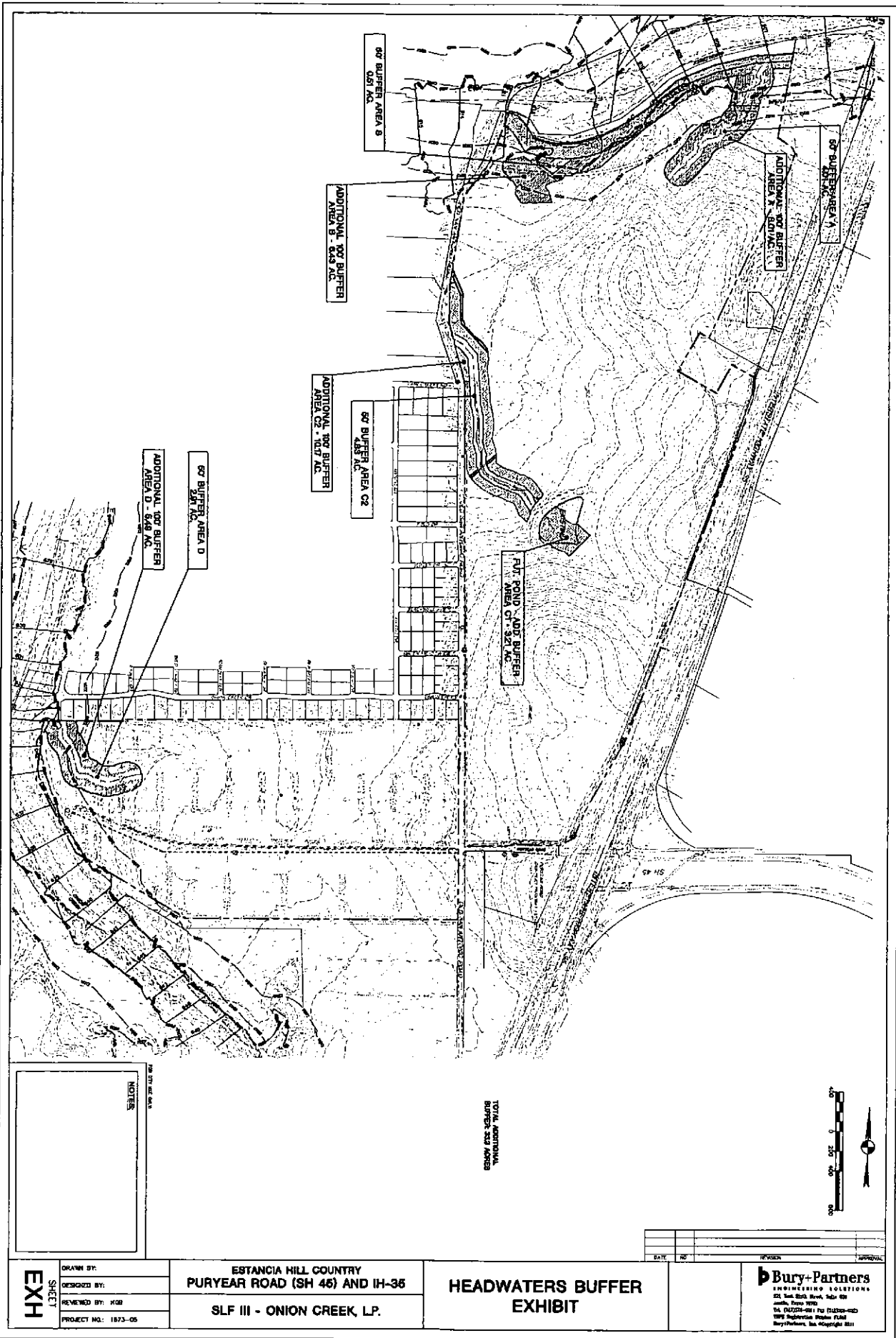
LEGEND

	PROPERTY BOUNDARY
	5' TRAIL/BIKE PATH
	PRIVATE PARK (425.5 ACRES)
	POND
	PUBLIC PARKLAND (6.914 EXCLUDING PONDS)
	RIGHT-OF-WAY
	OFF MITIGATION AREA
	OFF SETBACK
	EXISTING CITY PARKLAND



VICINITY MAP
ALA

EX 1	DRAWN BY: MAP	ESTANCIA HILL COUNTRY P.L.D.	PARK EXHIBIT	DATE	SHEET NO.	PROJECT NO.
	RECORDED BY: SWS					
	REVIEWED BY: SWS	SLF III - ONION CREEK, L.P.				
	PROJECT NO.: 1430007-100001.14					
				</		



08-14-2012-0085

NOTES

EXH

ESTANCIA HILL COUNTRY
PURYEAR ROAD (SH 46) AND IH-35
SLF III - ONION CREEK, L.P.

HEADWATERS BUFFER
EXHIBIT

Bury-Partners
ENGINEERING SOLUTIONS
502 West 10th Street, Suite 200
Ocala, Florida 34761
Tel: (352) 236-0001 Fax: (352) 236-0002
10000 Bury Partners, Inc. Copyright 2011

**ESTANCIA HILL COUNTRY PUD C814-2012-0085
ZONING USE SUMMARY TABLE**

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
RESIDENTIAL USES				
Bed & Breakfast (Group 1)	P	P ¹	P	NP
Bed & Breakfast (Group 2)	P	P ¹	P	NP
Condominium Residential	P	P ¹	P	NP
Duplex Residential	P	P	NP	NP
Group Residential		P ¹	P	NP
Mobile Home Residential		NP	NP	NP
Multifamily Residential		P ¹	P	NP
Retirement Housing (Small Site)	P	P	P	NP
Retirement Housing (Large Site)	C	P	P	NP

P = Permitted

NP = Not Permitted

C = Conditional Use

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Residential, Duplex Residential, Townhouse Residential and Small Lot Residential will be part of a condo regime.

Specific Notes:

- 1 Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
- 2 If gross building area of project is greater than 50,000 square feet, then the building is not allowed within 200 feet of a single family detached lot.
- 3 If gross building area of project is greater than 10,000 square feet, then the building is not allowed within 100 feet of a single family detached lot.
- 4 A building is not allowed within 150 feet of a detached single family lot.
- 5 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
- 6 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area.
- 7 Only in an enclosed structure.
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- 9 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and cannot be located within 200 feet of a single family detached residential lot.

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Single-Family Attached Residential	P	P	P	NP
Single-Family Residential	P	P	NP	NP
Small Lot Single-Family Residential	P	P	NP	NP
Townhouse Residential	P	P ¹	P	NP
Two-Family Residential	P	P	NP	NP
Short-Term Rental	P	NP	NP	NP
COMMERCIAL USES				
Administrative and Businesses Offices	NP	P ²	P	NP
Agricultural Sales and Services	NP	NP	NP	NP
Alternative Financial Services	NP	P	P	NP

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General Notes:

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Specific Notes:

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Art Gallery	NP	P ³	P	NP
Art Workshop	NP	P ²	P	NP
Automotive Rentals	NP	NP	P ⁵	NP
Automotive Repair Services	NP	NP	P ⁶	NP
Automotive Sales	NP	NP	P	NP
Automotive Washing (of any type)	NP	C	P	NP
Bail Bond Services	NP	NP	NP	NP
Building Maintenance Services	NP	NP	P	NP
Business or Trade School	NP	P ³	P	NP
Business Support Services	NP	P ³	P	NP
Campground	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Cocktail Lounge	NP	P ⁴	P	NP
Commercial Blood Plasma Center	NP	NP	C	NP
Commercial Off-Street Parking	NP	P	P	NP
Communication Services	NP	P	P	NP
Construction Sales and Services	NP	NP	P ⁴	NP
Consumer Convenience Services	NP	P ³	P	NP
Consumer Repair Services	NP	P ³	P	NP
Convenience Storage	NP	P ⁴	P	NP
Drop-Off Recycling Collection Facility	NP	NP	NP	NP
Electronic Prototype	NP	P ²	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Assembly				
Electronic Testing	NP	P ²	P	NP
Equipment Repair Services	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP
Exterminating Services	NP	P ³	P	NP
Financial Services	NP	P ³	P	NP
Food Preparation	NP	P ³	P	NP
Food Sales	NP	P ³	P	NP
Funeral Services	NP	NP	NP	NP
General Retail Services (Convenience)	NP	P ³	P	NP
General Retail Services (General)	NP	P ³	P	NP
Hotel-Motel	NP	P ⁴	P	NP
Indoor Entertainment	NP	P ⁴	P	NP

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Indoor Sports and Recreation	NP	P ⁴	P	P
Kennels	NP	NP	P	NP
Laundry Services	NP	NP	C	NP
Liquor Sales	NP	P ⁴	P	NP
Marina	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	NP	P ²	P	NP
Medical Offices – not exceeding 5000 sq. ft. gross floor area	NP	P	P	NP
Monument Retail Sales	NP	NP	NP	NP
Off-Site Accessory Parking	NP	P ⁴	P	NP
Outdoor Entertainment	NP	P ⁴	P	P

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Outdoor Sports and Recreation	NP	P ⁴	P	P
Pawn Shop Services	NP	NP	NP	NP
Personal Improvement Services	NP	P ³	P	NP
Personal Services	NP	P ³	P	NP
Pet Services	NP	P ³	P	NP
Plant Nursery	NP	P ³	P	NP
Printing and Publishing	NP	NP	C	NP
Professional Office	NP	P ²	P	NP
Recreational Equipment Maint & Storage	NP	NP	C	NP
Recreational Equipment Sales	NP	NP	NP	NP
Research Assembly	NP	P ²	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Services				
Research Services	NP	P ²	P	NP
Research Testing Services	NP	P ²	P	NP
Research Warehousing Services	NP	P ²	P	NP
Restaurant (General)	NP	P ^{1,3}	P	NP
Restaurant (Limited)	NP	P ³	P	NP
Scrap and Salvage	NP	NP	NP	NP
Service Station	NP	P ⁹	P	NP
Software Development	NP	P ²	P	NP
Special Use Historic	C	NP	NP	NP
Stables	NP	P	NP	P
Theatre	NP	NP	P	NP
Vehicle Storage	NP	NP	NP	NP
Veterinary Services	NP	P ³	P	NP

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INDUSTRIAL USES				
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	NP	P ²	P	NP
General Warehousing and Distribution	NP	NP	NP	NP
Light Manufacturing	NP	P ⁸	C ⁷	NP
Limited Warehousing and Distribution	NP	P ⁸	P	NP
Recycling Center	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP
AGRICULTURAL USES				
Urban Farm	P	P ¹	P ⁸	P
All Other Agricultural	NP	P ⁸	P ⁸	NP
Community Gardens	P	P	P	P
CIVIC USES				

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Administrative Services	NP	P	P	NP
Aviation Facilities	NP	NP	NP	NP
Camp	NP	P	P	P
Cemetery	NP	NP	NP	NP
Club or Lodge	C	P ⁴	P	P
College and University Facilities	C	P ²	P	NP
Communication Service Facilities	P	P	P	NP
Community Events	C	C	C	P
Community Recreation (Private)	P	P	P	P
Community Recreation (Public)	C	P	P	P
Congregate Living	NP	P ⁴	P	NP

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Convalescent Services	NP	P ⁴	P	NP
Convention Center	NP	P	P	NP
Counseling Services	NP	P	P	NP
Cultural Services	C	P	P	P
Day Care Services (Commercial)	C	P ³	P	NP
Day Care Services (General)	C	P ³	P	NP
Day Care Services (Limited)	P	P	P	NP
Detention Facilities	NP	NP	NP	NP
Employee Recreation	NP	P	P	NP
Family Home	P	P	P	NP
Group Home, Class I (General)	C	P	P	NP

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Group Home, Class I (Limited)	P	P	P	NP
Group Home, Class II	NP	C	C	NP
Guidance Services	NP	C	P	NP
Hospital Services (General)	NP	P	P	NP
Hospital Services (Limited)	NP	P ²	P	NP
Local Utility Services	C	P ²	P	P
Maintenance and Service Facilities	NP	C	C	NP
Major Public Facilities	NP	P ⁴	P ⁴	NP
Major Utility Facilities	NP	C	C	NP
Military Installations	NP	NP	NP	NP
Park and Recreation	NP	P	P	P

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Services (General)				
Park and Recreation Services (Special)	NP	P	P	P
Postal Facilities	NP	C	P	NP
Private Primary Education Facilities	C	P	P	NP
Private Secondary Education Facilities	C	P	P	NP
Public Primary Education Facilities	P	P	P	NP
Public Secondary Education Facilities	P	P	P	NP
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P ³	P	P
Residential Treatment	NP	C	C	NP

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Safety Services	C	P ³	P	NP
Telecommunication Tower	C	P ¹	P ¹	C
Transitional Housing	NP	NP	NP	NP
Transportation Terminal	NP	P ⁴	P ⁴	NP
All other Civic Uses	NP	P ⁴	P ⁴	C

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**ESTANCIA HILL COUNTRY PUD
C814-2012-0085**

SITE DEVELOPMENT REGULATIONS

	SF-6	GR-MU	CS-MU-V
Minimum Lot Size	5750 SF	5,750 SF	5,750 SF
Minimum Lot Width	50	50	50
Maximum Height	35	60	60
Minimum Front Yard	25	10	10
Minimum Street Side Yard	15	10	10
Minimum Side Yard	5	0	0
Minimum Rear Yard	10	0	0
Maximum Building Coverage	40%	75%	95%
Maximum Impervious Cover	55%	70% MF 90% Commercial 55% SF	70% MF 90% Commercial
FAR		1:01	2:01

ESTANCIA HILL COUNTRY PUD C814-2012-0085

Compatibility Standards and Regulations

A. Compatibility Standards

Within the boundaries of the Estancia PUD, Subchapter C, Article 10 (*Compatibility Standards*) does not apply, except as modified below:

1. When a use that is permitted in a SF-6 or less restrictive zoning district (i.e., a multifamily, commercial, or industrial use) is across the street or adjoining property on which a use permitted in a SF-5 or more restrictive zoning district is located (i.e., a single family residential use), the massing and scale of such multifamily, commercial or industrial use shall be appropriate in relationship to the single family residential use. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:
 - (1) avoiding the use of a continuous or unbroken wall plane;
 - (2) using an architectural feature or element that:
 - (a) creates a variety of scale relationships;
 - (b) creates the appearance or feeling of a residential scale; or
 - (c) is sympathetic to a structure on an adjoining property; or
 - (3) using material consistently throughout a project and that is human in scale; or
 - (4) using a design technique or element that:
 - (a) creates a human scale appropriate for a residential use; or
 - (b) prevents the construction of a structure in close proximity to a single family residential use that is:
 - (i) significantly more massive than the single family residential use; or
 - (ii) antithetical to an appropriate human scale; and
 - (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

2. A 25 -foot vegetative buffer area shall be provided and maintained between single family residential uses and any commercial, civic, industrial, or multifamily uses. However, the amenity center proposed in the SF-6 area shall be exempt from the 25 foot setback. The buffer is measured from the property line of a single family residential use to a building developed with a commercial, civic, industrial, or multifamily use. (Figure 1). Mixed use buildings are excluded provided they contain residential uses.

Improvements permitted within the 25-foot vegetative buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, utility easements and improvements, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

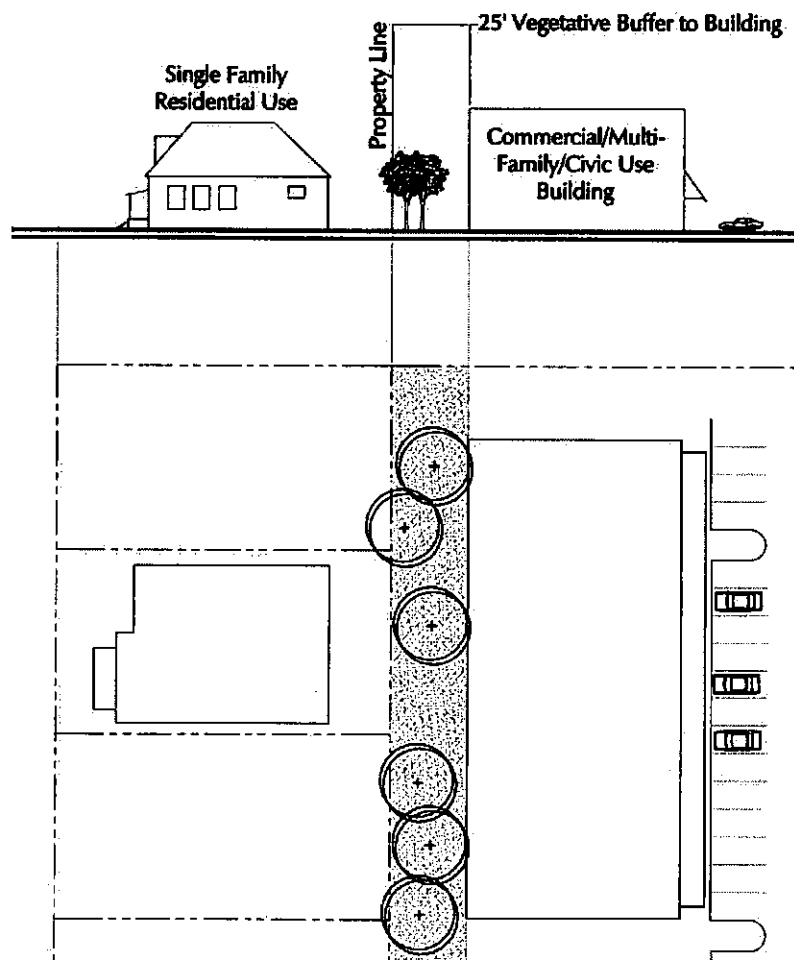


FIGURE 1: 25 foot vegetative buffer between a Residential Use and Commercial and Civic Use buildings.

3. A 100 feet wide buffer area measured from a property line of a single family residential use or a multifamily use (including a vertical mixed use) to an industrial use building shall be provided and maintained. (Figure 2):
 - i. To the extent any of the 25 foot vegetative buffer described in subpart 2 above is contained within the 100 foot buffer described in the subpart 3, then the provisions of subpart 2 shall control with respect to that 25 feet (i.e., a total of 100' buffer with the first 25' being vegetative).
 - ii. Improvements permitted within the 100-foot wide buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, utility easements and improvements, streets, alleys, driveways, surface parking facilities limited to 12 parking spaces or fewer, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

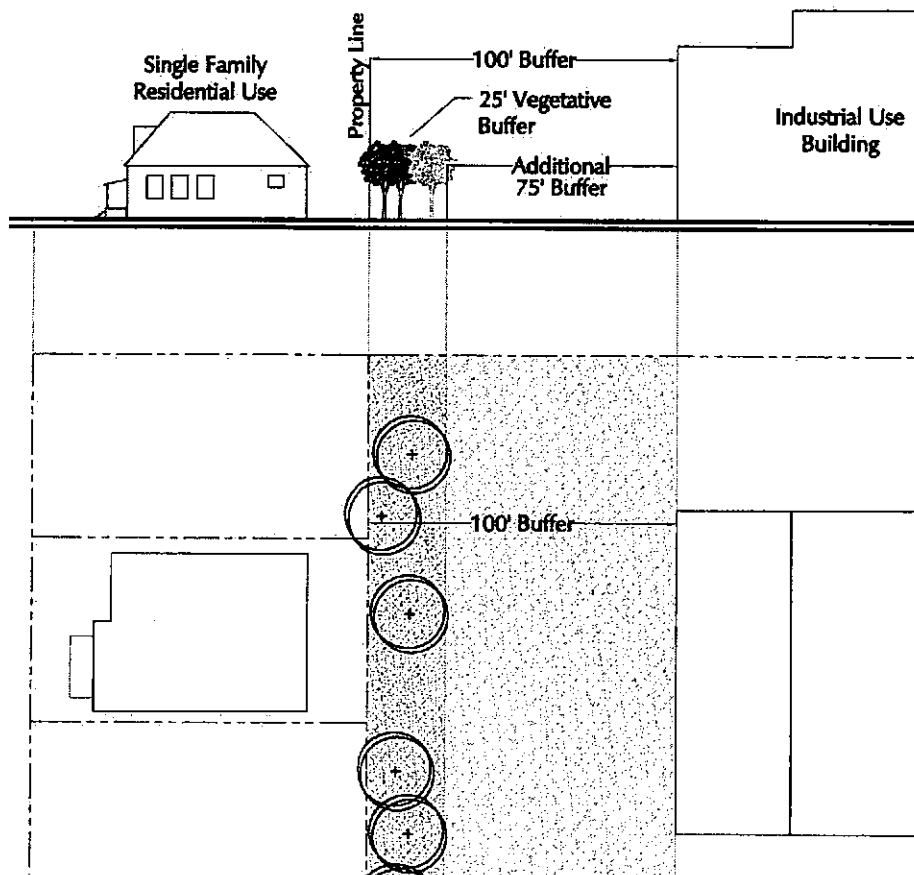


FIGURE 2: 25 foot vegetative buffer with an additional 75-foot wide buffer area for a total of 100 feet between a Residential Use and Industrial Use buildings.

4. Height restrictions between Land Use Categories are as follows:

- i. Within 70 feet of a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 40 feet.
- ii. Between 70 feet and 120 feet from a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 50 feet.
- iii. Beyond 120 feet of a single family detached residential lot may be constructed to the permitted height as specified in Section ___ of the LDC.

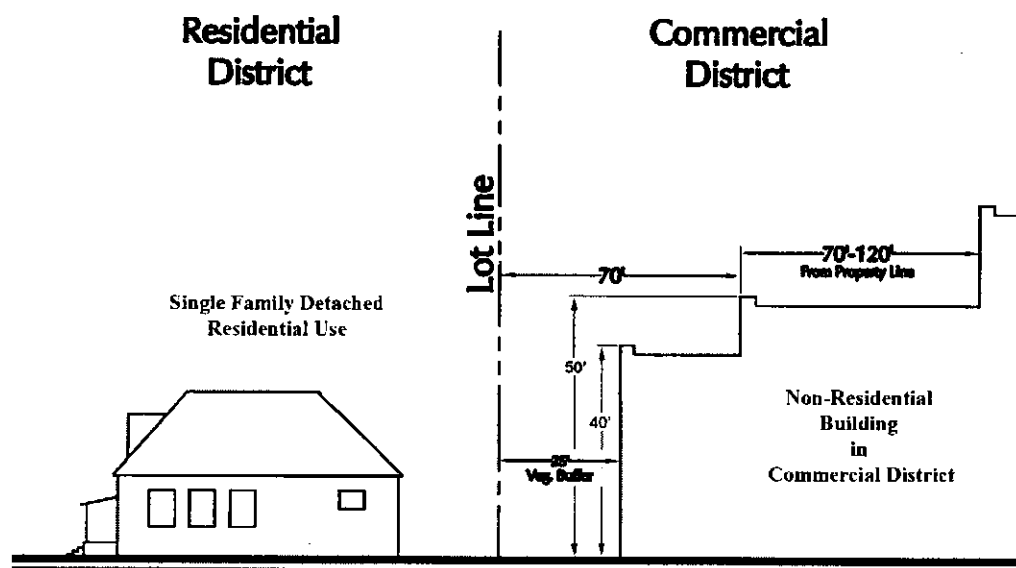


FIGURE 3: Height Restrictions between Single Family Detached Residential Use and Multifamily, Industrial or Commercial Use Building.

5. Screening Requirements

- i. Each area on a property that is used for a following activity shall be screened from the view of adjacent property that is used for a single family or multifamily residential use (including a vertical mixed use):
 - (1) off-street parking containing more than 12 spaces;
 - (2) the placement of mechanical equipment;
 - (3) storage; or

- (4) refuse collection.
 - ii. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (*Fences As Accessory Uses*) of the LDC.
 - iii. The owner must maintain a fence, berm, or vegetation provided under this such section.
- 6. The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- 7. The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
- 8. Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.
- 9. Subsection C of Section 25-2-1006 (A) (1) (2) (*Visual Screening*) of the LDC does not apply to the PUD.
- 10. General Restaurant uses in GR-MU Mixed Use Districts

General Restaurant use located will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use adjacent to a single family detached residential lot will not have outdoor music.

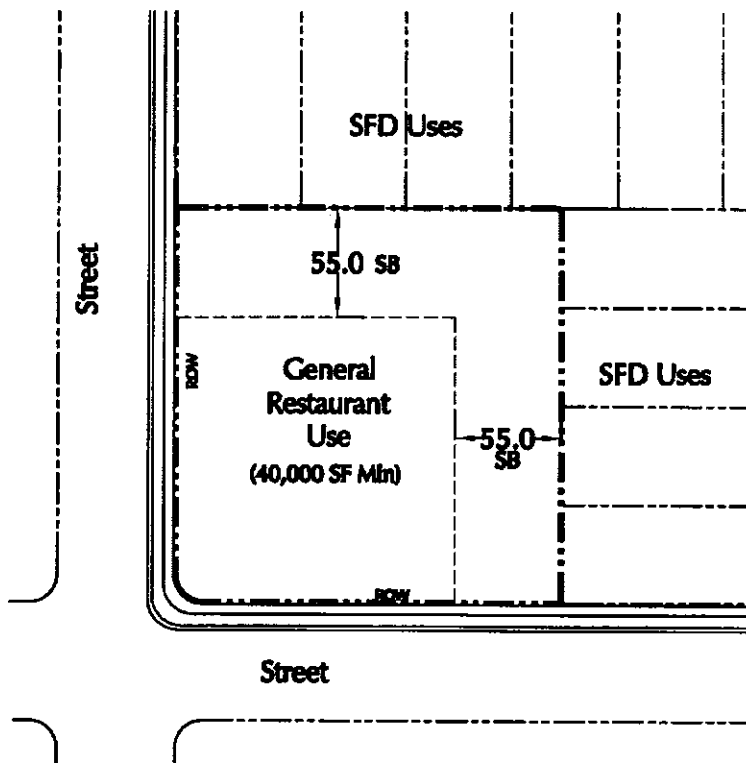


FIGURE 4: General Restaurant Uses

B. Additional Regulations

1. A commercial off-street parking use may not exceed one acre in site size within 100 feet of a single family detached residential lot and must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.
2. A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.
3. Parking Areas
 - a. Parking lots and cars should not be dominant visual elements of the site.
 - b. Parking areas should be buffered from public view through the use of berming, landscaped hedges, and/or decorative low walls.
4. Pedestrian and Vehicular Circulation

- a.* Where feasible, establish off-street open space/greenway links between commercial districts and adjacent neighborhoods and public facilities.
- b.* Whenever pedestrian and vehicular traffic meet, paving and signage need to alert drivers to the presence of pedestrians.
- c.* Streets and pathways should lead directly to visual anchors and/or focal points.

5. Urban Design for commercial areas

- a.* Pedestrian activities such as “al fresco” dining along the sidewalk should be promoted to enhance the character of the commercial area.
- b.* Where appropriate, use formal streetscape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.
- c.* Create pedestrian areas that encourages pedestrian activity while accommodating vehicular requirements.
- d.* The use of pedestrian promenades characterized by outdoor plaza elements between commercial buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.
- e.* Commercial building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.

6. Architectural Character in Commercial Areas

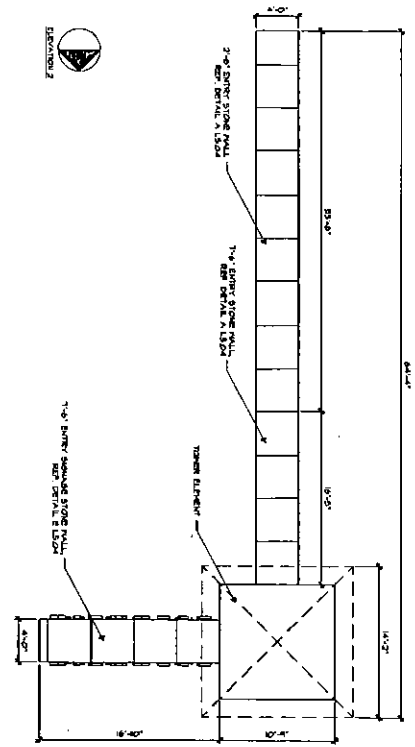
- a.* Modern vernacular shall be promoted within the commercial areas.
- b.* Varying facade elements, such as inset window areas, entries and/or projections of building volumes should be considered.

6. Building Scale and Massing in commercial areas

- a.* Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.
- b.* Consider the use of “stepped-down” buildings to break up larger structures, particularly those over 3 stories in height.
- c.* Buildings should contribute to pedestrian comfort and enjoyment. Buildings adjacent to sidewalks should provide human scale and relationships

8. Service, Loading and Special Equipment Commercial Areas

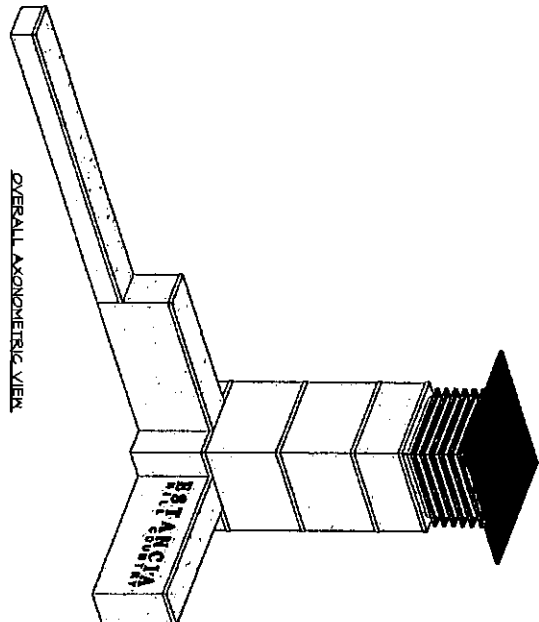
- a.* All storage areas shall be located on the side or rear portions of commercial buildings.
- b.* No service, storage, maintenance, or loading areas shall extend into a setback area.
- c.* Loading areas shall be entirely located on-site. Off-site vehicle loading is not permitted.



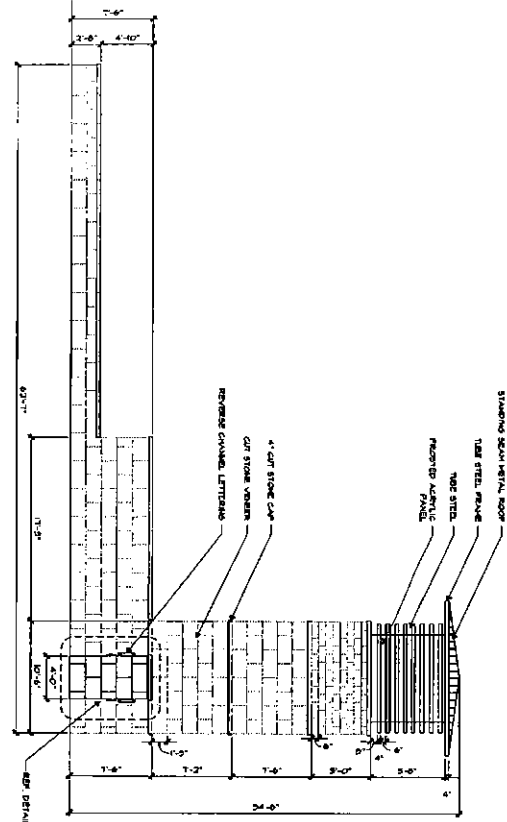
PLAN



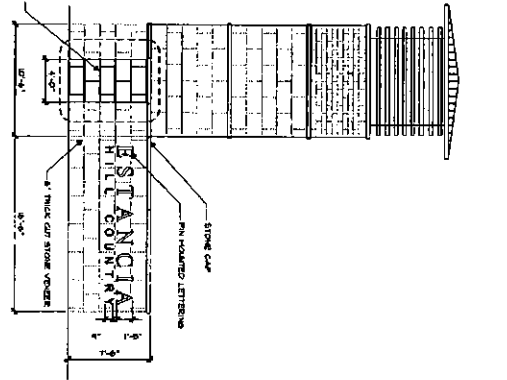
OVERALL AXONOMETRIC VIEW



ELEVATION 1



ELEVATION 2



Bury+Partners
 1502
 300 E. 10TH STREET, SUITE 100
 AUSTIN, TEXAS 78701
 TEL: 512.477.1111 FAX: 512.477.1112
 WWW.BURY+PARTNERS.COM

DATE: 02/28/13
 REVISIONS:
 1. 02/28/13: Initial Design
 2. 03/11/13: Final Design

ESTANCIA HILL COUNTRY
 CITY OF AUSTIN, TEXAS
 ENTRY AT OLD SAN ANTONIO ROAD

REVISIONS
 DATE: _____
 BY: _____
 CHECKED BY: _____
 APPROVED BY: _____