

ZONING CHANGE REVIEW SHEET

Z.A.P. DATE: January 19, 2021

DISTRICT AREA: 1

CASES: C14-2020-0122 The Villas at Pioneer Hill South Side
C14-2020-0123 The Villas at Pioneer Hill North Side

ADDRESSES: South Side – 10017-1/2 Dessau Road
North Side – 1500-1/2 Arborside Drive

AREA: South Side – 6.685 acres
North Side – 3.197 acres

OWNER: Continental Homes of Texas

APPLICANT: Pape-Dawson Engineers (Terry Reynolds)

<u>ZONING</u>	<u>FROM</u>	<u>TO</u>
South Side	GR-CO	MF-3
North Side	GR-CO and LI-CO	MF-3

SUMMARY STAFF RECOMMENDATION:

Staff recommends MF-3-CO for both rezoning requests. The conditional overlay (CO) will preserve the requirement that the properties comply with the Traffic Impact Analysis (TIA) that was previously approved for the area. The Applicant agrees to the conditional overlay. For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 19, 2021: To grant MF-3-CO as recommended by Staff, on consent. (11-0) [Duncan- 1st, Acosta- 2nd)

CITY COUNCIL DATE:

February 18, 2021:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

ISSUES:

The rezoning tracts were included in a Traffic Impact Analysis (TIA) for the overall Pioneer Hill area that was approved in 2002 and amended in 2003 and 2011. At that time, the City of Austin attached TIA requirements via conditional overlay instead of via public restrictive covenant (RC). The applicant has agreed to maintain the TIA conditional overlay with this request.

DEPARTMENT COMMENTS:

The rezoning tracts are located along the east side of Dessau Road, with the tracts located on the north and south sides of the intersection with Arborside Drive. The North Tract is currently zoned GR-CO and LI-CO; the South Tract is zoned GR-CO. Both tracts are currently undeveloped. The properties immediately to the north and south of the rezoning tracts are also undeveloped and are zoned MF-3-CO and MF-4, respectively. East of the rezoning tracts is a small-lot single family neighborhood zoned SF-6-CO. West of the rezoning tracts, across Dessau Road, is the Windsor Hills neighborhood, which is zoned SF-3-NP. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

The applicant has stated that the request to rezone the properties to MF-3 will allow the owner to develop these sites and the existing MF-3-CO site to the north with 3 & 4 bedroom townhouse/condominium units. This represents a down zoning of the tracts, which currently allow a range of commercial and limited industrial land uses.

The 277+/- acre Pioneer Hill area was annexed into the City of Austin full purpose jurisdiction in 2003 with an initial zoning of I-RR. The property was zoned to Tradition Neighborhood District (TND) zoning district in 2003-2004. The area was rezoned in 2011 to a mix of more common categories that included a mix of residential, commercial and limited industrial zoning districts. Several of the tracts in the Pioneer Hills area, including the rezoning tract, had COs as part of their zoning. For the tracts that comprise the rezoning tracts, the only conditions were related to the TIA and commercial and limited industrial land uses. If the rezoning to MF-3-CO is granted, the TIA CO will carry forward and the conditions relating to commercial and limited industrial land uses will no longer be applicable. ***Please see Exhibit C- 2011 Zoning Ordinance.***

Staff supports MF-3-CO for both rezoning tracts. Residential development of the tracts is more compatible with the adjacent MF-4 and MF-3-CO tracts. It is also compatible with the nearby Windsor Hills (SF-3-NP) neighborhood and the SF-6 Pioneer Hills neighborhood to the east. If developed with multifamily or townhouse/condominium use, the sites would provide a mix of housing types in an area with single family and small-lot single family residences.

BASIS OF RECOMMENDATION

1. *Granting of the request should result in an equal treatment of similarly situated properties.*
The tracts immediately to the north and south of the rezoning tracts are zoned MF-3-CO and MF-4.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

In addition to being compatible with the adjacent multifamily zoned tracts, MF-4-CO is more compatible with the nearby SF-3-NP and SF-6 neighborhoods than the existing GR-CO and LI-CO zoning on the tracts.

3. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The Housing Blueprint and other policies and principles adopted by Council and Commissions encourage a mix of housing types available in an area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, LI-CO	Undeveloped
<i>North</i>	MF-3-CO	Undeveloped
<i>South</i>	MF-4	Undeveloped
<i>East</i>	SF-6	Small lot single family residential
<i>West</i>	SF-3-NP	Single family residential

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0126 Pioneer Hill Apartments	LI-CO to MF-4	4/2/2019: To grant MF-4, with conditions (TIA)	5/9/2019: To grant rezoning
C14-2011-0049 Pioneer Hill	TND to MF-1, SF-6, MF-3, GR, LI	7/19/11: To grant rezoning	12/15/2011: To grant rezoning

WATERSHED: Walnut Creek**TIA:** Approved in 2011**EXISTING STREET CHARACTERISTICS:**

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Arborside Dr	94'	Existing Row	52'	1	Yes	Yes	No
Dessau Dr	95'	140'	77'	4	No	Yes	No

NEIGHBORHOOD ORGANIZATIONS:

Windsor Hills Neighborhood Association	Austin Neighborhoods Council
Friends of Austin Neighborhoods	Homeless Neighborhood Association
Neighborhood Empowerment Foundation	AISD
North Growth Corridor Alliance	Austin Lost and Found Pets
Go Austin/Vamos Austin – North	Techridge Neighbors
Harris Branch Master Association, Inc.	Bike Austin
Heritage Hills/Windsor Hills Neighborhood	Contact Team

ADDITIONAL STAFF COMMENTS

Comprehensive Planning

This case is located along the Dessau Road Activity Corridor but not in an area with an adopted neighborhood plan.

Connectivity- There are public sidewalks located along both sides of Dessau Road. There are no public transit stops or bike lanes within a quarter of a mile from the site. The mobility and connectivity options in the area are below average.

Imagine Austin- The Imagine Austin Growth Concept Map identifies this project as being located along an Activity Corridor (Dessau Road). Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway —shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policy is applicable to this case:

- ☐ LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- ☐ LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- ☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Conclusions: Based on this property being situated along an Activity Corridor, which supports residential uses, but the lack of mobility and connectivity options in the area, this project only partially supports the policies in the Imagine Austin Comprehensive Plan.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

SP 4. The site is subject to compatibility standards. Along the west property line, the following standards apply:

☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.

Parkland

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-3 zoning, at the time of subdivision or site plan. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2). If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, right-of-way for Dessau Drive should be dedicated at the time of zoning or subdivision. Existing right-of-way is sufficient for Arborside Drive. Traffic impact analysis is waived until time of site plan, the site must comply with the vehicle trip cap approved with zoning ordinance.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Arborside Dr	94'	Existing Row	52'	1	Yes	Yes	No
Dessau Dr	95'	140'	77'	4	No	Yes	No

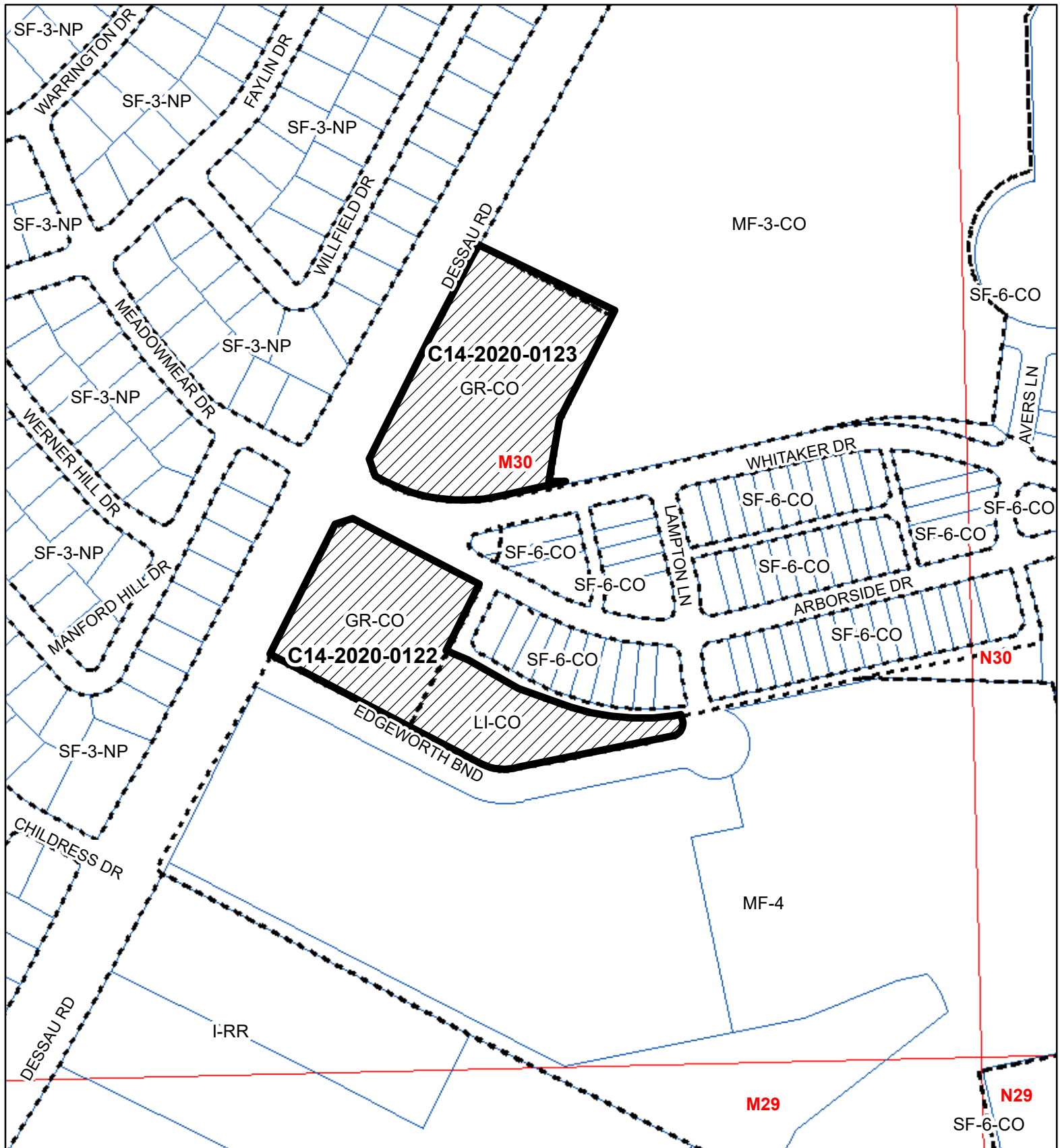
Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water utilities. There is currently no public wastewater service available to this tract. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and

wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW





- A. Zoning Map
- B. Aerial Exhibit
- C. 2011 Zoning Ordinance



The Villas at Pioneer Hill - North & South Side

ZONING CASE#: C14-2020-0123 & C14-2020-0122
LOCATION: 1500-1/2 Arborside Dr and 10017-1/2 Dessau Rd
SUBJECT AREA: 3.197 & 3.1649 Acres
GRID: M30
MANAGER: Heather Chaffin



-  C14-2020-0123
-  C14-2020-0122
-  Creek Buffers
-  ZONING BOUNDARY

1" = 300'

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



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- C14-2020-0123
- C14-2020-0122
- Creek Buffers
- ZONING BOUNDARY

1" = 300'

ORDINANCE NO. 2011215-075

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY FORMERLY KNOWN AS PIONEER HILL TND LOCATED AT 9900-10324 DESSAU ROAD FROM TRADITIONAL NEIGHBORHOOD DISTRICT (TND) TO VARIOUS ZONING DISTRICTS ON APPROXIMATELY 269 ACRES OF LAND.

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 on the property (the "Property") described in Zoning Case No. C14-2011-0049, on file at the Planning and Development Review Department, as follows:

Tract One: From traditional neighborhood district (TND) to multifamily residence limited density-conditional overlay (MF-1-CO) combining district.

A 16.85 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From traditional neighborhood district (TND) to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 191.43 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and,

Tract Three: From traditional neighborhood district (TND) to multifamily residence medium density-conditional overlay (MF-3-CO) combining district.

A 23.83 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance; and,

Tract Four: From traditional neighborhood district (TND) to community commercial-conditional overlay (GR-CO) combining district.

A 6.20 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance; and,

Tract Five-A: From traditional neighborhood district (TND) to limited industrial service-conditional overlay (LI-CO) combining district.

A 29.33 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance; and,

Tract Five-B: From traditional neighborhood district (TND) to limited industrial service-conditional overlay (LI-CO) combining district.

A 1.30 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance; and,

locally known as 9900-10324 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "G".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 17,670 trips per day.

B. The following uses are prohibited uses of Tract One:

Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
Multifamily residential	Urban farm
Communication service facilities	Community events
Public primary educational facilities	Club or lodge
Public secondary educational facilities	College or university facilities
Private primary educational facilities	Cultural services
Private secondary educational facilities	Local utility services
Safety services	

C. The following uses are prohibited uses of Tract Two:

Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
Safety services	Urban farm
Communication service facilities	Community events
Public primary educational facilities	Club or lodge
Public secondary educational facilities	College or university facilities
Private primary educational facilities	Cultural services
Private secondary educational facilities	Local utility services

D. The following uses are prohibited uses of Tract Four:

Automotive sales	Bail bond services
Automotive washing (of any type)	Outdoor entertainment
Plant nursery	Research services
Urban farm	Hospital services (general)

E. The following uses are prohibited uses of Tracts Five-A and Five-B:

Agricultural sales & services	Automotive sales
Automotive repair services	Bail bond services
Automotive washing (of any type)	Campground
Commercial off-street parking	Construction sales & services
Convenience storage	Equipment repair services
Equipment sales	Exterminating services
Drop-off recycling collection facility	Hotel-motel
Indoor entertainment	Kennels
Laundry service	Liquor sales
Monument retail sales	Outdoor entertainment
Printing & publishing	Scrap & salvage
Vehicle storage	Veterinary services
Basic industry	Recycling center
Resource extraction	Club or lodge
Congregate living	Railroad facilities
Maintenance & service facilities	Residential treatment
Transitional housing	Transportation terminal

- F. A 100-foot wide buffer zone shall be established between property developed with a residential use on Tract Two and the following commercial, industrial and civic uses on Tracts Five-A and Five-B:

Research services
Custom manufacturing

Limited warehousing & distribution

The 100-foot wide buffer zone shall be measured from the property line of a property developed with a residential use to a building with a commercial, industrial or civic use.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

A driveway, access easement, or private street that serves a building with a commercial, industrial, or civic use, may not be constructed within 50 feet of the property line of a lot with a residential use.

- G. A 150-foot wide buffer zone shall be established between property developed with a residential use on Tract Two and the following specific industrial uses on Tracts Five-A and Five-B:

General warehousing & distribution

Light manufacturing

The 150-foot wide buffer zone shall be measured from the property line of a property developed with a residential use to a building with the above identified specific industrial uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

A driveway, access easement, or private street that serves a building with a commercial, industrial, or civic use, may not be constructed within 50 feet of the property line of a lot with a residential use.

- H. A 25-foot wide vegetative buffer to provide screening shall be established and maintained between property developed with a residential use and any of the commercial or industrial uses identified in Sections F and G. The vegetative buffer may be placed with the 100-foot and 150-foot setback buffers described in Section F and G.

Improvements permitted within this vegetative buffer are limited to hike and bike trails, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

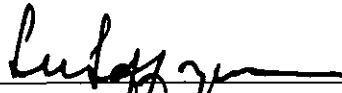
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

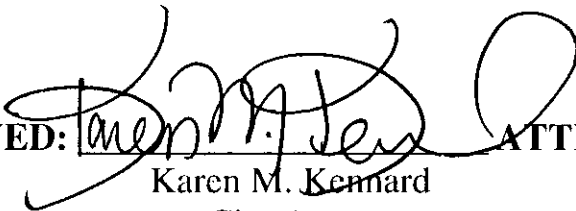
December 15, 2011

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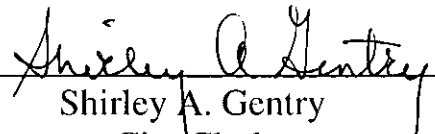
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

16.85 ACRES – Description for Zoning EXHIBIT A

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 10.81 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCE at a 1/2" iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following four courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" iron rod set;
2. N.29°11'39"E., 651.20 feet to a 1/2" iron rod set;
3. Northerly, 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'29", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" iron rod set;
4. N.30°56'08"E., 50.39 feet to cross cut found at the Northwest Corner of that 3.68 Acre Tract conveyed to Continental Homes of Texas, L. P., by deed recorded in Document No. 2006037363 of the Official Public Records of Travis County, Texas

THENCE S.61°28'42"E., along the North Line of the said 3.68 Acre Tract, 292.28 feet to a 1/2" iron rod set at the Northeast Corner of said 3.68 Acre Tract;

THENCE S.78°00'34"E., 1809.31 feet to the Point of Beginning;

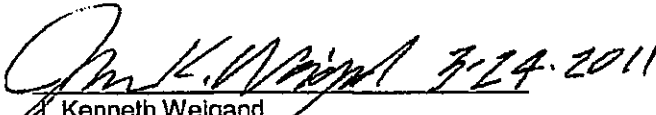
THENCE N.01°26'53"W. at 59.00 feet pass the North Line of the said 56.33 Acre Tract and the South Line of the said 54.57 Acre Tract, in all 1089.35 feet to a point of curvature of a curve to the right;

THENCE across the said 54.57 Acre Tract the following six courses:

16.85 ACRES – Description for Zoning

1. Northeasterly, along the arc of said curve to the right, 180.65 feet, said curve having a radius of 150.00 feet, a central angle of $69^{\circ}00'10''$, and a chord bearing $N.33^{\circ}03'12''E.$, 169.93 feet;
2. $N.67^{\circ}33'17''E.$, 436.41 feet;
3. $S.22^{\circ}26'43''E.$, 178.05 feet to a point of curvature of a curve to the right;
4. Southerly, along the arc of said curve to the right a distance of 69.08 feet, said curve having a radius of 188.50 feet, a central angle of $20^{\circ}59'50''$, and a chord bearing $S.11^{\circ}56'48''E.$, 68.69 feet;
5. $S.01^{\circ}26'53''E.$, 1132.00 feet;
6. $S.88^{\circ}33'07''W.$, at 28.00 feet pass the common line of the 54.57 Acre Tract and the East Line of the 10.81 Acre Tract, in all 580.00 feet to the said Point of Beginning.

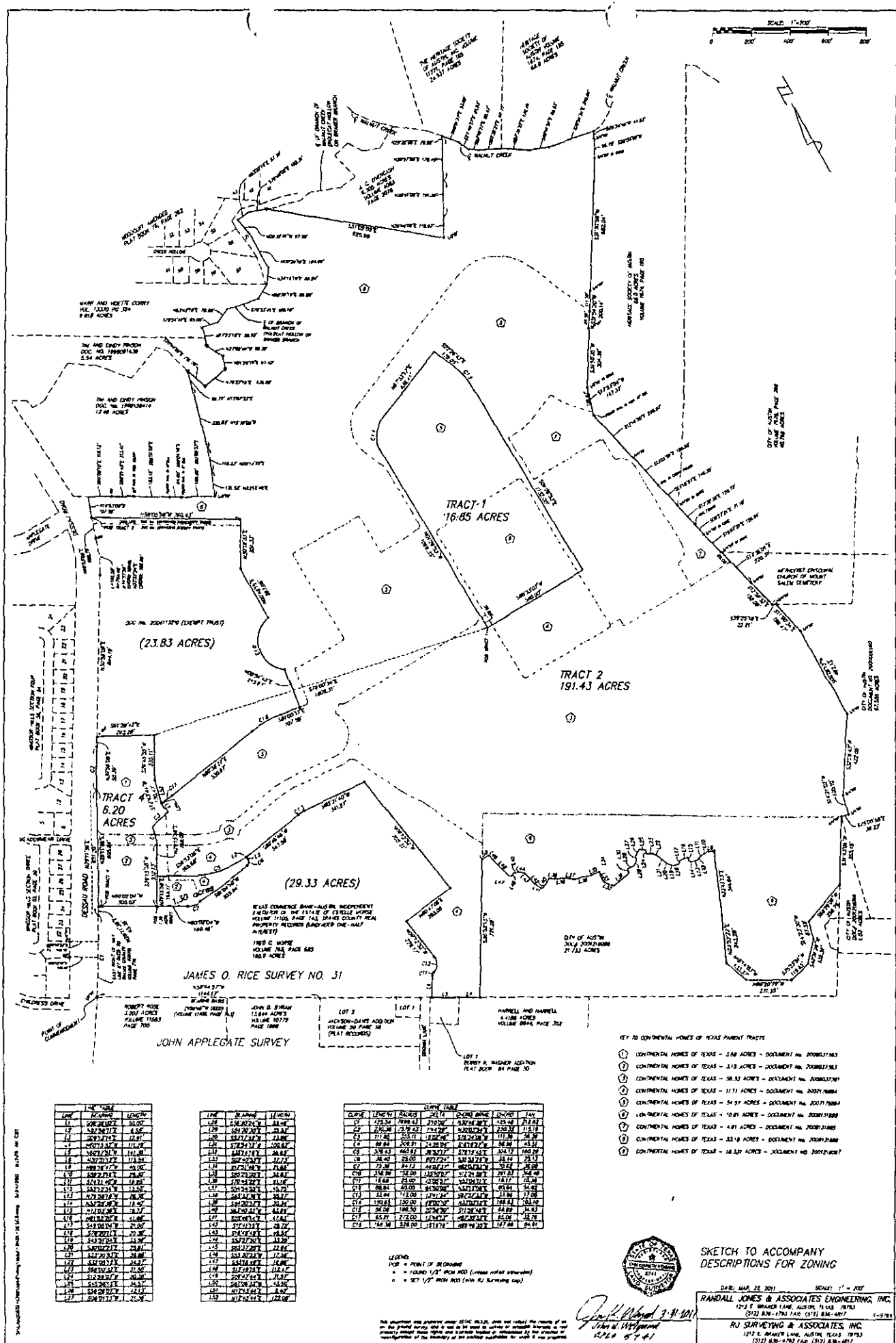
Containing 16.85 acres, more or less.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING

DATE: MAR. 22, 2011 SCALE: 1" = 100'

MCALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRADEN LANE, AUSTIN, TEXAS 78703
(512) 806-4783 FAX (512) 806-4817 1-878-6

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRADEN LANE, AUSTIN, TEXAS 78703
(512) 806-4783 FAX (512) 806-4817

191.43 Acres – Description for Zoning EXHIBIT B

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING ALL OF THAT 53.18 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 11.11 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY THE SAID DEED RECORDED IN DOCUMENT No. 2007176864; ALL OF THAT 4.61 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131885 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 10.81 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT 18.331 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2001218067 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 3.15 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 3.68 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY THE SAID DEED RECORDED IN DOCUMENT No. 2006037363;

COMMENCE at a 1/2" iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following five courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" iron rod set;
2. N.29°11'39"E., 651.20 feet to a 1/2" iron rod set;
3. Northerly 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'29", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" iron rod set;
4. N.30°56'08"E., 894.58 feet to a 1/2" iron rod set;
5. Northerly, 192.58 feet along the arc of a curve to the left, said curve having a radius of 754.49 feet, a central angle of 14°37'28"E., and a chord bearing N.23°37'24"E., 192.06 feet;

THENCE, N.19°53'09"E., along the East Line of Dessau Road, 108.79 feet a 1/2" iron rod set and the POINT OF BEGINNING;

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THENCE continue N.19°53'09"E. along the East right of way line of Dessau Road and a west line of the said 53.18 Acre Tract, 107.50 feet to the South Line of a tract of land as used, occupied and fenced upon the ground described as 12.49 acres in a deed to Tim and Cindy Pinson recorded in Document Number 1999159414 of the Official Public Records of Travis County, Texas;

THENCE, with a north line of said 53.18 Acre Tract and the South Line of said 12.49 Acre Tract and along or near an old barbed wire fence, the following five courses:

1. S.60°08'10"E., 118.12 feet to a 1/2" iron rod set;
2. S.60°21'45"E., 113.41 feet to a 60d nail set in a stump;
3. S.58°51'02"E., 183.12 feet to a nail found in a 17" elm;
4. S.60°04'16"E., 64.60 feet to a nail found in a 9" elm;
5. S.61°05'57"E., 168.66 feet to a 1/2" iron rod found at the east face of a corner fence post at an interior corner of the 53.18 Acre Tract and at the Southeast Corner of 12.49 Acre Tract;

THENCE, with the West Line of said 53.18 Acre Tract, as it is fenced, used, and occupied upon the ground, and the East Line of said 12.49 Acre Tract, along or near an old barbed wire fence, the following four courses:

1. N.23°15'40"E., 131.53 feet to a fence post;
2. N.20°14'22"E., 119.23 feet to a fence post;
3. N.15°39'05"E., 320.03 feet to a fence post;
4. N.15°07'33"E., 88.72 feet to a point in the centerline of a branch of Walnut Creek (also called Polecat Hollow or Braker Branch), same also being the Northeast Corner of said 12.49 Acre Tract and same being in the South Line of a tract of land described as 5.54 acres in a deed to Tim and Cindy Pinson of record in Document Number 1999091439 of the Official Public Records of Travis County, Texas;

THENCE, with the West Line of the 53.18 Acre Tract, same also being the East Line of said Document Number 1999091439 and continuing with the East Line of a tract of land described as 9.818 acres in a deed to Mark and Vidette Corry, recorded in Volume 13330, Page 324, of the Real Property Records of Travis County, Texas, and also continuing with the East Line of Lot 21, Block E, Woodcliff Amended, a subdivision recorded in Book 76, Page 272, Plat Records of Travis County, Texas, all being with the centerline of a branch of Walnut Creek (also called Polecat Hollow or Braker Branch), the following 14 courses:

1. S.20°44'06"E., 116.30 feet to a point;
2. N.79°27'19"E., 130.58 feet to a point;
3. N.21°29'19"E., 67.47 feet to a point;
4. N.27°02'41"W., 99.39 feet to a point;
5. N.17°23'19"E., 99.92 feet to a point;
6. S.78°54'41"E., 85.08 feet to a point;
7. N.63°42'19"E., 78.89 feet to a point;
8. S.78°33'41"E., 168.19 feet to a point;
9. N.60°36'19"E., 86.89 feet to a point;
10. N.34°15'19"E., 89.94 feet to a point;
11. N.00°26'19"E., 194.69 feet to a point;
12. N09°32'41"W., 97.59 feet to a point;
13. N.83°32'19"E., 57.39 feet to a point;

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14. S.70°40'00"E., 102.31 feet to the most Westerly Corner of that 6.305 Acre Tract conveyed to J. C. Overcash by deed recorded in Volume 4083, Page 2078 of the Deed Records of Travis County, Texas;

THENCE S.51°02'05"E., along a North Line of the 53.18 Acre Tract and the South Line of the said 6.305 Acre Tract, 925.99 feet to a 1/2 inch iron rod found at a corner fence post at the Southeast Corner of said 6.305 acre tract and same being in a West Line of said 53.18 Acre Tract;

THENCE, with the said West Line of said 53.18 Acre Tract and the East Line of said 6.305 Acre Tract, and along or near an old barbed wire fence, the following four courses:

1. N.28°44'08"E., 118.97 feet to a fence post;
2. N.28°41'08"E., 191.36 feet to a fence post;
3. N.28°27'08"E., 178.49 feet to a fence post;
4. N.29°30'08"E., 29.98 feet to the centerline of Walnut Creek, at the northerly northwest corner of said 53.18 Acre Tract, the Northeast Corner of said 6.305 Acre Tract, the same being in a the South Line of a tract of land described as 24.937 acres in a deed to The Heritage Society of Austin recorded in Volume 11771, Page 165, of the Real Property Records of Travis County, Texas;

THENCE, with the North Line of the said 53.18 Acre Tract, same also being a portion of the South Line of said 24.937 Acre Tract and continuing with the South Line of a tract of land described as 66.0 acres in a deed to Heritage Society of Austin, Inc., recorded in Volume 1674, Page 195, Deed Records of Travis County, Texas, all being with the centerline of Walnut Creek, the following seven courses:

1. S.40°01'27"E., 93.68 feet to a point;
2. S.27°49'27"E., 61.63 feet to a point;
3. S.53°19'27"E., 52.47 feet to a point;
4. S.65°30'27"E., 97.77 feet to a point;
5. S.57°36'27"E., 170.49 feet to a point;
6. S.68°41'27"E., 99.93 feet to a point;
7. S.79°54'34"E., 245.01 feet to the Northeast Corner of said 53.18 Acre Tract and an interior corner of said 66.0 Acre Tract;

THENCE, with the East Line of said 53.18 Acre Tract and the West Line of said 66.0 Acre Tract, along or near an old barbed fence and west of, along or near a barbed and woven wire fence, the following four courses:

1. S.25°34'16"W., 41.23 feet to a 3/4" iron rod found;
2. S.28°00'10"W., 96.75 feet to a 3/4" inch iron rod in concrete found;
3. S.31°30'59"W., 682.04 feet to a 3/4" iron rod found;
4. S.31°54'20"W., at 111.59 feet pass a 1/2" iron rod found at the Northeast Corner of that 54.57 Acre Tract conveyed to Continental Homes of Texas by deed recorded in Document No. 2007176864 of the Official Public Records of Travis County, Texas, in all a distance of 200.14 feet to a 3/4" iron rod found

THENCE along the East Line of the 54.57 Acre Tract and the West Line of the 66.0 Acre Tract the following two courses:

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1. S.31°10'35"W., 304.36 feet to a 1/2" iron rod in concrete
2. S.17°23'04"W., at 129.63 feet pass the easterly Northeast Corner of the said 4.61 Acre Tract, in all a distance of 147.37 feet to a nail found in a twin 10" elm tree.

THENCE along the East Line of the said 4.61 Acre Tract and the West Line of the said 66.0 Acre Tract the following three courses:

1. S.13°16'50"E. a distance of 296.97 feet to a 3/4" iron rod found;
2. S.13°01'59"E. a distance of 195.92 feet to a 60d nail found in the root of a Cedar;
3. S.13°18'57"E. a distance of 145.35 feet to a 3/4" iron rod in concrete found at the south corner of said 66.0 acre tract, same being the northerly Southwest Corner of a tract of land described as 40.768 acres in a deed to the City of Austin, recorded in Volume 7679, Page 269, Deed Records of Travis County, Texas;

THENCE along the East Line of the 4.61 Acre Tract and the West Line of said 40.768 Acre Tract, the following three courses:

1. S.13°32'38"E., 129.73 feet to a 60d nail found;
2. S.09°27'21"E., 71.10 feet to a 3/4" iron rod in concrete found;
3. S.15°07'21"E., 126.94 feet to a 3/4" iron rod in concrete found at the southerly Southwest Corner of said 40.768 acre tract, same being the Northwest Corner of a cemetery tract;

THENCE S.14°36'01"E. along the East Line of said 4.61 Acre Tract and the West Line of the said cemetery tract, at 69.06 feet pass the Southeast Corner of the 4.61 Acre Tract and continue along the East Line of the said 56.33 Acre Tract, the same being the West Line of the Cemetery Tract, in all 220.31 feet to a 3/4" iron rod found;

THENCE along the East Line of the said 56.33 Acre Tract and the West Line of the Cemetery Tract, the following two courses:

1. S.12°58'52"E., 158.09 feet to a 3/4" iron rod found;
2. S.59°25'18"E., 22.21 feet to a 3/4" iron rod found at the Southwest Corner of the said Cemetery Tract, the same being the Northwest Corner of a tract of land described as 67.555 acres in a deed to the City of Austin, recorded in Document Number 2000001160 of the Official Public Records of Travis county, Texas;

Thence along the East Line of the said 56.33 Acre Tract and the West Line of the said 67.555 Acre Tract the following four courses:

1. S.11°00'34"E., 186.47 feet to a 3/4" iron rod found;
2. S.00°28'13"W., 497.13 feet to a 3/4" iron rod found;
3. S.32°29'43"W., 422.05 feet to a 3/4" iron rod found;
4. S.14°21'02"W., 100.10 feet to a 3/4" iron rod found;

Thence N.75°05'55"W., along the South Line of the said 56.33 Acre Tract, 39.22 feet to a 3/4" iron rod found for the northeast corner of that 18.331 acre tract of land conveyed to Continental Homes of Texas, L. P. By deed recorded in Document Number 2001218067 of the Official Public Records of Travis County, Texas;

Thence S.31°43'06"W., 355.15 feet along the East Line of said 18.331 Acre Tract, the same being the West Line of a tract of land described as 1.03 acres in the said deed to the City of

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Austin recorded in Document Number 2001218066 of the Official Public Records of Travis County, Texas to a 1/2" iron rod set at the easterly Northeast Corner of that 21.733 Acre Tract conveyed to the City of Austin, Texas, by the said deed recorded in Document Number 2001218066;

THENCE along the common line of the 18.331 Acre Tract and the 21.733 Acre Tract the following six courses:

1. S.68°29'06"W., 258.76 feet to a 1/2" iron rod set;
2. S.14°23'30"W., 87.59 feet to a 1/2" iron rod set;
3. S.42°31'26"W., 132.51 feet to a 1/2" iron rod set;
4. S.75°23'51"W., 119.65 feet to a 1/2" iron rod set;
5. N.60°20'29"W., 231.25 feet to a 1/2" iron rod set;
6. N.18°14'03"W., 133.37 feet to a 1/2" iron rod set in a line 20.00 feet east of and parallel with the East Line of that sanitary sewer line easement to the City of Austin recorded in Volume 7161, Page 1954 of the Deed Records of Travis County, Texas;

THENCE along said parallel line and continuing along the common line of the 18.331 Acre Tract and the 21.733 Acre Tract the following two courses:

1. N.23°52'22"E., 243.29 feet to a 1/2" iron rod set;
2. N.23°43'13"E., 344.64 feet to a 1/2" iron rod set;

Thence N.66°16'47"W., along said common line, 40.00 feet to the West Line of the said sanitary sewer line easement and to the center of a creek;

Thence along the center of said creek and continuing along the common line of the 18.331 Acre Tract and 21.733 Acre Tract the following 41 courses:

1. N.89°23'16"W., 28.30 feet;
2. S.74°11'40"W., 19.95 feet;
3. S.57°12'34"W., 12.50 feet;
4. N.79°59'18"W., 28.38 feet;
5. N.52°28'39"W., 19.40 feet;
6. N.13°03'36"E., 19.73 feet;
7. N.81°52'20"W., 41.99 feet;
8. S.49°05'04"W., 21.00 feet;
9. N.78°20'11"W., 20.30 feet;
10. N.45°51'04"W., 33.59 feet;
11. N.30°02'23"W., 25.61 feet;
12. N.22°30'53"W., 39.86 feet;
13. N.32°05'12"W., 34.57 feet;
14. N.68°00'32"W., 31.50 feet;
15. N.12°59'03"E., 20.38 feet;
16. N.45°58'12"W., 34.57 feet;
17. S.58°09'07"W., 42.13 feet;
18. S.06°01'13"W., 21.36 feet;
19. S.56°30'24"W., 33.49 feet;
20. N.84°30'30"W., 35.53 feet;
21. S.23°17'52"W., 23.98 feet;
22. S.78°54'12"W., 100.62 feet;

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23. N.35°14'19"W., 56.65 feet;
24. N.02°40'53"W., 37.73 feet;
25. N.17°51'49"E., 21.65 feet;
26. N.85°25'00"W., 52.83 feet;
27. N.70°46'22"W., 81.18 feet;
28. N.54°54'52"W., 45.75 feet;
29. N.65°33'36"W., 55.27 feet;
30. N.54°30'57"W., 30.34 feet;
31. S.63°40'33"W., 63.69 feet;
32. N.28°46'14"W., 47.63 feet;
33. N.11°41'15"W., 29.72 feet;
34. N.16°49'49"W., 49.55 feet;
35. N.53°27'50"W., 33.28 feet;
36. N.65°37'20"W., 22.64 feet;
37. S.55°30'23"W., 17.58 feet;
38. N.53°18'49"W., 16.89 feet;
39. N.15°49'15"W., 112.47 feet;
40. N.09°47'44"W., 31.57 feet;
41. S.87°06'32"W., 43.50 feet to the East Line of the said 11.11 Acre Tract;

THENCE S.30°52'13"W., along the West Line of the said 12.733 Acre Tract and the East Line of the 11.11 Acre Tract, 721.29 feet to a 1/2" iron rod found at the Southwest Corner of the 21.733 Acre Tract and the Southeast Corner of the 11.11 Acre Tract;

THENCE N.60°15'52"W., along the South Line of the 11.11 Acre Tract, the same being the North Line of a tract of land described as 4.4188 acres in a deed to Harrell and Harrell of record in Volume 8844, Page 352, Real Property Records of Travis County, Texas, 111.29 feet to a 1/2" iron rod found at the most northerly Northwest Corner of said 4.4188 acre tract, same being the Northeast Corner of the Bobby R. Wagner Addition, a subdivision of record in Book 84, Page 3D, Plat Records of Travis County, Texas;

THENCE N.60°17'51"W., along the South Line of the 11.11 Acre Tract and the North Line of the said plat of Bobby R. Wagner Addition, 141.36 feet to a 1/2" iron rod found;

THENCE along the southerly line of the said 11.11 Acre Tract the following nine courses:

1. N.30°31'12"E., 115.54 feet to a 1/2" iron rod found at a point of curvature of a curve to the right;
2. Northeasterly, along the arc of said curve to the right a distance of 19.68 feet, said curve having a radius of 25.00 feet, a central angle of 45°05'57", and a chord bearing N.53°04'11"E., 19.17 feet) to a 1/2" iron rod found at a point of reverse curvature of a curve to the left;
3. Northeasterly, along the arc of said curve a distance of 88.84 feet, said curve having a radius of 60.00 feet, a central angle of 84°50'02", and a chord bearing N.33°12'08"E., 80.94 feet a 1/2" iron rod found;
4. N.09°12'52"W., 229.17 feet a 1/2" iron rod found;
5. N.80°47'08"E., 293.08 feet a 1/2" iron rod found;
6. N.09°12'52"W., 705.21 feet a 1/2" iron rod found;
7. N.85°31'40"W., 341.27 feet to a 1/2" iron rod found at a point of curvature of a curve to the left;
8. Westerly, along the arc of said curve to the left a distance of 33.94 feet, said curve having

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a radius of 142.00 feet, a central angle of $13^{\circ}41'34''$, and a chord bearing $S.87^{\circ}37'33''W.$, 33.86 feet a 1/2" iron rod found;

9. $S.80^{\circ}46'46''W.$ a distance of 347.59 feet a 1/2" iron rod found;

THENCE across the said 11.11 Acre Tract the following three courses:

1. $S.87^{\circ}59'11''W.$, 6.55 feet; to a point on a non-tangent curve to the right
2. Westerly along the arc of said curve, a distance of 309.43 feet, said curve having a radius of 480.62 feet, a central angle of $36^{\circ}53'17''$ and a chord bearing $N.78^{\circ}19'45''W.$, 304.12 feet;
3. $N.59^{\circ}53'06''W.$, at 106.70 feet at pass the West Line of the 11.11 Acre Tract, in all 165.69 feet;

THENCE across the said 3.15 Acre Tract, the 56.33 Acre Tract and the 3.68 Acre Tract the following four courses:

1. $N.29^{\circ}15'58''E.$, 168.02 feet; to a point on a non-tangent curve to the left;
2. Northerly along the arc of said curve, 89.64 feet, said curve having a radius of 209.91 feet, a central angle of $24^{\circ}28'04''$ and a chord bearing $N.16^{\circ}19'27''E.$, 88.96 feet, to a point on a non-tangent curve to the right
3. Easterly along the arc of said curve, 111.85 feet, said curve having a radius of 355.11 feet, a central angle of $18^{\circ}02'46''$ and a chord bearing $N.76^{\circ}34'06''E.$, 111.39 feet;
4. $N.08^{\circ}38'00''W.$, 50.00 feet to the East Line of the said 3.68 Acre Tract;

THENCE $N.12^{\circ}43'44''E.$, along said East Line, 8.40 feet; to a 1/2" iron rod set at a point on a non-tangent curve to the left in the northerly line of the said 54.57 Acre Tract:

THENCE along the North Line of the 54.57 Acre Tract the following four courses:

1. Easterly along the arc of said curve, 65.21 feet, said curve having a radius of 272.00 feet, a central angle of $13^{\circ}44'13''$ and a chord bearing $N.87^{\circ}30'33''E.$, 65.06 feet a 1/2" iron rod set;
2. $N.80^{\circ}38'27''E.$, 530.67 feet; to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Easterly, along the arc of said curve to the right a distance of 168.37 feet, said curve having a radius of 528.00 feet, a central angle of $18^{\circ}16'16''$, and a chord bearing $N.89^{\circ}46'35''E.$, 167.66 feet to a 1/2" iron rod set;
4. $S.81^{\circ}05'17''E.$, 107.55 feet to a 1/2" iron rod set in the West Line of the said 53.18 Acre Tract;

THENCE along said West Line the following four courses:

1. $N.08^{\circ}54'43''E.$, 215.63 feet; to a 1/2" iron rod set on a non-tangent curve to the right;
2. Northerly along the arc of said curve, a distance of 358.59 feet said curve having a radius of 152.00 feet, a central angle of $135^{\circ}10'07''$ and a chord bearing $N.12^{\circ}24'59''E.$, 281.03 feet, to a 1/2" iron rod set;
3. $N.00^{\circ}46'15''E.$ a distance of 297.06 feet to a 1/2" iron rod set;
4. $N.30^{\circ}19'33''E.$, at a distance of 219.53 feet pass the Northwest Corner of the said 68.574 Acre Tract and continue across the 182.036 Acre Tract, in all a total distance of 251.33 feet to a 1/2" iron rod set;

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THENCE N.59°05'58"W., along a South Line of the said 53.18 Acre Tract, 760.43 feet to the said Point of Beginning.

Containing 208.28 acres, more or less.

LESS AND NOT INCLUDING THE FOLLOWING:

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 10.81 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCE at a 1/2" iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following five courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" iron rod set;
2. N.29°11'39"E., 651.20 feet to a 1/2" iron rod set;
3. Northerly, 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'29", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" iron rod set;
4. N.30°56'08"E., 50.39 feet to a cross cut found at the Northwest Corner of that 3.68 Acre Tract conveyed to Continental Homes of Texas, L. P., by deed recorded in Document No. 2006037363 of the Official Public Records of Travis County, Texas

THENCE S.61°28'42"E., along the North Line of the said 3.68 Acre Tract, 292.28 feet to a 1/2" iron rod set at the Northeast Corner of said 3.68 Acre Tract;

THENCE S.78°00'34"E., 1809.31 feet to the Point of Beginning;

THENCE N.01°26'53"W. at 59.00 feet pass the North Line of the said 56.33 Acre Tract and the South Line of the said 54.57 Acre Tract, in all 1069.35 feet to a point of curvature of a curve to the right;

THENCE across the said 54.57 Acre Tract the following six courses:

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1. Northeasterly, along the arc of said curve to the right, 180.65 feet, said curve having a radius of 150.00 feet, a central angle of $69^{\circ}00'10''$, and a chord bearing $N.33^{\circ}03'12''E.$, 169.93 feet;
2. $N.67^{\circ}33'17''E.$, 436.41 feet;
3. $S.22^{\circ}26'43''E.$, 178.05 feet to a point of curvature of a curve to the right;
4. Southerly, along the arc of said curve to the right a distance of 69.08 feet, said curve having a radius of 188.50 feet, a central angle of $20^{\circ}59'50''$, and a chord bearing $S.11^{\circ}56'48''E.$, 68.69 feet;
5. $S.01^{\circ}26'53''E.$, 1132.00 feet;
6. $S.88^{\circ}33'07''W.$, at 28.00 feet pass the common line of the 54.57 Acre Tract and the East Line of the 10.81 Acre Tract, in all 580.00 feet to the said Point of Beginning.

Containing 16.85 acres, more or less.

John K. Weigand 3-24-2011
J. Kenneth Weigand

Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

23.83 acres – Pioneer Hill Multi-Family EXHIBIT C

THAT PART OF THE JAMES O. RICE SURVEY No. 31, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 160.0 ACRE TRACT CONVEYED TO FRED C. MORSE BY DEED RECORDED IN VOLUME 765, PAGE 685, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PART OF THAT CERTAIN TRACT DESCRIBED AS 252.33 ACRES CONVEYED TO TEXAS COMMERCE BANK-AUSTIN, INDEPENDENT EXECUTOR OF THE ESTATE OF ESTELLE MORSE BY DEED RECORDED IN VOLUME 11105, PAGE 743 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT A TRACT OF 61,546 SQUARE FEET CONVEYED TO TRAVIS COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 10978, PAGE 776 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a nail found in the East Line of Dessau Road at the most westerly Northwest Corner of the said 160.0 Acre Tract and the most westerly Northwest Corner of the said 252.33 Acre Tract;

THENCE S.19°53'09"W., along the West Line of the 160.0 Acre Tract, the West Line of the 252.33 Acre Tract and the East Line of Dessau Road, a distance of 107.50 feet to a 1/2" iron rod set at the Point of Beginning;

THENCE across the 160.0 Acre Tract and across the 252.33 Acre Tract the following 13 courses:

1. S.59°05'58"E. a distance of 760.43 feet to a 1/2" iron rod set;
2. S.30°19'33"W. a distance of 251.33 feet to a 1/2" iron rod set;
3. S.00°46'15"W. a distance of 297.06 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
4. Southerly along the arc of said curve, a distance of 358.59 feet (said curve having a radius of 152.00 feet, a central angle of 135°10'07" and a chord bearing S.12°24'59"W., 281.03 feet) to a 1/2" iron rod set;
5. S.08°54'43"W. a distance of 215.63 feet to a 1/2" iron rod set;
6. N.81°05'17"W. a distance of 107.55 feet to a 1/2" iron rod set at to a point of curvature of a curve to the left;
7. Westerly, along the arc of said curve to the left a distance of 168.38 feet, (said curve having a radius of 528.00 feet, a central angle of 18°16'16", and a chord bearing S.89°46'35"W., 167.66 feet) to a 1/2" iron rod set;
9. S.80°38'27"W. a distance of 530.67 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
10. Westerly, along the arc of said curve to the right a distance of 65.21 feet, (said curve having a radius of 272.00 feet, a central angle of 13°44'13", and a chord bearing S.87°30'33"W., 65.06 feet) to a 1/2" iron rod set;

23.83 acres – Pioneer Hill Multi-Family

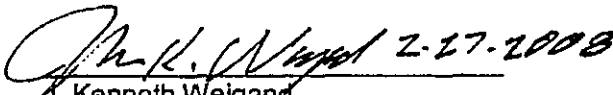
11. N.12°43'44"E. a distance of 122.08 feet to a 1/2" iron rod set;
12. N.29°45'55"E. a distance of 235.11 feet to a 1/2" iron rod set;
13. N.61°28'42"W. a distance of 292.28 feet to a cross cut in concrete in the East Line of the said 61,546 Square foot tract conveyed to Travis County recorded in Volume 10978, Page 776, the same being the East Line of Dessau Road;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776 the following two courses:

1. N.30°56'08"E. a distance of 844.19 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northeasterly, along the arc of said curve to the left a distance of 192.58 feet, (said curve having a radius of 754.49 feet, a central angle of 14°37'28", and a chord bearing N.23°37'24"E., 192.06 feet) to a 1/2" iron rod set at the North Corner of the said 61,546 Square foot tract;

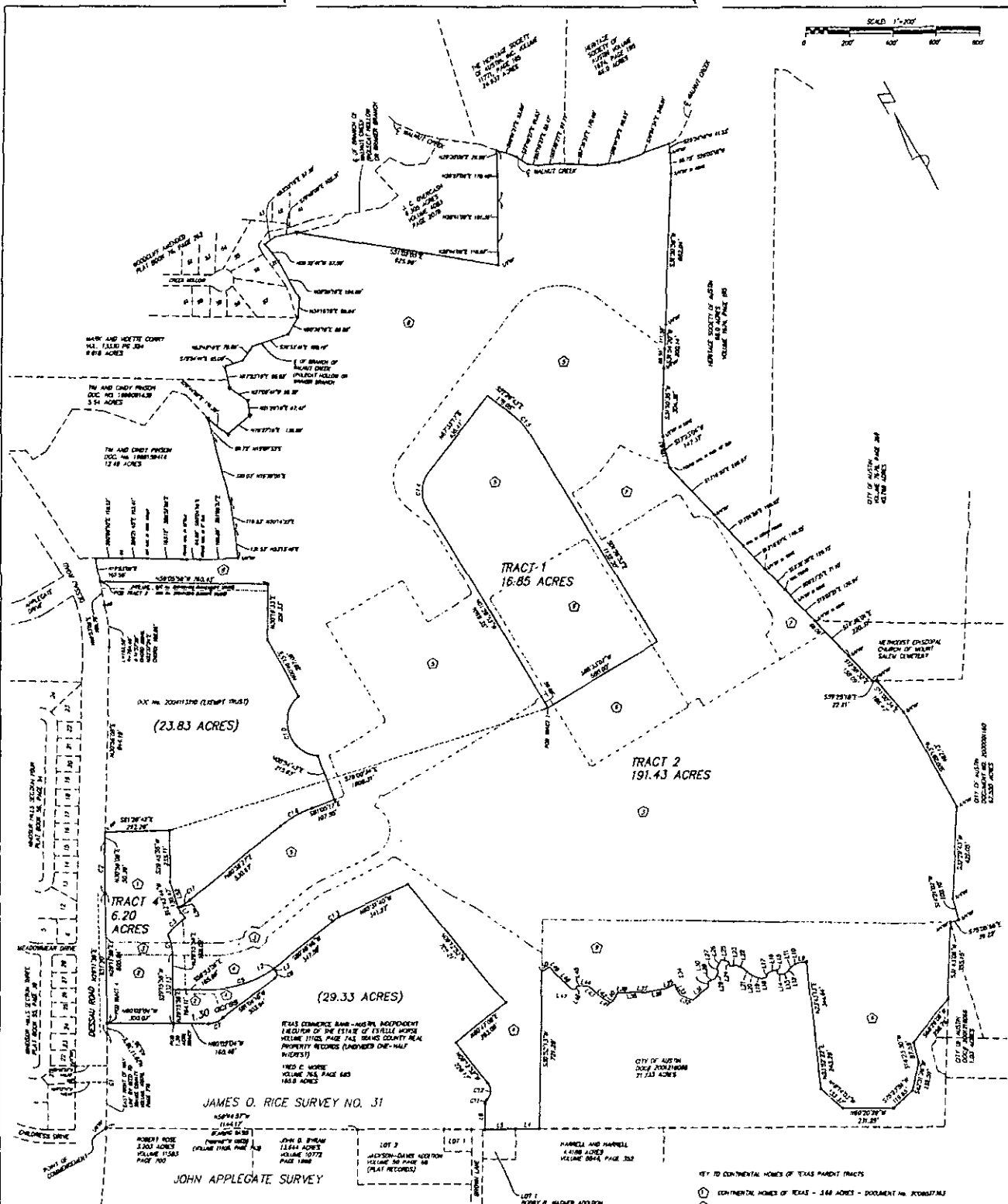
THENCE N.19°53'09"E., along the West Line of the 160.0 Acre Tract and the East Line of Dessau Road, a distance of 108.79 feet to the said Point of Beginning.

Containing 23.83 acres, more or less.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753



LINE	BEARING	DISTANCE
1	S 88° 15' 00" E	10.00
2	S 88° 15' 00" E	10.00
3	S 88° 15' 00" E	10.00
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- KEY TO CONTINENTAL HOMES OF TEXAS PARCEL TRACTS
- ① CONTINENTAL HOMES OF TEXAS - 3.68 ACRES - DOCUMENT NO. 200007045
 - ② CONTINENTAL HOMES OF TEXAS - 3.15 ACRES - DOCUMENT NO. 200007080
 - ③ CONTINENTAL HOMES OF TEXAS - 34.32 ACRES - DOCUMENT NO. 200007090
 - ④ CONTINENTAL HOMES OF TEXAS - 11.11 ACRES - DOCUMENT NO. 200070884
 - ⑤ CONTINENTAL HOMES OF TEXAS - 34.51 ACRES - DOCUMENT NO. 200070884
 - ⑥ CONTINENTAL HOMES OF TEXAS - 14.81 ACRES - DOCUMENT NO. 200070884
 - ⑦ CONTINENTAL HOMES OF TEXAS - 4.81 ACRES - DOCUMENT NO. 200070884
 - ⑧ CONTINENTAL HOMES OF TEXAS - 53.19 ACRES - DOCUMENT NO. 200070884
 - ⑨ CONTINENTAL HOMES OF TEXAS - 18.13 ACRES - DOCUMENT NO. 200070884



SKETCH TO ACCOMPANY DESCRIPTIONS FOR ZONING

DRAWN: MAR. 22, 2001 SCALE: 1" = 200'
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRANER LANE, AUSTIN, TEXAS 78703
 (512) 836-4763 FAX: (512) 836-4071
 RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRANER LANE, AUSTIN, TEXAS 78703
 (512) 836-4763 FAX: (512) 836-4071

This document has prepared under EITC RULES, and no other rules apply. The results of an on-site survey are shown and a full and complete description of the property is provided. The surveyor's name and title are shown at the bottom of the page. The surveyor's name and title are shown at the bottom of the page.

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 3.15 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 3.68 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY THE SAID DEED RECORDED IN DOCUMENT No. 2006037363; A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCE at a 1/2" iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following two courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" iron rod set;
2. N.29°11'39"E., 45.36 feet to a 1/2" iron rod set at the Southwest corner of the said 3.15 Acre Tract and the Point of Beginning;

THENCE continue along the East Line of Dessau Road, the same being the West Line of the 3.15 Acre Tract, the 56.33 Acre Tract and the 3.68 Acre Tract the following three courses:

1. N.29°11'39"E., 605.84 feet to a 1/2" iron rod set at to a point of curvature of a curve to the right;
2. Northeasterly, along the arc of said curve to the right a distance of 230.36 feet, said curve having a radius of 7579.43 feet, a central angle of 01°44'29", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" iron rod set;
3. N.30°56'08"E., 50.39 feet to a cross cut found at the Northwest Corner of the said 3.68 Acre Tract;

THENCE S.61°28'42"E., along the North Line of said 3.68 Acre Tract, a distance of 292.28 feet to a 1/2" iron rod set at the Northeast Corner of the 3.68 Acre Tract;

THENCE along the East Line of said 3.68 Acre Tract the following two courses:

1. S.29°45'55"W., 235.11 feet to a 1/2" iron rod set;

6.20 Acres – Description for Zoning


2. S.12°43'44"W., at 122.08 feet pass a corner in the northerly line of the said 54.57 Acre Tract and continue along the East Line of the 3.68 Acre Tract, in all, 130.47 feet;

THENCE across the said 54.57 Acre Tract, the 56.33 Acre Tract, the 3.68 Acre Tract and the 3.15 Acre Tract the following four courses:

1. S.08°38'00"E., 50.00 feet to a point on a non-tangent curve to the left;
2. Westerly along the arc of said curve, a distance of 111.85 feet, said curve having a radius of 355.11 feet, a central angle of 18°02'46" and a chord bearing S.76°34'06"W., 111.39 feet, to a point on a non-tangent curve to the right;
3. Southerly along the arc of said curve, a distance of 89.64 feet, said curve having a radius of 209.91 feet, a central angle of 24°28'04" and a chord bearing S.16°19'27"W., 88.96 feet;
4. S.29°15'58"W., 332.13 feet to the South Line of the said 3.15 Acre Tract

THENCE N.60°02'04"W., along said South Line, a distance of 300.07 feet to the said Point of Beginning.

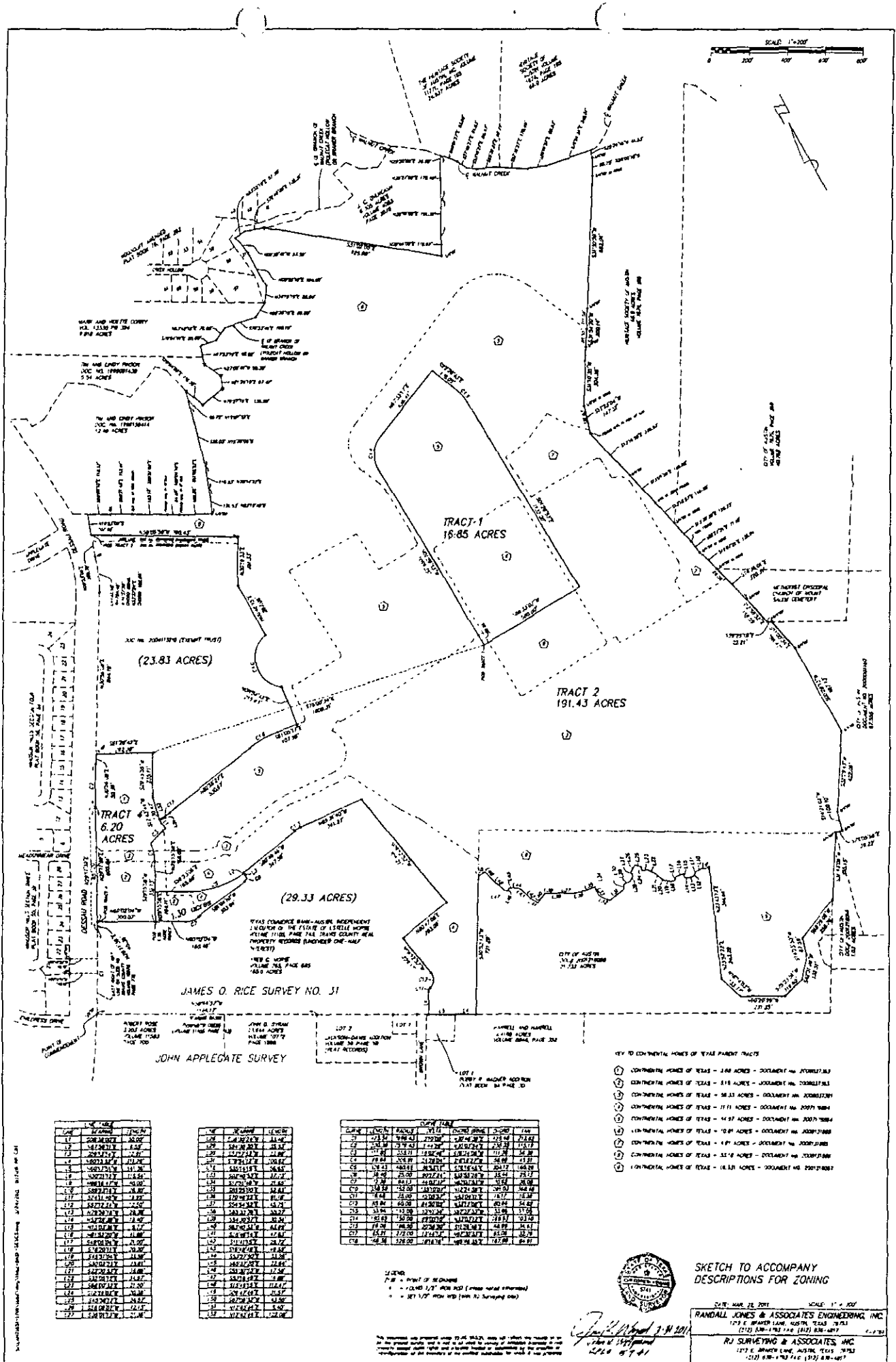
Containing 6.20 acres, more or less.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



LINE	BEARING	DISTANCE
1	S 89° 24' 00" E	100.00
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- KEY TO CONTINENTAL HOMES OF TEXAS PARCEL TRACTS
- 1 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 2 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 3 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 4 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 5 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 6 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 7 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 8 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 9 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 10 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 11 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
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 - 26 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841
 - 27 CONTINENTAL HOMES OF TEXAS - 1.00 ACRES - DOCUMENT NO. 200017841



SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING

DATE: MAR. 28, 2011 SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1715 E. BRANCH LANE, AUSTIN, TEXAS 78731
(512) 438-1187 FAX (512) 438-1187

RJ SURVEYING & ASSOCIATES, INC.
1715 E. BRANCH LANE, AUSTIN, TEXAS 78731
(512) 438-1187 FAX (512) 438-1187

29.33 acres

EXHIBIT E

THAT PART OF THE JAMES O. RICE SURVEY No. 31 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS 160.0 ACRES IN A DEED TO FRED C. MORSE, OF RECORD IN VOLUME 765, PAGE 685, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PART OF THAT CERTAIN TRACT DESCRIBED AS 252.33 ACRES IN A DEED TO TEXAS COMMERCE BANK-AUSTIN, INDEPENDENT EXECUTOR OF THE ESTATE OF ESTELLE MORSE RECORDED IN VOLUME 11105, PAGE 743 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT A TRACT OF 61,546 SQUARE FEET DESCRIBED IN A DEED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10978, PAGE 776 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the South Line of said 160.0 Acre Tract, same also being the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, of record in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being in the East Right-of-way Line of Dessau Road and being the most southerly corner of the said 61,546 square foot tract of land conveyed to Travis County;

THENCE crossing the said 160.0 Acre Tract and along the East Right of way Line of Dessau Road as described in the said Deed recorded in Volume 10978, Page 776, the following two courses:

1. 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of $3^{\circ}10'00''$, and a chord bearing $N.30^{\circ}46'39''E.$, 425.48 feet to an iron rod set;
2. $N.29^{\circ}11'39''E.$ a distance of 45.36 feet to a 1/2" iron rod set at the Southwest Corner of that 3.15 Acre Tract of land conveyed to Continental Homes of Texas by deed recorded in Document No. 2006037363 of the Official Public Records of Travis County, Texas;

THENCE departing the said East Line of Dessau Road, across the said 160.0 Acre Tract and along the South Line of the said 3.15 Acre Tract the following two courses:

1. $S.60^{\circ}02'04''E.$ a distance of 460.53 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Easterly, along the arc of said curve to the left a distance of 72.39 feet, (said curve having a radius of 94.13 feet, a central angle of $44^{\circ}03'37''$, and a chord bearing $S.82^{\circ}03'53''E.$, 70.62 feet) to a 1/2" iron rod set at the Southeast Corner of the 3.15 Acre Tract and the Northerly Southwest Corner of that 11.11 Acre Tract of land conveyed to Continental Homes of Texas by deed recorded in Document No. 2007176864 of the Official Public Records of Travis County, Texas;

THENCE along the Southerly Line of the said 11.11 Acre Tract the following 12 courses:

1. $N.81^{\circ}04'10''E.$ a distance of 303.94 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northeasterly, along the arc of said curve to the left a distance of 39.40 feet, (said curve having a radius of 25.00 feet, a central angle of $90^{\circ}17'24''$, and a chord bearing $N.35^{\circ}55'28''E.$, 35.44 feet);
3. $N.09^{\circ}13'14''W.$ a distance of 12.91 feet;
4. $N.80^{\circ}46'46''E.$, at a distance of 48.00 feet pass a 1/2" iron rod set, in all a total distance of 347.59 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;

29.33 acres

5. Easterly, along the arc of said curve to the right a distance of 33.94 feet, (said curve having a radius of 142.00 feet, a central angle of $13^{\circ}41'34''$, and a chord bearing $N.87^{\circ}37'33''E.$, 33.86 feet) to a 1/2" iron rod set;
6. $S.85^{\circ}31'40''E.$ a distance of 341.27 feet to a 1/2" iron rod set;
7. $S.09^{\circ}12'52''E.$ a distance of 705.21 feet to a 1/2" iron rod set;
8. $S.80^{\circ}47'08''W.$ a distance of 293.08 feet to a 1/2" iron rod set;
9. $S.09^{\circ}12'52''E.$ a distance of 229.17 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
10. Southwesterly, along the arc of said curve to the right a distance of 88.84 feet, (said curve having a radius of 60.00 feet, a central angle of $84^{\circ}50'02''$, and a chord bearing $S.33^{\circ}12'08''W.$, 80.94 feet) to a 1/2" iron rod set at a point of reverse curvature of a curve to the left ;
11. Southwesterly, along the arc of said curve a distance of 19.68 feet, (said curve having a radius of 25.00 feet, a central angle of $45^{\circ}05'57''$, and a chord bearing $S.53^{\circ}04'11''W.$, 19.17 feet) to a 1/2" iron rod set;
12. $S.30^{\circ}31'12''W.$ a distance of 115.54 feet to a 1/2" iron rod set in the South Line of the said 160.0 Acre Tract and the North Line of the plat of Bobby R. Wagner Addition, according to the plat thereof recorded in Plat Book 84, Page 3D, of the Plat Records of Travis County, Texas;

THENCE $N.60^{\circ}17'51''W.$, along the South Line of the 160.0 Acre Tract and the North Line of said Bobby R. Wagner Addition, a distance of 9.75 feet to a 1/2" iron rod found at the Northwest Corner of the said Bobby R. Wagner Addition and the Northeast Corner and end of Brown Lane, a right of way 50 feet wide;

THENCE $N.59^{\circ}59'23''W.$, along the North Line of the end of Brown Lane, a distance of 50.51 feet to a 1/4" iron rod found at the Northwest Corner of the end of Brown Lane and the Northeast Corner of Lot 1, Jackson-Davis Addition, according to the plat thereof recorded in Plat Book 50, Page 58 of the Plat Records of Travis County, Texas;

THENCE $N.60^{\circ}03'48''W.$, along the North Line of Lot 1 and Lot 2 of said Jackson-Davis Addition, a distance of 515.03 feet to a 1/2" iron rod found at the Northwest Corner of said Jackson-Davis Addition and the Northeast Corner of that 13.644 Acre Tract conveyed to John D. Byram by deed recorded in Volume 10772, Page 1898 of the Real Property Records of Travis County, Texas;

THENCE $N.59^{\circ}44'57''W.$, along the North Line of the said 13.644 Acre Tract and continuing along the North Line of the said Robert Rose 3.203 Acre Tract, a distance of 1144.17 feet to the said Point of Beginning.

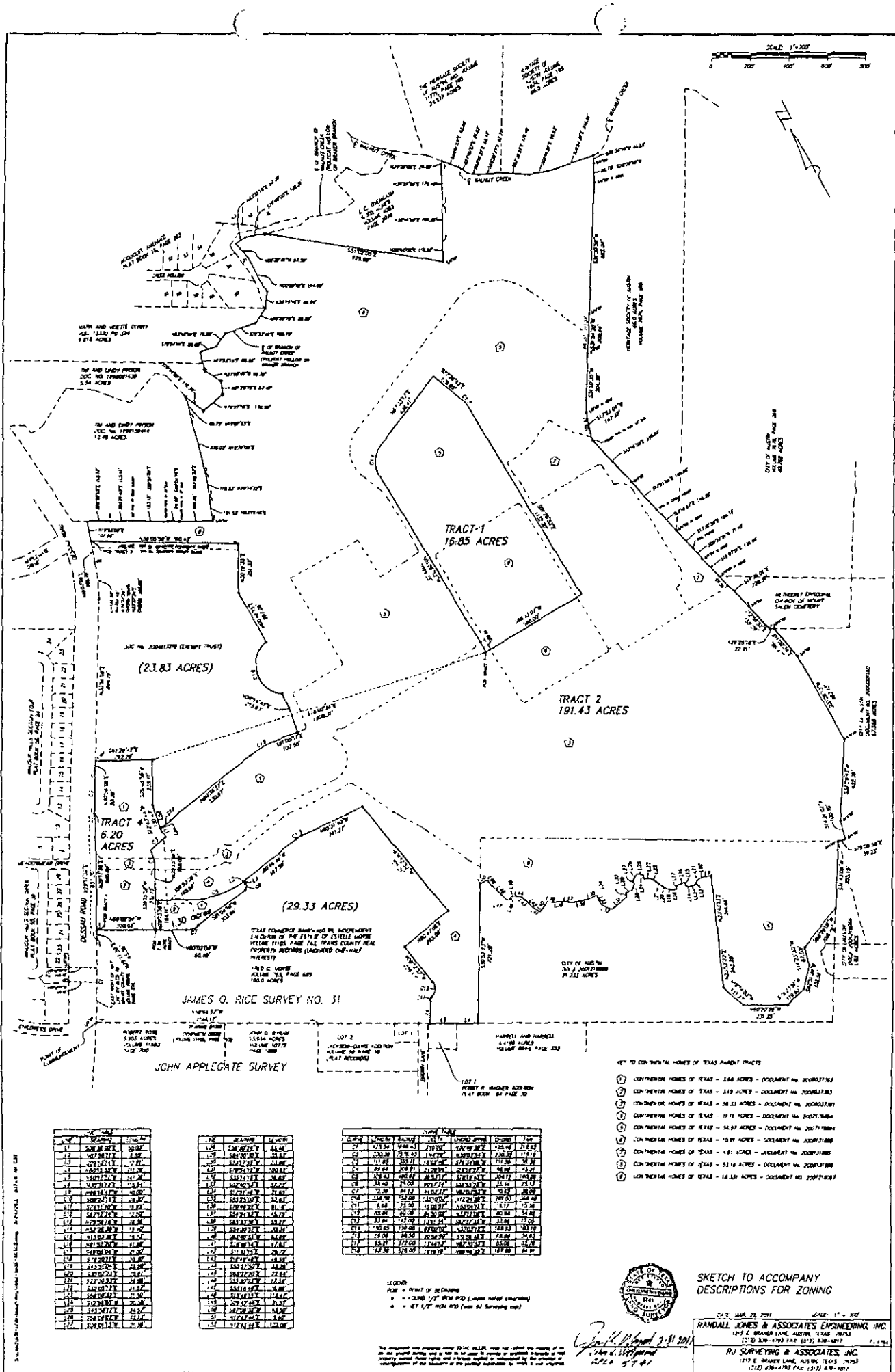
Containing 29.33 acres, more or less.

John L. Weigand 7-28-2011

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753





LINE	BEARING	DISTANCE
1	S 88° 10' 00" E	10.00
2	S 88° 10' 00" E	10.00
3	S 88° 10' 00" E	10.00
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LEGEND
 PLM = POINT OF BEGINNING
 * = CORNER 1/2" IRON ROD (unless noted otherwise)
 o = SET 1/2" IRON ROD (unless noted otherwise)



SKETCH TO ACCOMPANY
 DESCRIPTIONS FOR ZONING

CITY OF HOUSTON
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1713 E. BRANDED LANE, AUSTIN, TEXAS 78761
 (512) 836-1700 FAX (512) 836-4077
 RJ SURVEYING & ASSOCIATES, INC.
 1713 E. BRANDED LANE, AUSTIN, TEXAS 78761
 (512) 836-1700 FAX (512) 836-4077

This document was prepared under the supervision of the Professional Engineer, and the Engineer's seal is required for the document to be valid. The Engineer's seal is required for the document to be valid. The Engineer's seal is required for the document to be valid.

1.30 Acres – Description for Zoning EXHIBIT F

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 11.11 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY THE SAID DEED RECORDED IN DOCUMENT No. 2007176864; AND A PART OF THAT 3.15 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" Iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following two courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" iron rod set;
2. N.29°11'39"E., 45.36 feet to a 1/2" iron rod set at the Southwest Corner of the said 3.15 Acre Tract;

THENCE S.60°02'04"E., along the South Line of the 3.15 Acre Tract, a distance of 300.07 feet to the Point of Beginning;

THENCE N.29°15'58"E., across the said 3.15 Acre Tract, a distance of 164.11 feet;

THENCE S.59°53'06"E., at 58.99 feet pass the East Line of the 3.15 Acre Tract and continue across the said 11.11 Acre Tract, in all 165.69 feet to a point of curvature of a curve to the left;

THENCE across the said 11.11 Acre Tract the following two courses:

1. Easterly, along the arc of said curve to the left a distance of 309.43 feet, said curve having a radius of 480.62 feet, a central angle of 36°53'17", and a chord bearing S.78°19'45"E., 304.12 feet;
2. N.87°59'11"E., 6.55 feet to a 1/2" iron rod found in a south line of the said 11.11 Acre Tract;

THENCE along said South Line the following three courses:

1. S.09°13'14"E. a distance of 12.91 feet to a point of curvature of a curve to the right;
2. Southwesterly, along the arc of said curve to the right a distance of 39.40 feet, said curve having a radius of 25.00 feet, a central angle of 90°17'24", and a chord bearing S.35°55'28"W., 35.44 feet;
3. S.81°04'10"W., 303.94 feet to a 1/2" iron rod found at a curve to the right and the Southeast Corner of the said 3.15 Acre Tract;

1.30 Acres – Description for Zoning

THENCE along the South Line of the said 3.15 Acre Tract the following two courses:

1. Westerly along the arc of said curve, 72.39 feet, said curve having a radius of 94.13 feet, a central angle of $44^{\circ}03'37''$ and a chord bearing $N.82^{\circ}03'53''W.$, 70.62 feet;
2. $N.60^{\circ}02'04''W.$, 160.46 feet to the said Point of Beginning.

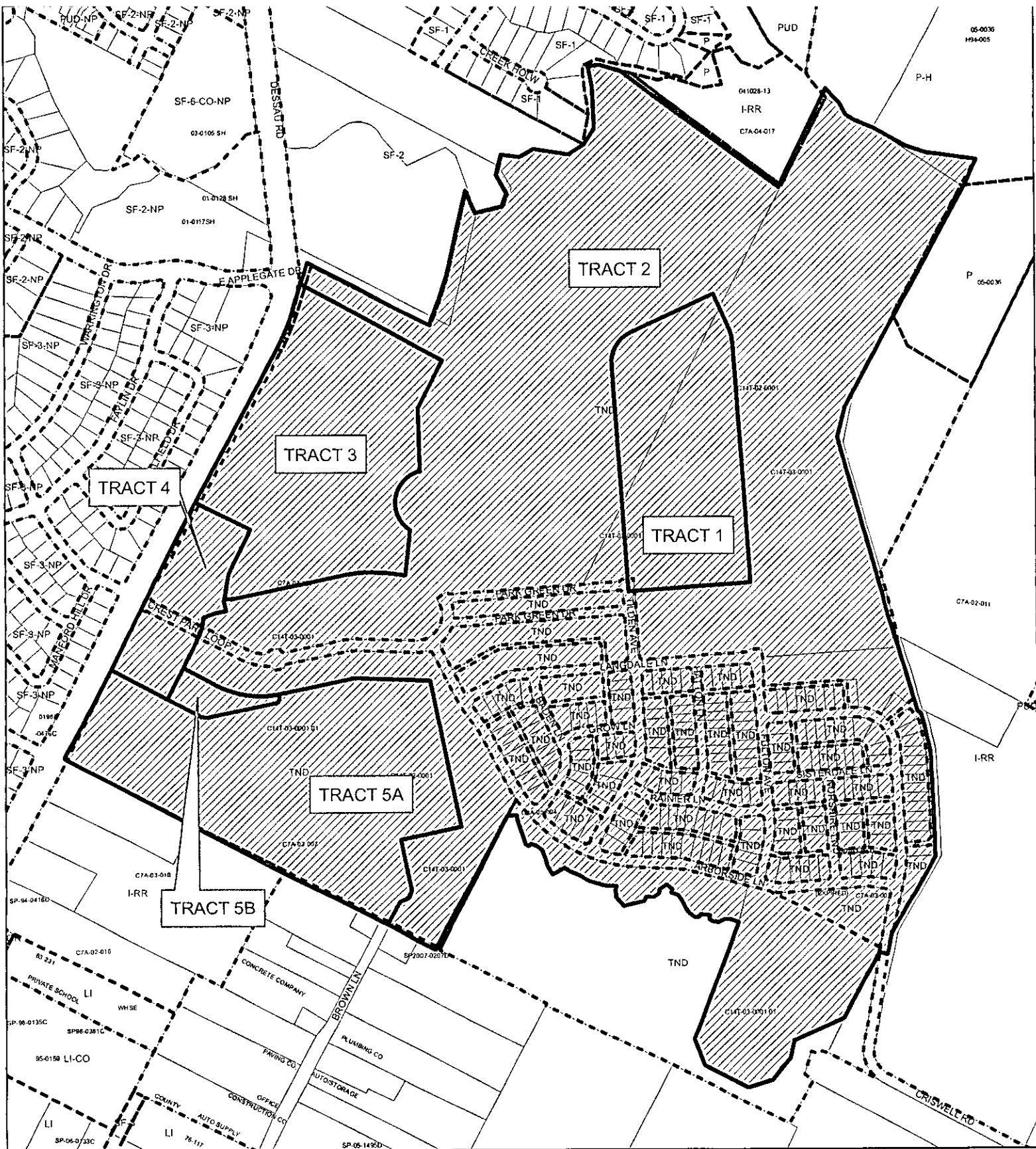
Containing 1.30 acres, more or less.

John H. Weigand 3-24-2011
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ZONING EXHIBIT G

ZONING CASE#: C14-2011-0049
 LOCATION: 9900-10324 Dessau Road.
 SUBJECT AREA: 268.94 ACRES
 GRID: M29-30 & N29-30
 MANAGER: SHERRI SIRWAITIS



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