

11 March 2016

Mr. Jon Ruff
Spire Realty
2001 Bryan Street, Suite 1550
Dallas, TX 75201-3005

Subject: Next Steps Austin Oaks Rezoning

Dear Jon,

This is a follow up letter to our March 1, 2016 Working Group meeting at the Austin Oaks offices in Austin, TX, during which you stated that, at your direction, TBG Partners started designing the Austin Oaks PUD based on the plan unveiled at the charrette. You also stated that you will not ask TBG to deviate from that plan as requested by the Working Group majority on February 2, 2016 to incorporate changes that would achieve the Objectives, Strategies and Measures (OSM's). Your statement indicates an unwillingness to work with the greater community, but we are obliged to make every effort to work with you on behalf of the neighbors we represent.

A show of hands at our meeting this week confirmed that your design team, your lobbyist and some NWACA members were aware that a vote would be taken on Thursday, January 28, 2016, yet fifty-five (55) neighbors voted in favor. This is not a consensus plan, but we believe a timely consensus plan is achievable.

The Working Group is not disbanded. And true to the charrette expectations set forth, the Working Group is to remain engaged until the formal application is made to the city. To that end, it is not our desire to micromanage components of the plan, and we remain flexible. We ask that height, square footage, traffic and trees align with the OSM's developed during the four-month charrette process, and not those presented during an unannounced vote on a single evening.

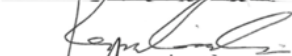
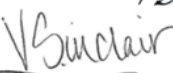
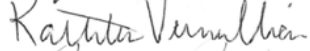
We are expressing our continued interest and best efforts to work together toward a true consensus plan. We believe a plan that respects the OSM's developed by the neighbors is attainable, and hope that you do also.

We look forward to hearing from you and working with you to develop the Austin Oaks project without delay.

Sincerely,



Chris Edwards
Jay Sands
Kata Carbone
Kathy Vermillion
Brian Brandon
Vallarie Sinclair
Dan Germain
Pam Snell
Ken Sinclair
Madelon Highsmith



cc: Michael Whellan, CM Sheri Gallo, GM Leslie Pool, Tori Haase, Jerry Rusthoven