ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0040 – Pioneer Hill Plaza

Z.A.P. DATE: July 5, 2022
DISTRICT: 1

ADDRESS: 10017-1/2 Dessau Road and 1501-1/2 Arborside Drive

AREA: 3.448 acres

OWNER: Continental Homes of Texas (John Sparrow)

APPLICANT: Doan & Associates (Julie Doan)

ZONING FROM: MF-3-CO

TO: CS

SUMMARY STAFF RECOMMENDATION:
Staff recommends GR-MU-CO. The conditional overlay would prohibit automotive rental, automotive sales, automotive repair services, automotive washing (of any type), and service station. An existing Traffic Impact Analysis (TIA) will be attached to the property via conditional overlay or public restrictive covenant.
For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION RECOMMENDATION:
July 17, 2022:
July 5, 2022: To grant postponement to July 17, 2022, as requested by applicant, on consent.

CITY COUNCIL DATE:
July 28, 2022:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin

PHONE: 512-974-2122

e-mail: heather.chaffin@austintexas.gov

ISSUES:
The rezoning tract was 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 (CO) instead of via public restrictive covenant (RC). Staff recommends that the property remain subject to the TIA; City of Austin Law Department will determine whether a CO or RC is appropriate to tie the TIA to the property.

DEPARTMENT COMMENTS:
The subject property is located at the southeast corner of Dessau Road and Arborside Drive. The undeveloped property is currently zoned MF-3-CO, with the CO attaching TIA requirements as described in the Issues section. An unconstructed road right-of-way (ROW) is along the south side of the property (Edgeworth Bend), and unnamed streets are located along the east property lines. Property to the south and southeast is zoned MF-4 and includes undeveloped land and multifamily land uses. East of the rezoning tract are undeveloped SF-6-CO tracts; further northeast of the property are SF-6-CO tracts that are developed with small lot single family residences. Across Arborside Drive to the north is undeveloped land zoned MF-3-CO. Across Dessau Road to the west is a single family neighborhood zoned SF-3-NP. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

The subject property was rezoned from Traditional Neighborhood Development (TND) to GR-CO and LI-CO in 2011. In addition to TIA requirements, the conditional overlays prohibited several land uses: Automotive sales, Automotive washing (of any type), Plant nursery, Urban farm, Bail bond services, Outdoor entertainment, Research services, Hospital services (general), Agricultural sales & services, Automotive repair services, Automotive washing (of any type), Commercial off-street parking, Convenience storage, Equipment sales, Drop-off recycling collection facility, Indoor entertainment, Laundry service, Monument retail sales, Printing & publishing, Vehicle storage, Basic industry, Resource extraction, Congregate living, Maintenance & service facilities, Transitional housing, Automotive sales, Bail bond services, Campground, Construction sales & services, Equipment repair services, Exterminating services, Hotel-motel, Kennels, Liquor sales, Outdoor entertainment, Scrap & salvage, Veterinary services, Recycling center, Club or lodge, Railroad facilities, Residential treatment, and Transportation terminal. ***Please see Exhibit C- 2011 Zoning Ordinance.***

The property was rezoned to MF-3-CO in 2020-2021 under City File # C14-2020-0122. The prohibited commercial and industrial land uses were no longer applicable, but the TIA requirement remained.

Staff does not support CS zoning at this location. Arborside Drive is the entry to a SF-6 neighborhood; CS zoning permits several intense land uses that are not suitable in a residential area. Staff supports GR-MU-CO for the site, with the following land uses prohibited: automotive rental, automotive sales, automotive repair services, automotive washing (of any type), and service station. GR-MU-CO would allow for a range of local commercial services in an area that is predominately residential, and still allow the possibility of residential development.

BASIS OF RECOMMENDATION
1. *Zoning should allow for reasonable use of the property.*
2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

GR-MU-CO will allow for reasonable use of the property with local commercial services and allow the possibility of residential development. CS zoning should not be located at the entrance of a residential neighborhood; CS is better suited on an arterial or major collector roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-3-CO	Undeveloped
North	MF-3-CO	Undeveloped
South	MF-4	Undeveloped
East	SF-6	Small lot single family residential
West	SF-3-NP	Single family residential

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0122 The Villas at Pioneer Hill South Side	GR-CO and LI-CO to MF-3	01/19/2021: To grant MF-3-CO (TIA)	02/18/2021: To grant rezoning
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	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Dessau Rd.	ASMP Level 4	140’	158’	92’	Yes	None	No

NEIGHBORHOOD ORGANIZATIONS:

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

ADDITIONAL STAFF COMMENTS

Comprehensive Planning

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
Y	**Imagine Austin Growth Concept Map:** Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity**

	Corridor/Job Center: fronts Dessau Road Activity Corridor
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	**Total Number of "Yes's"**

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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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

SP1. A site plan will be required for any new development other than single-family, two-family or duplex residential.

SP2. Any new development is subject to the design standards in Subchapter E of the Land Development Code. Additional comments will be made when the site plan is submitted.

SP3. Any new development is subject to the Compatibility Standards in Subchapter C Article 10 of the Land Development Code, due to the proximity of single-family residential zoning & uses to the site.

Compatibility Standards

SP4. The site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

- No structure in excess of two stories and 30 feet in height may be constructed within 50 feet of the property line of the compatibility-triggering property.
- No structure in excess of three stories and 40 feet in height may be constructed within 100 feet of the property line of the compatibility-triggering property.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from property zoned SF-5 or more restrictive.
- Additional design regulations will be enforced at the time a site plan is submitted.

Parkland

PR1: Parkland dedication may be required for any new applicable uses proposed by this development, commercial with CS zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Currently, parkland dedication is not applicable to commercial uses.

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.

Transportation

ASMP Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6- 113.

ATD 1. The site is subject to the approved TIA with zoning case # C14T-03.0001.01. Provide a TIA compliance memo at the time of site plan indicating how many trips have been used, how many trips are left, etc. Additionally, provide a copy of fiscal receipts to ensure the site complies with the required mitigations. The TIA may need to be revised upon further review.

Transportation Assessment

ATD 2. The adjacent street characteristics table is provided below:

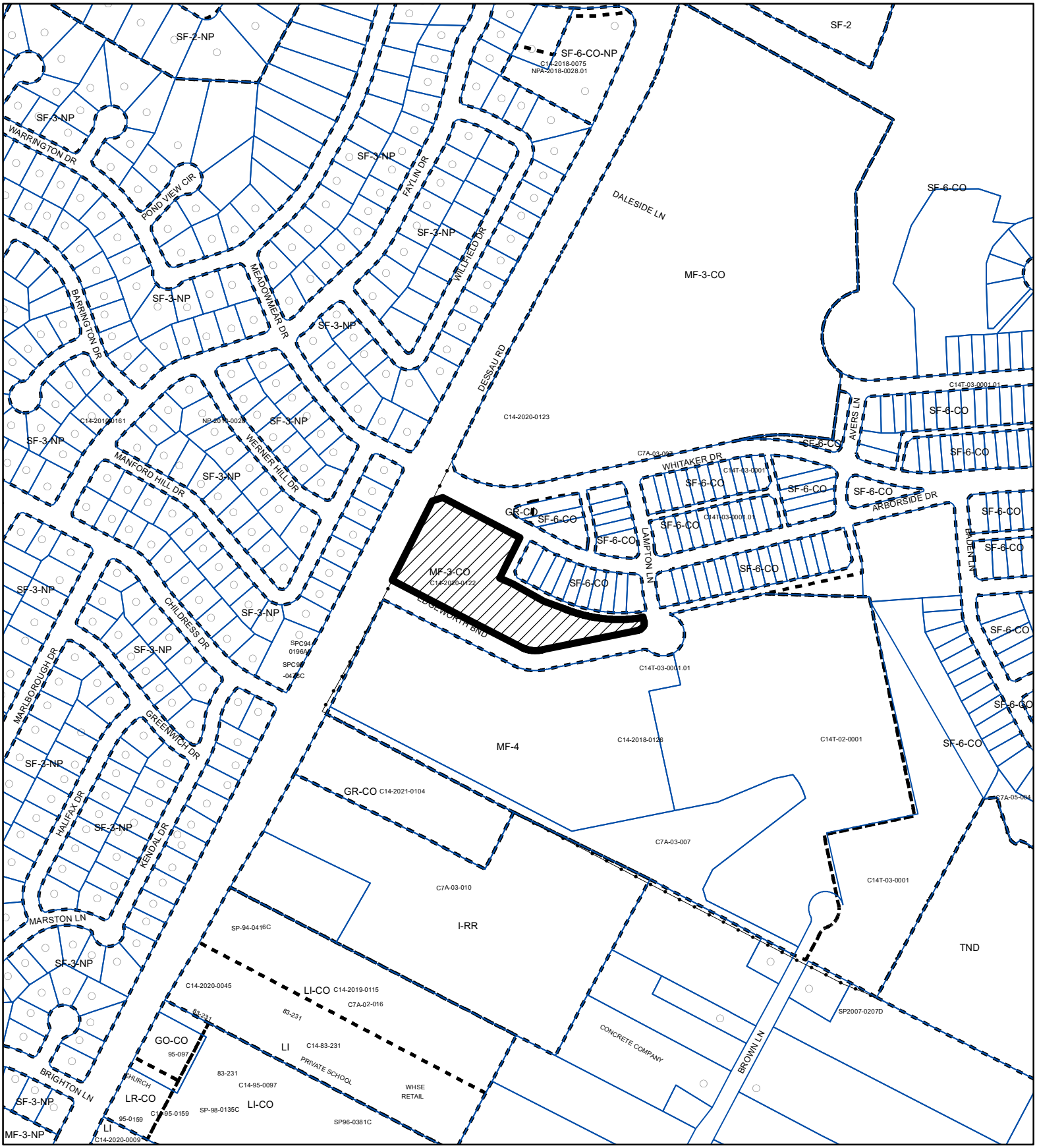
Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Dessau Rd.	ASMP Level 4	140’	158’	92’	Yes	None	No

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



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0040

1 " = 400 '

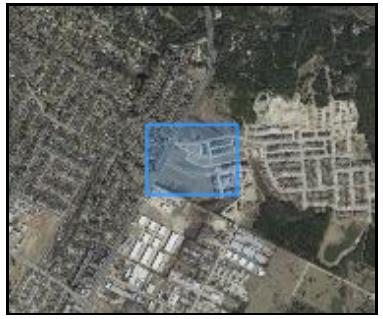
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Created: 3/23/2022

Property Profile





Legend

Property

Street Labels

Review Cases

Zoning Review Cases- IN REVIEW

Zoning 1

Zoning Text

Notes

0 350 700 ft

6/30/2022

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ORDINANCE NO. 20111215-075

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 §

Lee Leffingwell
Mayor

APPROVED: **ATTEST:**

Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

TRACT #1

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 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:

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°00'10", and a chord bearing N.33°03'12"E., 169.93 feet;
2. N.67°33'17"E., 436.41 feet;
3. S.22°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°59'50", and a chord bearing S.11°56'48"E., 68.69 feet;
5. S.01°26'53"E., 1132.00 feet;
6. S.88°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.

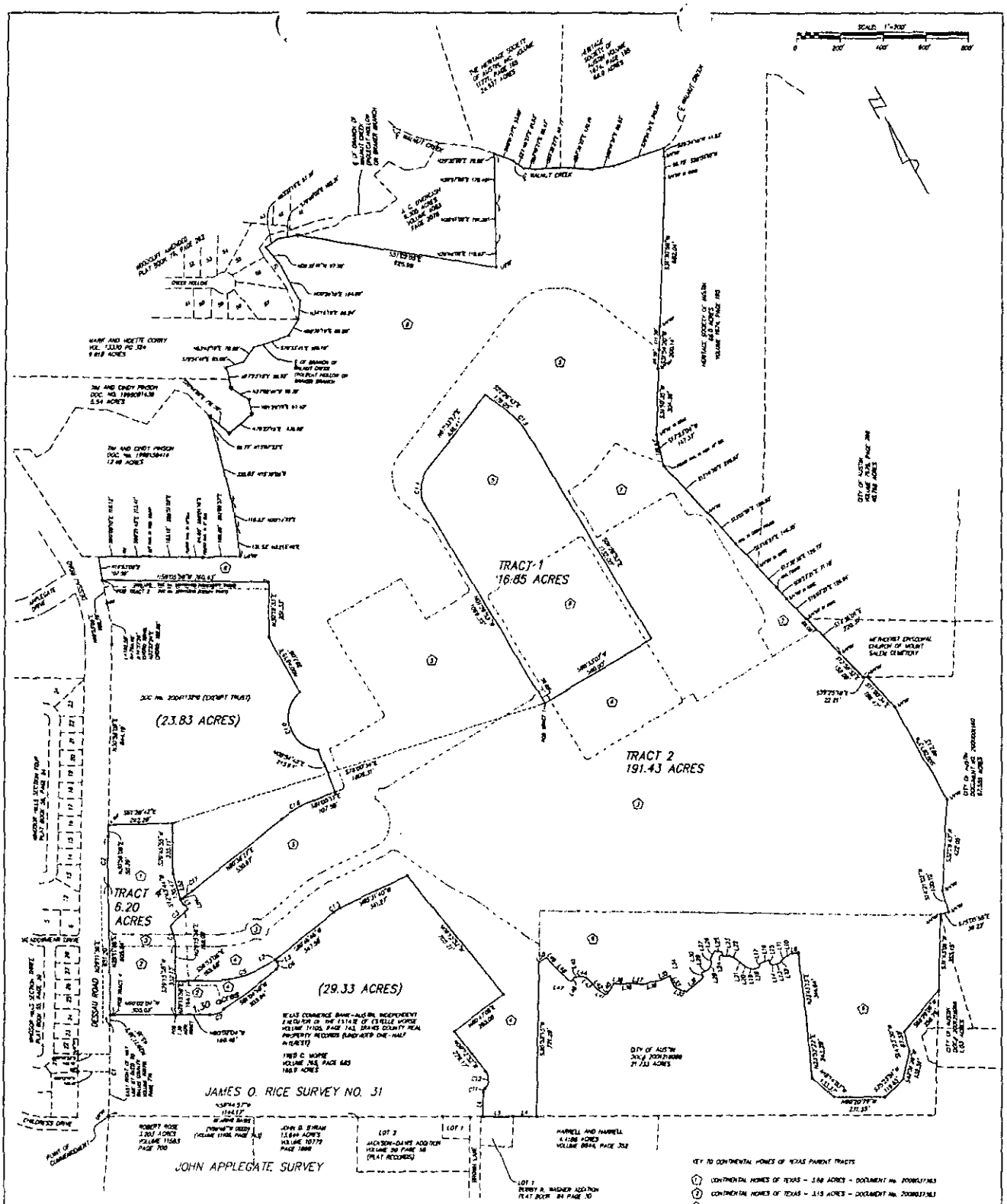
3-24-2011

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.


TRACT 1
16.85 ACRES
TRACT 2
191.43 ACRES
TRACT 4
6.20 ACRES
(23.83 ACRES)
(29.33 ACRES)
JAMES O. RICE SURVEY NO. 31
JOHN APPLEGATE SURVEY
DESSAU ROAD
CHISHOLM DRIVE
APPLEGATE DRIVE
POINT OF COMMENCEMENT
CITY OF AUSTIN
CONTINENTAL HOMES OF TEXAS
KEY TO CONTINENTAL HOMES OF TEXAS PARENT TRACTS
SKETCH TO ACCOMPANY DESCRIPTIONS FOR ZONING
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
RJ SURVEYING & ASSOCIATES, INC.

((TRACT #2

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;

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 ½" 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;

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:

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 ¾" 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 ¾" iron rod found;
2. S.59°25'18"E., 22.21 feet to a ¾" 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 ¾" iron rod found;
2. S.00°28'13"W., 497.13 feet to a ¾" iron rod found;
3. S.32°29'43"W., 422.05 feet to a ¾" iron rod found;
4. S.14°21'02"W., 100.10 feet to a ¾" 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 ¾" 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

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;

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

a radius of 142.00 feet, a central angle of 13°41'34", and a chord bearing S.87°37'33"W., 33.86 feet a 1/2" iron rod found;
9. S.80°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°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°53'17" and a chord bearing N.78°19'45"W., 304.12 feet;
3. N.59°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°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°28'04" and a chord bearing N.16°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°02'46" and a chord bearing N.76°34'06"E., 111.39 feet;
4. N.08°38'00"W., 50.00 feet to the East Line of the said 3.68 Acre Tract;

THENCE N.12°43'44"E., along said East Line, 8.40 feet; to a 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°44'13" and a chord bearing N.87°30'33"E., 65.06 feet a 1/2" iron rod set;
2. N.80°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°16'16", and a chord bearing N.89°46'35"E., 167.66 feet to a 1/2" iron rod set;
4. S.81°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°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°10'07" and a chord bearing N.12°24'59"E., 281.03 feet, to a 1/2" iron rod set;
3. N.00°46'15"E. a distance of 297.06 feet to a 1/2" iron rod set;
4. N.30°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;

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:

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°00'10", and a chord bearing N.33°03'12"E., 169.93 feet;
2. N.67°33'17"E., 436.41 feet;
3. S.22°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°59'50", and a chord bearing S.11°56'48"E., 68.69 feet;
5. S.01°26'53"E., 1132.00 feet;
6. S.88°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.

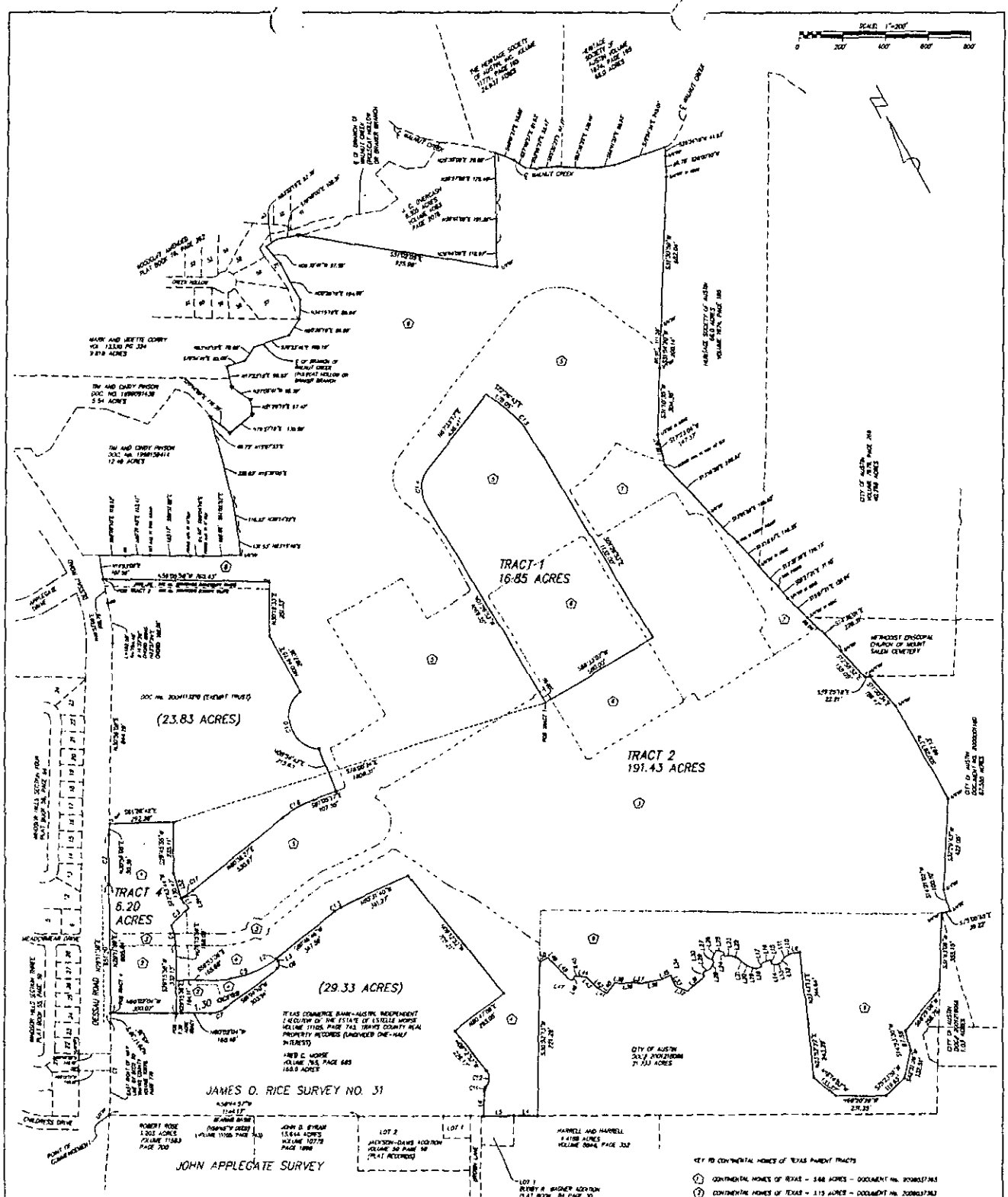
J. Kenneth Weigand 7-14-2011

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.



LINE	BEARING	LENGTH
L1	S08°38'05"E	50.00'
L2	N81°24'31"E	6.82'
L3	S09°53'21"E	12.91'
L4	N80°14'56"W	111.24'
L5	N80°13'31"W	111.46'
L6	N80°01'17"E	115.96'
L7	N88°38'42"E	69.00'
L8	S88°37'04"E	29.80'
L9	S24°51'46"E	18.95'
L10	S24°51'46"E	13.50'
L11	S29°39'16"E	28.36'
L12	S42°28'48"E	18.40'
L13	N73°05'38"E	8.75'
L14	N81°52'20"E	41.88'
L15	S68°08'11"E	21.00'
L16	S78°20'11"E	26.90'
L17	S45°52'04"E	33.56'
L18	S30°06'23"E	44.81'
L19	S62°16'33"E	39.86'
L20	S31°08'12"E	33.37'
L21	S86°00'34"E	31.30'
L22	S12°58'01"E	20.36'
L23	S45°39'07"E	44.97'
L24	S54°08'32"E	12.13'
L25	S30°09'27"E	21.38'

LINE	BEARING	LENGTH
L26	S36°07'24"E	33.48'
L27	S64°09'30"E	33.97'
L28	S32°27'34"E	33.98'
L29	S78°57'12"E	100.82'
L30	S35°14'19"E	46.45'
L31	S02°40'54"E	13.13'
L32	S12°20'28"W	21.80'
L33	S59°29'30"E	32.82'
L34	S70°18'38"E	61.16'
L35	S54°54'55"E	43.25'
L36	S60°10'39"E	63.37'
L37	S54°19'39"E	30.24'
L38	S61°16'38"E	44.89'
L39	S08°48'54"E	41.84'
L40	S14°41'53"E	28.72'
L41	S19°49'49"E	19.33'
L42	S53°27'50"E	33.28'
L43	S86°27'09"E	22.84'
L44	S55°02'24"E	13.58'
L45	S32°06'48"E	18.96'
L46	S13°36'28"E	113.47'
L47	S09°47'49"E	31.37'
L48	S67°40'38"W	43.50'
L49	N72°05'56"E	5.40'
L50	S72°16'42"E	12.08'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD	TAN
C1	473.54	7896.41	3°26'00"	N30°46'48"E	473.48'	236.82'
C2	230.39	7579.43	1°44'28"	N30°03'34"E	230.38'	115.19'
C3	111.85'	553.15'	11°35'08"	S29°34'58"W	111.68'	56.08'
C4	88.84	306.81	16°35'04"	S10°17'22"W	88.54'	44.74'
C5	376.43	440.81	48°54'51"	S14°19'48"E	364.72'	199.29'
C6	38.43	25.00	88°03'24"	S35°50'28"W	35.11'	23.13'
C7	72.38'	84.13	49°17'47"	N63°14'24"W	70.12'	38.08'
C10	358.39	153.00	134°12'07"	N12°24'38"E	281.00'	368.48'
C11	78.64	25.00	63°00'37"	N58°08'21"E	18.17'	15.38'
C12	78.84	60.00	75°16'32"	N43°12'04"E	80.84'	46.83'
C13	13.96	142.00	5°37'54"	S87°22'24"E	13.96'	7.00'
C14	150.83	150.00	57°36'12"	N57°40'21"E	144.61'	82.19'
C15	98.09	168.50	33°36'39"	S71°56'16"E	96.69'	50.83'
C17	65.71	272.00	13°50'31"	N82°38'34"E	65.56'	33.16'
C18	168.58	5728.00	1°41'11"	N88°19'33"E	167.88'	84.31'

LINE	LENGTH	BEARING
L1	50.00'	S08°38'05"E
L2	6.82'	N81°24'31"E
L3	12.91'	S09°53'21"E
L4	111.24'	N80°14'56"W
L5	111.46'	N80°13'31"W
L6	115.96'	N80°01'17"E
L7	69.00'	N88°38'42"E
L8	29.80'	S88°37'04"E
L9	18.95'	S24°51'46"E
L10	13.50'	S24°51'46"E
L11	28.36'	S29°39'16"E
L12	18.40'	S42°28'48"E
L13	8.75'	N73°05'38"E
L14	41.88'	N81°52'20"E
L15	21.00'	S68°08'11"E
L16	26.90'	S78°20'11"E
L17	33.56'	S45°52'04"E
L18	44.81'	S30°06'23"E
L19	39.86'	S62°16'33"E
L20	33.37'	S31°08'12"E
L21	31.30'	S86°00'34"E
L22	20.36'	S12°58'01"E
L23	44.97'	S45°39'07"E
L24	12.13'	S54°08'32"E
L25	21.38'	S30°09'27"E
L26	33.48'	S36°07'24"E
L27	33.97'	S64°09'30"E
L28	33.98'	S32°27'34"E
L29	100.82'	S78°57'12"E
L30	46.45'	S35°14'19"E
L31	13.13'	S02°40'54"E
L32	21.80'	S12°20'28"W
L33	32.82'	S59°29'30"E
L34	61.16'	S70°18'38"E
L35	43.25'	S54°54'55"E
L36	63.37'	S60°10'39"E
L37	30.24'	S54°19'39"E
L38	44.89'	S61°16'38"E
L39	41.84'	S08°48'54"E
L40	28.72'	S14°41'53"E
L41	19.33'	S19°49'49"E
L42	33.28'	S53°27'50"E
L43	22.84'	S86°27'09"E
L44	13.58'	S55°02'24"E
L45	18.96'	S32°06'48"E
L46	113.47'	S13°36'28"E
L47	31.37'	S09°47'49"E
L48	43.50'	S67°40'38"W
L49	5.40'	N72°05'56"E
L50	12.08'	S72°16'42"E

KEY TO CONTINENTAL HOMES OF TEXAS PARENT TRACTS

1. CONTINENTAL HOMES OF TEXAS – 3.68 ACRES – DOCUMENT No. 2006037365
2. CONTINENTAL HOMES OF TEXAS – 3.13 ACRES – DOCUMENT No. 2006037363
3. CONTINENTAL HOMES OF TEXAS – 16.33 ACRES – DOCUMENT No. 2006037361
4. CONTINENTAL HOMES OF TEXAS – 11.11 ACRES – DOCUMENT No. 2007178884
5. CONTINENTAL HOMES OF TEXAS – 14.57 ACRES – DOCUMENT No. 2007178884
6. CONTINENTAL HOMES OF TEXAS – 10.61 ACRES – DOCUMENT No. 2008171888
7. CONTINENTAL HOMES OF TEXAS – 4.81 ACRES – DOCUMENT No. 2008131888
8. CONTINENTAL HOMES OF TEXAS – 53.18 ACRES – DOCUMENT No. 2008171888
9. CONTINENTAL HOMES OF TEXAS – 16.331 ACRES – DOCUMENT NO. 2007218087

LEGEND:
POB = POINT OF BEGINNING
● = (SAID) 1/2" IRON ROD (Unless noted otherwise)
○ = 1/2" IRON ROD (into RJ Surveying cap)

SKETCH TO ACCOMPANY DESCRIPTIONS FOR ZONING

DATE: MAR. 23, 2011 SCALE: 1" = 200'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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John K. Veltmann 3-31-2011
JOHN K. VELTMANN
RPLS 5741

((TRACT #3

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;

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.

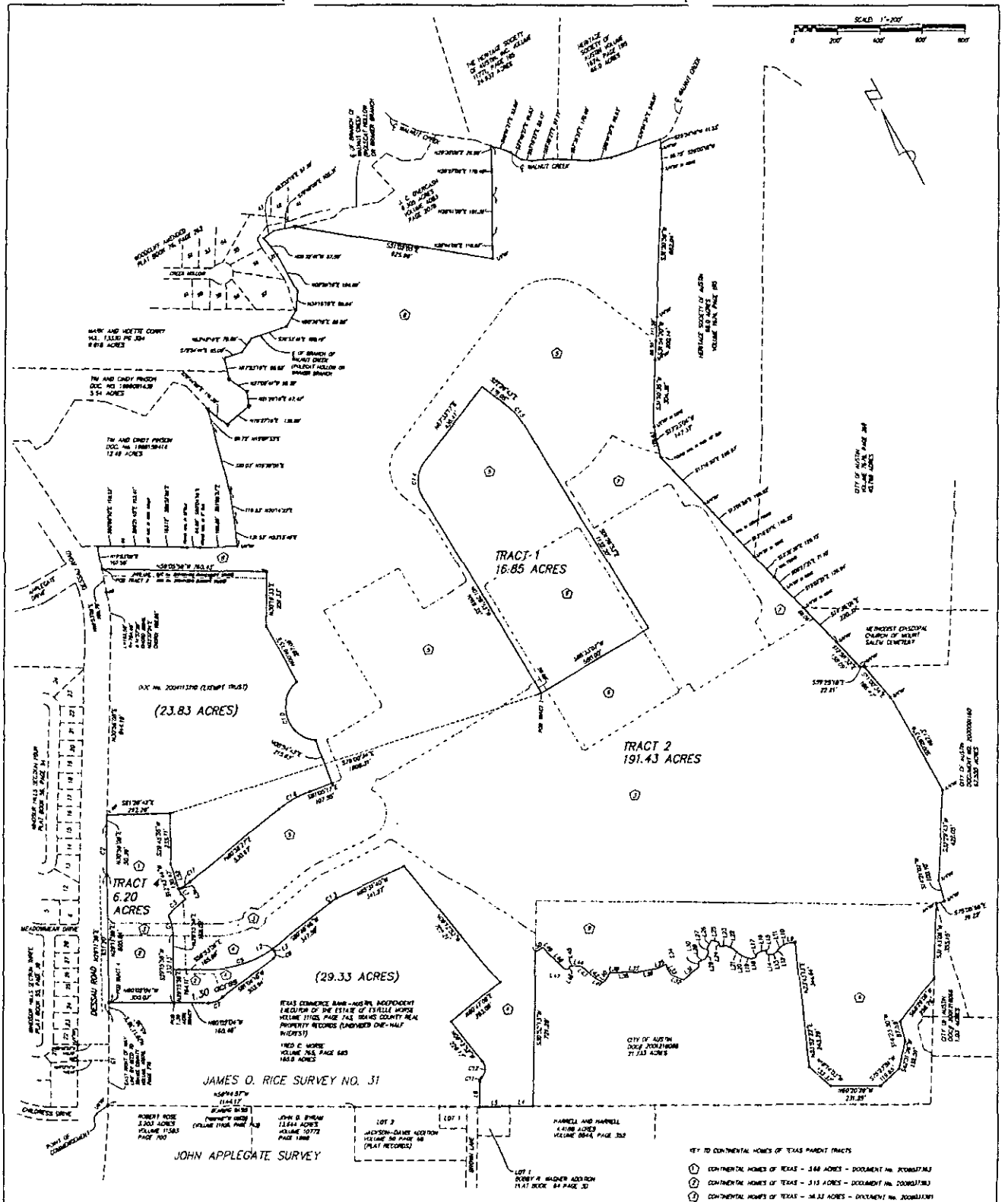
Containing 23.83 acres, more or less.

2-27-2008

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

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°38'00"E	50.00'
L2	N81°46'01"E	8.58'
L3	S79°11'17"E	12.81'
L4	N89°03'33"W	115.29'
L5	N66°17'51"W	161.36'
L6	N30°30'10"E	113.56'
L7	N88°14'57"W	50.00'
L8	S88°31'14"E	19.80'
L9	S74°41'40"W	13.95'
L10	S33°01'24"W	12.56'
L11	N79°30'19"W	28.80'
L12	N34°26'38"W	18.90'
L13	N13°01'38"E	14.77'
L14	N81°32'20"W	41.96'
L15	S49°58'24"W	21.00'
L16	S78°22'11"E	25.80'
L17	S14°51'04"E	33.39'
L18	S30°02'23"E	23.61'
L19	S32°30'33"E	38.98'
L20	S32°03'23"E	34.83'
L21	S84°08'32"E	31.50'
L22	S12°58'02"W	20.38'
L23	S14°36'21"E	34.82'
L24	S34°58'02"W	33.15'
L25	S14°36'21"E	34.82'
L26	S34°58'02"W	33.15'
L27	S08°21'52"W	31.36'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S08°38'00"E	33.46'
L29	N84°08'00"E	33.52'
L30	S32°03'23"E	33.98'
L31	S08°38'00"E	33.46'
L32	S78°34'10"E	198.42'
L33	S30°57'51"E	36.82'
L34	S00°40'33"E	32.22'
L35	S12°58'58"W	21.60'
L36	S85°23'00"E	33.82'
L37	S70°49'22"E	81.16'
L38	S54°34'33"E	63.75'
L39	S65°37'30"E	36.12'
L40	S84°30'37"E	36.34'
L41	S67°40'31"E	63.69'
L42	S28°48'47"E	42.84'
L43	S11°42'01"E	30.72'
L44	S14°04'46"E	49.52'
L45	S33°03'30"E	33.28'
L46	S85°32'20"E	42.84'
L47	S50°30'24"E	15.80'
L48	S33°03'30"E	18.98'
L49	S15°40'08"E	112.17'
L50	S28°12'44"E	31.57'
L51	S68°56'36"E	43.26'
L52	N12°26'44"E	8.40'
L53	N12°26'44"E	122.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	424.54'	None (-)	270°00'00"	N30°46'38"E	424.54'
C2	230.38'	75.79' (-)	174°16'00"	N10°05'24"W	151.58'
C3	111.85'	353.11'	18°08'46"	S70°34'38"W	111.38'
C4	69.84'	304.91'	13°07'24"	N77°51'27"W	69.69'
C5	306.43'	465.63'	37°41'17"	S78°18'45"E	300.92'
C6	38.40'	25.00'	88°00'00"	S43°56'38"E	34.72'
C7	23.39'	91.73'	14°36'27"	S82°42'53"E	23.32'
C8	258.58'	132.00'	112°12'00"	N12°26'38"E	218.69'
C9	18.68'	25.00'	42°48'27"	N33°30'31"E	18.25'
C10	85.64'	65.00'	84°12'36"	N41°12'08"E	78.12'
C11	23.66'	142.00'	9°32'36"	S82°42'38"E	23.63'
C12	160.63'	150.00'	61°20'00"	N43°02'38"E	153.00'
C13	69.08'	146.50'	26°58'36"	S71°26'38"E	68.44'
C14	65.91'	372.00'	10°09'12"	N82°26'34"E	65.82'
C15	168.36'	378.00'	25°31'19"	N68°38'38"E	167.00'

KEY TO CONTINENTAL HOMES OF TEXAS PARENT TRACTS

1. CONTINENTAL HOMES OF TEXAS - 3.68 ACRES - DOCUMENT No. 2006037363
2. CONTINENTAL HOMES OF TEXAS - 3.13 ACRES - DOCUMENT No. 2006037383
3. CONTINENTAL HOMES OF TEXAS - 36.33 ACRES - DOCUMENT No. 2006031381
4. CONTINENTAL HOMES OF TEXAS - 11.11 ACRES - DOCUMENT No. 2007179884
5. CONTINENTAL HOMES OF TEXAS - 34.57 ACRES - DOCUMENT No. 2007179884
6. CONTINENTAL HOMES OF TEXAS - 10.81 ACRES - DOCUMENT No. 2008137885
7. CONTINENTAL HOMES OF TEXAS - 4.81 ACRES - DOCUMENT No. 2008137885
8. CONTINENTAL HOMES OF TEXAS - 33.18 ACRES - DOCUMENT No. 2008137888
9. CONTINENTAL HOMES OF TEXAS - 18.331 ACRES - DOCUMENT NO. 2007180887

LEGEND:
POB = POINT OF BEGINNING
● = FOUND 1/2" IRON ROD (unless noted otherwise)
○ = SET 1/2" IRON ROD (with "RJ Surveying cap)

SKETCH TO ACCOMPANY DESCRIPTIONS FOR ZONING

DATE: MAR. 23, 2011 SCALE: 1" = 200'

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((TRACT #4

6.20 Acres – Description for Zoning EXHIBIT D

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;

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.

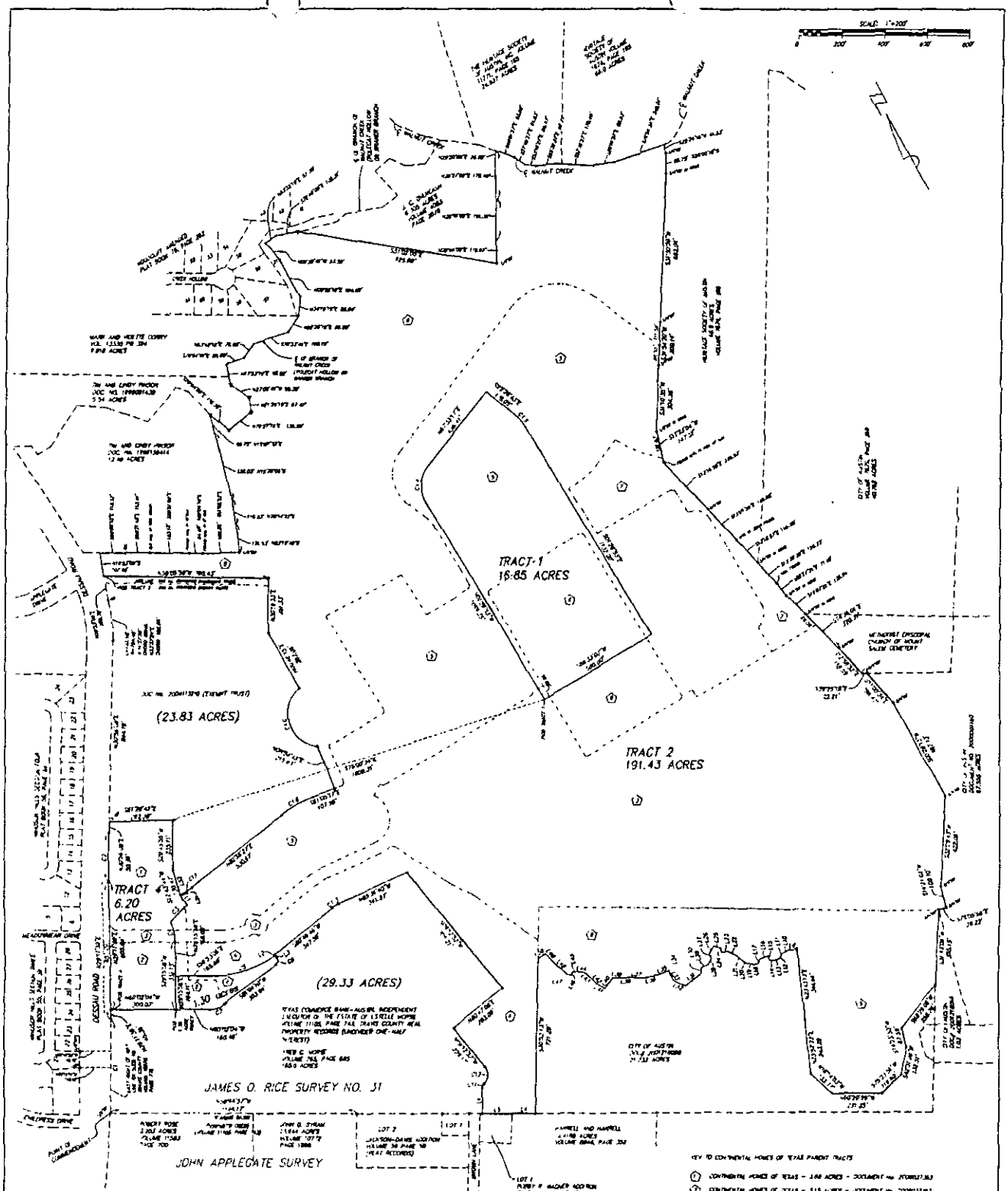
3-24-2011

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



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

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KEY TO CONTINENTAL HOMES OF TEXAS PARENT TRACTS

1. CONTINENTAL HOMES OF TEXAS – 3.66 ACRES – DOCUMENT No. 2008117363
2. CONTINENTAL HOMES OF TEXAS – 3.15 ACRES – DOCUMENT No. 2008117363
3. CONTINENTAL HOMES OF TEXAS – 58.33 ACRES – DOCUMENT No. 2008012391
4. CONTINENTAL HOMES OF TEXAS – 11.11 ACRES – DOCUMENT No. 2007176884
5. CONTINENTAL HOMES OF TEXAS – 14.97 ACRES – DOCUMENT No. 2007176884
6. CONTINENTAL HOMES OF TEXAS – 10.81 ACRES – DOCUMENT No. 2008121888
7. CONTINENTAL HOMES OF TEXAS – 4.81 ACRES – DOCUMENT No. 2008121888
8. CONTINENTAL HOMES OF TEXAS – 33.16 ACRES – DOCUMENT No. 2008121888
9. CONTINENTAL HOMES OF TEXAS – 16.53 ACRES – DOCUMENT No. 2008121888

LINE	BEARING	LENGTH
L1	S08°36'00"E	50.00'
L2	N81°24'00"E	8.58'
L3	S05°57'51"E	14.21'
L4	N80°03'38"W	151.96'
L5	N80°03'38"W	181.36'
L6	N80°03'38"W	11.84'
L7	N88°36'41"W	45.00'
L8	S88°23'19"E	16.80'
L9	S71°41'09"E	13.85'
L10	S83°22'22"E	14.50'
L11	S79°36'36"E	28.08'
L12	N42°26'48"E	13.40'
L13	N31°08'48"E	8.17'
L14	N81°31'20"W	11.88'
L15	S48°08'36"E	21.00'
L16	S74°20'11"E	10.28'
L17	S14°57'04"E	44.88'
L18	S40°20'11"E	13.88'
L19	S42°20'42"E	16.88'
L20	S32°08'13"E	15.87'
L21	S66°09'42"E	21.00'
L22	S12°36'06"E	14.38'
L23	S45°09'42"E	24.57'
L24	S56°08'20"W	12.13'
L25	S36°07'13"W	11.38'

LINE	BEARING	LENGTH
L26	S48°36'00"E	11.44'
L27	S84°36'00"E	35.34'
L28	S17°23'43"E	11.88'
L29	S17°23'43"E	100.62'
L30	S80°03'38"E	56.62'
L31	S80°03'38"E	56.62'
L32	S80°36'00"E	11.84'
L33	S71°23'58"E	77.66'
L34	S80°23'00"E	52.62'
L35	S09°37'00"W	81.18'
L36	S09°37'00"W	52.72'
L37	S80°23'00"E	33.27'
L38	S34°40'57"E	32.34'
L39	S80°40'34"E	44.69'
L40	S08°36'00"E	17.62'
L41	S11°11'15"E	26.72'
L42	S76°49'48"E	48.68'
L43	S33°27'50"E	33.88'
L44	S80°03'38"E	12.66'
L45	S80°03'38"E	17.58'
L46	S80°03'38"E	11.84'
L47	S80°03'38"E	11.84'
L48	S09°37'00"W	15.87'
L49	S80°23'00"E	5.40'
L50	N12°36'48"E	12.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TAN
C1	423.32'	1998.40'	12°08'06"	S.87°46'.03"E	422.64'	212.62'
C2	145.38'	1979.40'	1°44'56"	S.80°25'24"E	145.38'	1172.73'
C3	111.86'	333.11'	19°14'06"	S.89°24'38"E	111.36'	56.38'
C4	98.84'	333.11'	17°00'06"	S.89°13'38"E	98.48'	49.81'
C5	324.43'	1483.61'	12°31'57"	S.74°16'41"E	323.72'	162.70'
C6	39.48'	25.00'	90°27'41"	S.45°50'28"E	35.54'	25.13'
C7	11.38'	84.13'	7°45'02"	N.87°01'51"E	10.62'	26.08'
C8	338.58'	432.00'	44°54'00"	S.77°24'38"E	330.00'	178.18'
C9	39.48'	25.00'	90°27'41"	S.44°09'13"E	35.54'	25.13'
C10	83.84'	60.00'	80°05'02"	S.40°03'53"E	77.16'	51.62'
C11	33.96'	15.00'	129°43'24"	S.80°23'00"E	27.06'	27.00'
C12	183.83'	50.00'	210°38'02"	S.37°03'00"E	100.00'	93.19'
C13	77.24'	49.00'	90°18'38"	S.31°28'38"E	69.54'	49.13'
C14	65.71'	172.00'	21°53'21"	N.67°30'41"E	65.32'	33.24'
C15	48.38'	528.00'	5°14'16"	N.89°56'35"E	167.88'	84.01'

LEGEND
P.O.B. = POINT OF BEGINNING
○ = FOUND 1/2" IRON ROD (unless noted otherwise)
● = SET 1/2" IRON ROD (with RJ Surveying cap)

SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING

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

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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(512) 836-4782 FAX (512) 836-4819

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4782 FAX (512) 836-4819

(TRACT 4 SA

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°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to an iron rod set;
2. N.29°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°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°03'37", and a chord bearing S.82°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°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°17'24", and a chord bearing N.35°55'28"E., 35.44 feet);
3. N.09°13'14"W. a distance of 12.91 feet;
4. N.80°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°41'34", and a chord bearing N.87°37'33"E., 33.86 feet) to a 1/2" iron rod set;
6. S.85°31'40"E. a distance of 341.27 feet to a 1/2" iron rod set;
7. S.09°12'52"E. a distance of 705.21 feet to a 1/2" iron rod set;
8. S.80°47'08"W. a distance of 293.08 feet to a 1/2" iron rod set;
9. S.09°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°50'02", and a chord bearing S.33°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°05'57", and a chord bearing S.53°04'11W., 19.17 feet) to a 1/2" iron rod set;
12. S.30°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;

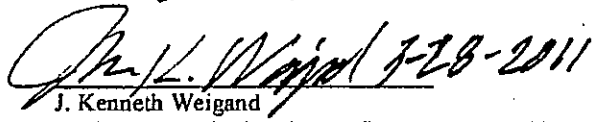
THENCE N.60°17'51"W., along the South Line of the 160.0 Acre Tract and the North Line of said Bobby R. Wagner Addition, a distance of 9.75 feet to a 1/2" iron rod found at the Northwest Corner of the said Bobby R. Wagner Addition and the Northeast Corner and end of Brown Lane, a right of way 50 feet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

THENCE N.59°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°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°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.

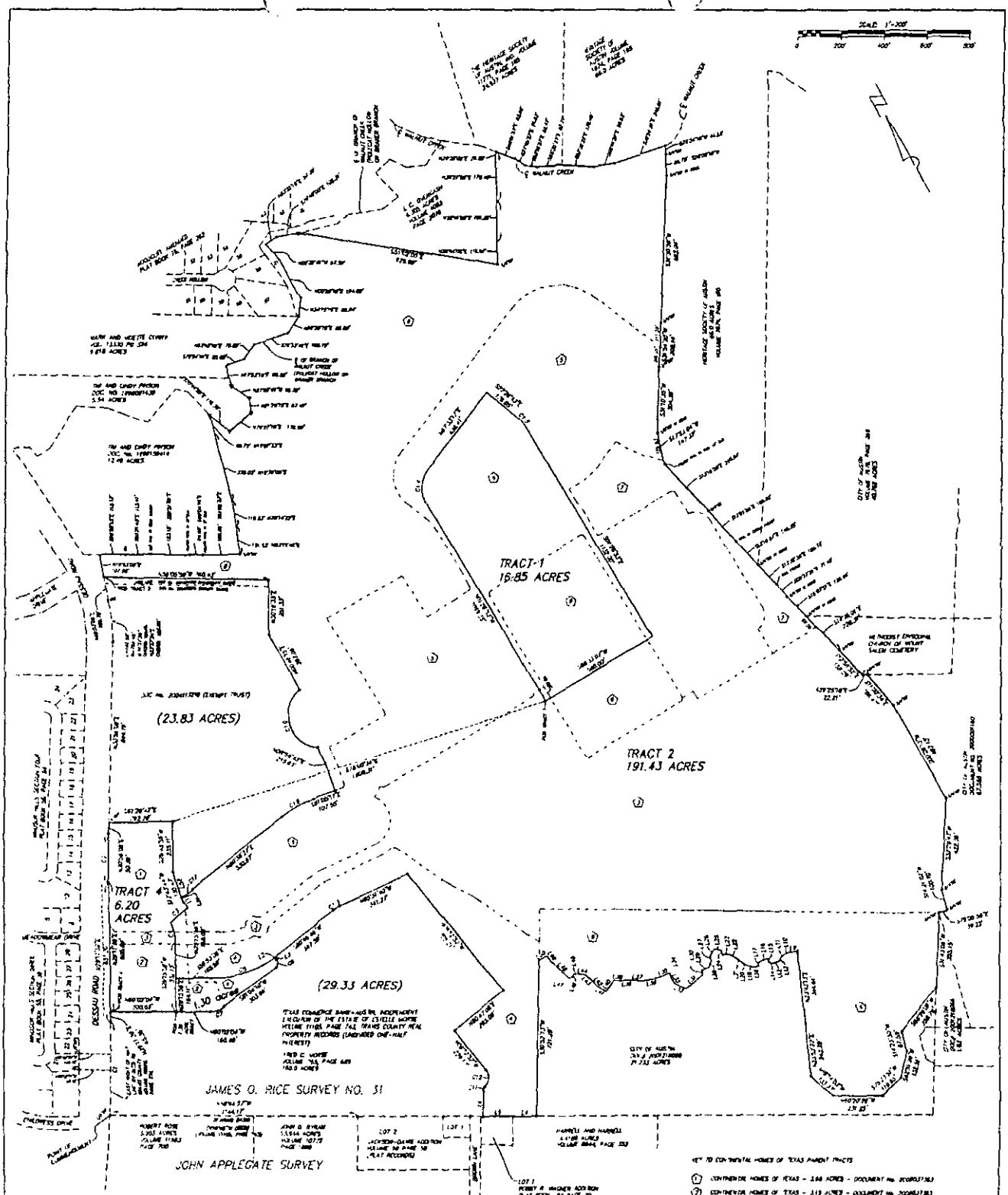
Containing 29.33 acres, more or less.



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



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



KEY TO CONTINENTAL HOMES OF TEXAS PARDUE TRACTS

1. CONTINENTAL HOMES OF TEXAS – 3.66 ACRES – DOCUMENT No. 2008037383
2. CONTINENTAL HOMES OF TEXAS – 3.19 ACRES – DOCUMENT No. 2008037383
3. CONTINENTAL HOMES OF TEXAS – 38.33 ACRES – DOCUMENT No. 2008037381
4. CONTINENTAL HOMES OF TEXAS – 19.11 ACRES – DOCUMENT No. 2007179884
5. CONTINENTAL HOMES OF TEXAS – 34.97 ACRES – DOCUMENT No. 2007179884
6. CONTINENTAL HOMES OF TEXAS – 13.89 ACRES – DOCUMENT No. 2008131888
7. CONTINENTAL HOMES OF TEXAS – 4.81 ACRES – DOCUMENT No. 2008131888
8. CONTINENTAL HOMES OF TEXAS – 52.16 ACRES – DOCUMENT No. 2008131888
9. CONTINENTAL HOMES OF TEXAS – 18.00 ACRES – DOCUMENT No. 2007179887

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°38'30"E	50.00'
L2	N53°21'30"E	5.00'
L3	S36°38'30"E	7.71'
L4	N89°25'58"W	211.76'
L5	S00°01'02"E	141.36'
L6	S43°21'30"W	14.14'
L7	N89°38'30"W	10.00'
L8	S89°21'30"W	14.14'
L9	S00°01'02"E	5.36'
L10	N89°38'30"W	15.00'
L11	S00°21'30"W	11.83'
L12	S43°21'30"W	14.14'
L13	N89°38'30"W	14.14'
L14	N43°38'30"W	14.14'
L15	S46°21'30"W	8.57'
L16	N89°38'30"W	11.88'
L17	S41°08'04"W	21.00'
L18	S43°21'30"W	14.14'
L19	S43°38'30"E	14.14'
L20	S43°38'30"E	14.14'
L21	S43°21'30"W	14.14'
L22	S46°38'30"E	14.14'
L23	S43°21'30"W	14.14'
L24	S46°38'30"E	14.14'
L25	S43°38'30"E	14.14'
L26	S43°21'30"W	14.14'
L27	S46°38'30"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S43°21'30"W	14.14'
L29	S46°38'30"E	14.14'
L30	S43°21'30"W	14.14'
L31	S46°38'30"E	14.14'
L32	S43°21'30"W	14.14'
L33	S46°38'30"E	14.14'
L34	S43°21'30"W	14.14'
L35	S46°38'30"E	14.14'
L36	S43°21'30"W	14.14'
L37	S46°38'30"E	14.14'
L38	S43°21'30"W	14.14'
L39	S46°38'30"E	14.14'
L40	S43°21'30"W	14.14'
L41	S46°38'30"E	14.14'
L42	S43°21'30"W	14.14'
L43	S46°38'30"E	14.14'
L44	S43°21'30"W	14.14'
L45	S46°38'30"E	14.14'
L46	S43°21'30"W	14.14'
L47	S46°38'30"E	14.14'
L48	S43°21'30"W	14.14'
L49	S46°38'30"E	14.14'
L50	S43°21'30"W	14.14'
L51	S46°38'30"E	14.14'
L52	S43°21'30"W	14.14'
L53	S46°38'30"E	14.14'
L54	S43°21'30"W	14.14'
L55	S46°38'30"E	14.14'
L56	S43°21'30"W	14.14'
L57	S46°38'30"E	14.14'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TAN
C1	123.34'	1946.83'	3°37'56"	N34°39'32"E	123.32'	61.68'
C2	1200.38'	2914.93'	23°35'23"	N48°03'24"E	1192.19'	608.19'
C3	111.85'	2914.93'	2°11'56"	N36°51'28"E	111.85'	55.93'
C4	89.64'	2914.93'	1°45'39"	N35°03'27"E	89.64'	44.82'
C5	178.93'	2914.93'	3°30'58"	N32°16'45"E	178.90'	89.49'
C6	30.40'	25.00'	69°40'11"	N67°43'32"E	28.56'	17.37'
C7	73.39'	84.13'	49°59'27"	N65°58'58"E	71.09'	38.98'
C8	358.98'	52.00'	395°40'09"	N13°24'38"E	69.00'	366.48'
C9	8.68'	52.00'	9°33'52"	S33°09'11"E	8.67'	4.34'
C10	83.84'	52.00'	92°22'52"	S43°21'30"W	80.34'	54.80'
C11	33.84'	52.00'	37°17'54"	S62°30'27"W	33.24'	17.56'
C12	180.83'	134.00'	77°20'00"	N43°38'30"W	167.53'	103.19'
C13	58.08'	44.50'	74°47'38"	S51°14'41"E	54.06'	34.43'
C14	65.31'	177.00'	21°08'47"	N82°34'07"E	64.94'	33.06'
C15	64.38'	175.00'	21°04'19"	N82°36'23"E	63.99'	32.57'

LEGEND
POB = POINT OF BEGINNING
○ = IRON ROD (unless noted otherwise)
● = SET 1/2" IRON ROD (with RJ Surveying cap)

SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING

DATE: MAR. 29, 2011 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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(512) 836-4793 FAX (512) 836-4817 F-439

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TRACT #5B

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;

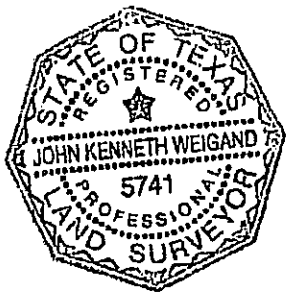
THENCE along the South Line of the said 3.15 Acre Tract the following two courses:

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°03'37" and a chord bearing N.82°03'53"W., 70.62 feet;
2. N.60°02'04"W., 160.46 feet to the said Point of Beginning.

Containing 1.30 acres, more or less.

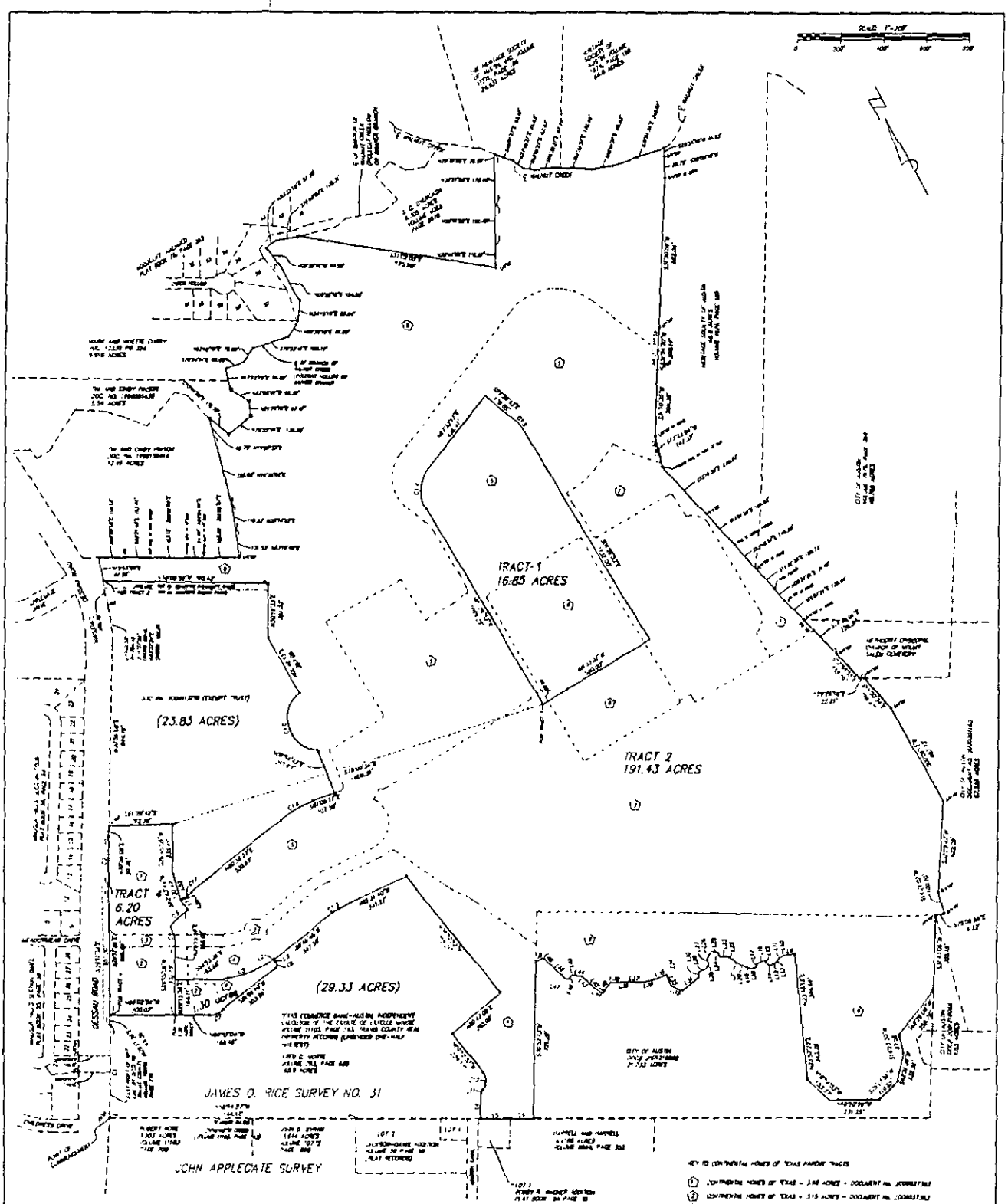
3-24-2011

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



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

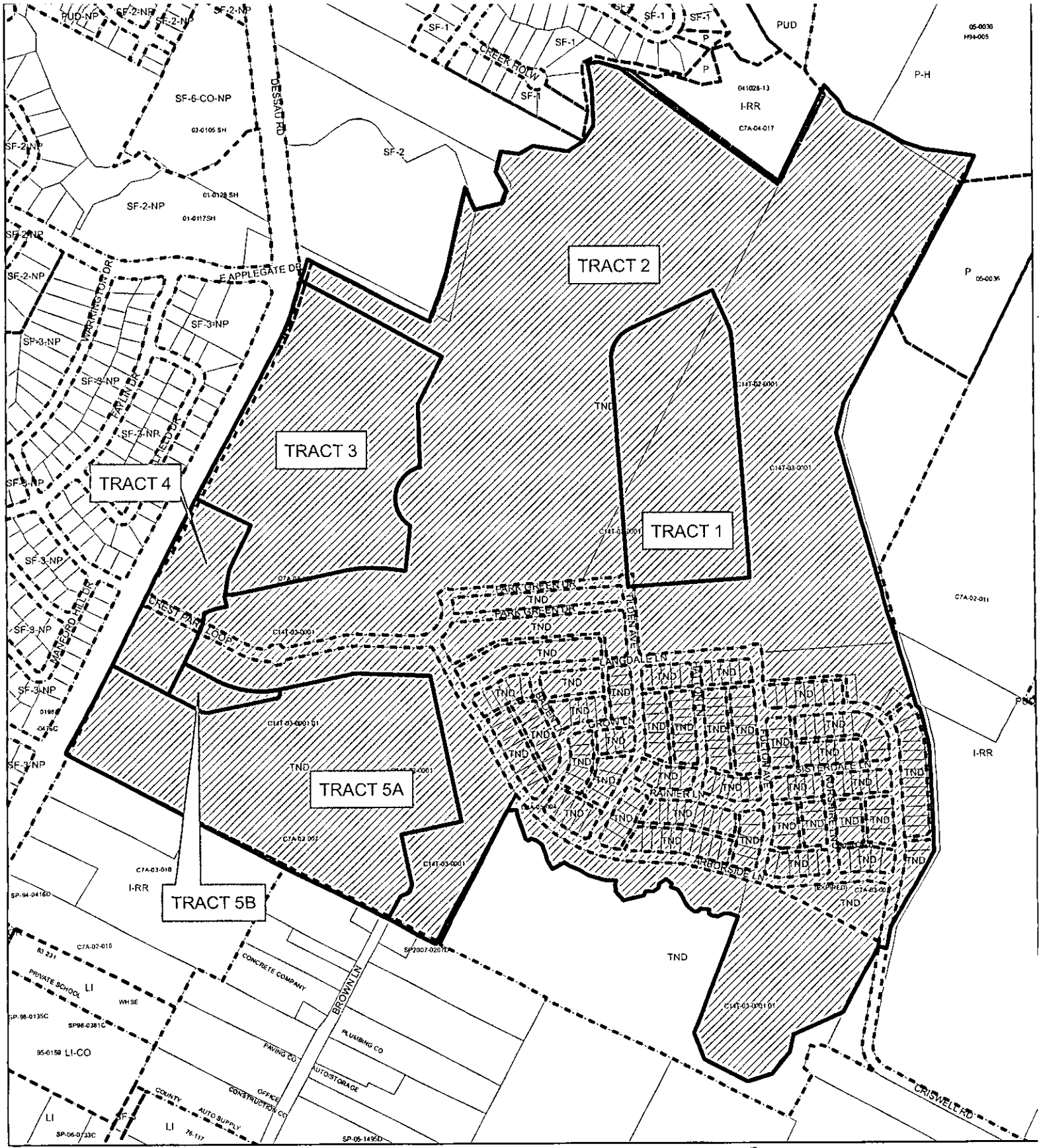
This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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



SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

RJ SURVEYING & ASSOCIATES, INC.



ZONING EXHIBIT G

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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

1"=600'

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.