

#85

Pt 2

Late Backup

Zoning Case No. C14-2007-0083

RESTRICTIVE COVENANT

OWNER: CRV LAMAR MANCHACA, L.P , a Texas limited partnership

ADDRESS: 301 Congress Avenue, Suite 500, Austin, Texas 78701

CONSIDERATION: Ten and No/100 Dollars (\$10 00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY

Tract One: A 6.400 acre tract of land, more or less, out of the Henry P. Hill League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and

Tract Two: A 2.449 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this covenant, and

Tract Three: A 1.486 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this covenant, and

Tract Four: A 2.094 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this covenant,

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions,

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. 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 the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by HDR/WHM Transportation Engineering Consultants, Inc , dated June 12, 2007, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the

DRAFT DRAFT

recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 29, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department.

- 2 Owner reserves for the benefit of Tracts One and Two, (i) a temporary construction easement on and over Tracts Three and Four for the construction of a detention pond, various trails and retaining walls on Tracts Three and Four and, (ii) temporary construction access easement across Tracts Three and Four for construction of non-vertical improvements on Tracts One and Two, provided, however, Owner shall use commercially reasonable efforts to ensure that use of this temporary construction access easement in (ii) above does not disturb the parkland and is used as secondary access to construction on Tracts One and Two (the primary access will come from Lamar and Manchaca), and provided further, such temporary construction access easement in (ii) above shall expire on February 1, 2009. Owner shall restore any disturbed areas to their pre-existing condition.
- 3 Landscaping shall be provided and maintained around the detention-water quality pond located on Tract Three. The landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "E". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "F", may not be included.
- 4 Pursuant to that certain Purchase and Sale Agreement dated contemporaneously herewith with the City of Austin, the Owner shall dedicate the remaining portion of Tract Four as public parkland to the City of Austin simultaneously with City's acquisition of the 0.441 acre portion of Tract Four that is the subject of such Purchase and Sale Agreement.
- 5 If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
- 6 If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
- 7 If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
- 8 This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the majority of the land area of Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

DRAFT DRAFT

EXECUTED this the _____ day of _____, 2007.

OWNER:

CRV LAMAR MANCHACA, L.P.
a Texas limited partnership

By Cypress V GPREIT LLC,
a Texas limited liability company,
its General Partner

By _____
M. Timothy Clark,
President

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by M. Timothy Clark, President of Cypress V GPREIT, LLC, a Texas limited liability company, General Partner of CRV Lamar Manchaca, L P , a Texas limited partnership, on behalf of the limited liability company and the limited partnership.

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767

DRAFT DRAFT

Attention: Diana Minter, Paralegal

EXHIBIT A

Tract 1
CS to GR

6.400 ACRES
CYPRESS REALTY
ZONING TRACT CS-GR
SOUTH LAMAR AT MANCHACA

FN. NO. 07-318(CAG)
MAY 30, 2007
BPI JOB NO. 1469-07.10

DESCRIPTION

OF 6.400 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING IN PART: ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44; ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98; ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23; ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392; ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.400 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1" iron rod found at the intersection of the northerly right-of-way line of Lightsey Road (R.O.W. width varies) and the easterly right-of-way line of Manchaca Road (80' R.O.W.), same being the southwesterly corner of said Lot 2-A, for the southwesterly corner hereof;

THENCE, along the easterly right-of-way line of Manchaca Road, for a portion of the westerly line hereof, the following six (6) courses and distances:

- 1) Along a curve to the left, having a radius of 545.62 feet, a central angle of $12^{\circ}32'35''$, an arc length of 119.45 feet, and a chord which bears $N14^{\circ}01'47''E$, a distance of 119.21 feet to a 1/2 inch iron rod found for the end of said curve, being in the westerly line of said Lot 1-A;
- 2) $N07^{\circ}46'11''E$, a distance of 74.95 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of said Lot 1-A and the southwesterly corner of said 2.551 acre tract ;
- 3) $N07^{\circ}43'23''E$, a distance of 178.77 feet to a 1/2 inch iron pipe found for an angle point hereof, being the northwesterly corner of said 2.551 acre tract and the southwesterly corner of said Lot 1, Longhorn Subdivision;

- 4) N08°50'10"E, a distance of 119.02 feet to a 1/2 inch iron rod found for an angle point hereof, lying in the southerly line of said 0.322 acre tract, and being the northwesterly corner of said Lot 1, Longhorn Subdivision;
- 5) N59°20'58"W, a distance of 8.36 feet to an angle point hereof, being the southwesterly corner of said 0.322 acre tract;
- 6) N09°58'22"E, a distance of 44.47 feet to a chiseled "x" found in concrete at the intersection of the easterly right-of-way line of Manchaca Road and the easterly right-of-way line of South Lamar Boulevard (R.O.W. width varies) for an angle point in the westerly line of said 0.322 acre tract and hereof;

THENCE, N49°20'41"E, along the easterly right-of-way line of South Lamar Boulevard, being a portion of the westerly line of said 0.322 acre tract and the westerly lines of said 0.057 acre tract, and said Lot 2, for a portion of the westerly line hereof, a distance of 185.93 feet to a 1/2 inch iron rod with cap found for the northwesterly corner hereof;

THENCE, S46°05'52"E, leaving the easterly right-of-way line of South Lamar Boulevard, along portion of the southerly line of said Lot 1 of said Nunzie Campion Subdivision, being the northerly line of said Lot 2, for a portion of the northerly line hereof, a distance of 150.01 feet to a 1/2 inch iron rod with cap found for an angle point in the northerly line hereof;

THENCE, S49°18'41"W, along the easterly line of said Lot 2, being a portion of the southerly line of said Lot 1, Nunzie Campion Subdivision, for a portion of the northerly line hereof, a distance of 60.06 feet to a PK nail with shiner found in the northerly line of Lot 1 of said Longhorn Subdivision for an angle point hereof, being the southeasterly corner of said Lot 2;

THENCE, S45°48'38"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of Lot 1 of said Longhorn Subdivision, for a portion of the northerly line hereof, a distance of 74.53 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of Lot 1 of said Longhorn Subdivision and the northernmost corner of said 2.551 acre tract;

THENCE, S49°01'27"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of said 2.551 acre tract for a portion of the northerly line hereof, a distance of 326.13 feet to a 1/2 inch iron rod found in the westerly line of Lot B, Jimmie Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records for the northeasterly corner of said 2.551 acre tract and hereof, being the the southeasterly corner of Lot 1 of said Nunzie Campion Subdivision;

THENCE, S28°25'28"W, along a portion of the easterly line of said 2.551 acre tract, for a portion of the easterly line hereof, being a portion of the westerly line of Lot B of said Jimmie Brooks Addition and a portion of the northerly line of said Lot 1-A, a distance of 67.45 feet to an angle point hereof, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

THENCE, S29°42'00"W, over and across said 2.551 acre tract, passing at a distance of 72.55 feet the southerly line of said 2.551 acre tract, and continuing over and across said Lot 1-A, for a total distance of 275.44 feet to a 3/4" inch iron rod found for an angle point in the easterly line hereof, being the common northerly corner of Lot C and Lot D, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, same being an angle point in the southerly line of said Lot 1-A;

THENCE, along a portion of the southerly line of said Lot 1-A, being the northerly line of Lot A, Lot B and Lot C of said Owen Park, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S65°25'25"W, a distance of 186.70 feet to an angle point hereof, being an angle point in the northerly line of Lot A of said Owen Park;
- 2) S62°37'51"W, a distance of 67.80 feet to a 3/4" iron rod found in the northerly right-of-way line of Lightsey Road for the southeasterly corner hereof, being the southernmost corner of said Lot 1-A, and the southwesterly corner of said Lot A;

SOUTH LAMAR BOULEVARD
(STATE HIGHWAY 20)
(RIGHT-OF-WAY WIDTH VARIES)

MANCHACA ROAD
(RIGHT-OF-WAY WIDTH VARIES)

NUNZIE CAMPION
SUBDIVISION
VOL. 14, PG. 23

① LOT 2
NUNZIE CAMPION SUBDIVISION
VOL. 14, PG. 23

② 0.057 ACRE
J.A. SHELBY
VOL. 1538, PG. 122

③ 0.322 ACRE
JBS HOLDINGS, LP
DOC. NO. 2002251880

NUNZIE CAMPION
SUBDIVISION
VOL. 14, PG. 23

LOT B
JIMMY BROOKS
ADDITION
VOL. 66, PG. 15

LOT 1,
LONGHORN
SUBDIVISION
VOL. 48, PG. 98

2.551 ACRES
ALEXANDER-MADISON
LAND COMPANY, LTD.
DOC. NO. 2002067392

LOT 1-A
RESUBDIVISION
OF F.O. CULLEN
SUBDIVISION
VOL. 21, PG. 44

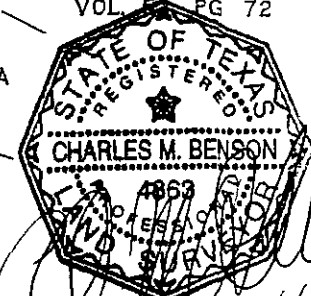
HENRY P HILL LEAGUE

LOT 1-A

LOT D

LOT C

LOT B
OWEN PARK
VOL. 6, PG. 72



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- ⊗ CHISELED "X" FOUND
- △ CALCULATED POINT
- POB POINT OF BEGINNING

LINE TABLE

No	BEARING	DISTANCE
L1	N07°46'11"E	74.95'
L2	N07°43'23"E	178.77'
L3	N08°50'10"E	119.02'
L4	N59°20'58"W	8.36'
L5	N09°58'22"E	44.47'
L6	S49°18'41"W	60.06'
L7	S45°48'38"E	74.53'
L8	S28°25'28"W	67.45'
L9	S62°37'51"W	67.80'
L10	N49°05'04"W	14.06'
L11	S09°38'33"W	67.45'

R=545.62'
L=119.45'
D=12°32'35"
CB=N14°01'47"E
CD=119.21'

P.O.B. LOT 2-A
PUNCH HOLE FOUND
N48°55'32"W 233.35'
LIGHTSEY ROAD
(RIGHT-OF-WAY WIDTH VARIES)

SKETCH TO ACCOMPANY DESCRIPTION

OF 6.400 ACRES OF LAND OUT OF THE HENRY P HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING: ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44, ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98, ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23, ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392, ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP, BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS.

CYPRESS REALTY, INC

ZONING TRACT CS-GR

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc ©Copyright 2007

TRACT 2
CS to SF-6

EXHIBIT B

2.449 ACRES
CYPRESS REALTY
ZONING TRACT CS-SF6
SOUTH LAMAR AT MANCHACA

FN. NO. 07-319(CAG)
MAY 30, 2007
BPI JOB NO. 1469-07.10

DESCRIPTION

OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.449 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 3/4 inch iron rod found in the northerly right-of-way line of Lightsey Road (R.O.W. width varies) for the southernmost corner of said Lot 1-A, same being the southwesterly corner of Lot A, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, from which a punch hole in concrete found in the northerly right-of-way line of Lightsey Road for the southeasterly corner of Lot 2-A of said Resubdivision of F.O. Cullen Subdivision bears N49°05'04"W, a distance of 14.06 feet;

THENCE, leaving the northerly right-of-way line of Lightsey Road, along a portion of the southerly line of said Lot 1-A, the following two (2) courses and distances:

- 1) N62°37'51"E, a distance of 67.80 feet;
- 2) N65°25'25"E, a distance of 186.70 feet to a 3/4 inch iron rod found for the **POINT OF BEGINNING** and southwesterly corner hereof, being an angle point in the southerly line of said Lot 1-A, same being the common easterly corner of Lot C and Lot D of said Owen Park;

THENCE, N29°42'00"E, leaving the southerly line of said Lot 1-A, over and across said Lot 1-A, passing at a distance of 202.89 feet the northerly line of said Lot 1-A, and continuing over and across said 2.551 acre tract for a total distance of 275.44 feet to an angle point in the westerly line hereof, being an angle point in the easterly line of said 2.551 acre tract, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

THENCE, N28°25'28"E, along a portion of the easterly line of said 2.551 acre tract for a portion of the westerly line hereof a distance of 55.17 feet to the northwesterly corner hereof, being the southwesterly corner of Lot B, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records, from which a 1/2 inch iron rod found for the northeasterly corner of said 2.551 acre tract bears N28°25'28"E, a distance of 12.28 feet;

THENCE, along the southerly line of said Lot B, Jimmy Brooks Addition, for the northerly line of said Lot 1-A and hereof, the following two (2) course and distances:

- 1) S61°52'14"E, a distance of 148.91 feet to an angle point hereof;
- 2) S61°58'14"E, a distance of 171.41 feet to a 1/2 inch iron rod found for the northeasterly corner hereof, being the northeasterly corner of said Lot 1-A, and the northwesterly corner of Lot 2, Newman Addition, a subdivision of record in Volume 48, Page 63 of said Plat Records;

THENCE, S28°48'50"W, leaving the southerly line of Lot B of said Jimmy Brooks Addition, along the westerly line of said Lot 2, passing at a distance of 193.19 feet a 1/2 inch iron rod found for the common westerly corner of Lot 2 and Lot 1 of said Newman Addition for a total distance of 332.80 feet to a 1/2 inch iron rod found in the northerly line of Lot G of said Owen Park for the southeasterly corner of said Lot 1-A and hereof, being the southwesterly corner of Lot 1 of said Newman Addition, from which a 1/2 inch iron rod found for the northeasterly corner of said Lot G bears S62°56'04"E, a distance of 65.49 feet;

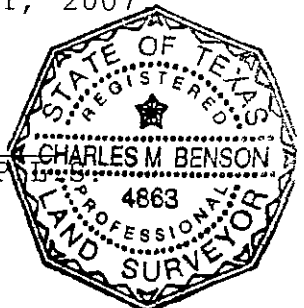
THENCE, N61°31'20"W, along a portion of the southerly line of said Lot 1-A for the southerly line hereof, a distance of 324.19 feet to the **POINT OF BEGINNING**, containing an area of 2.449 acres (106,686 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

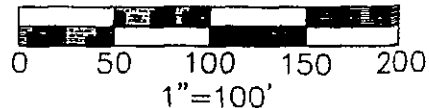
CHARLES M. BENSON, R.P.
NO. 4863
STATE OF TEXAS

JUNE 9, 2007

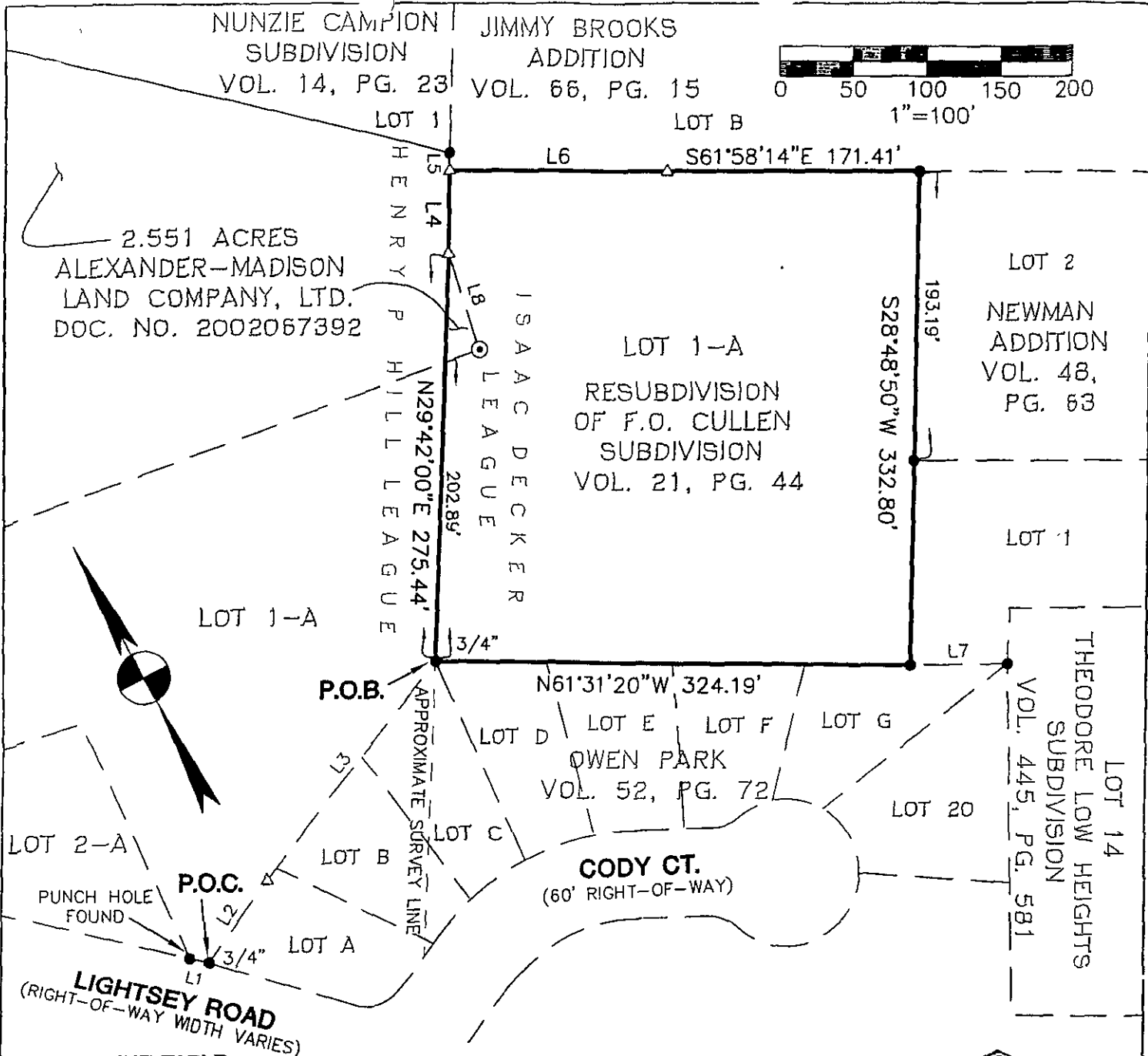


NUNZIE CAMPION
SUBDIVISION
VOL. 14, PG. 23

JIMMY BROOKS
ADDITION
VOL. 66, PG. 15



2.551 ACRES
ALEXANDER-MADISON
LAND COMPANY, LTD.
DOC. NO. 2002067392

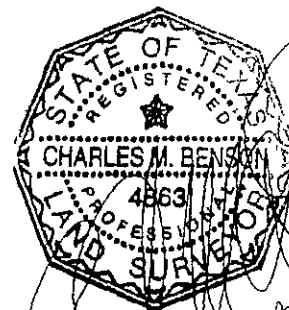


LINE TABLE

No	BEARING	DISTANCE
L1	N49°05'04"W	14.06'
L2	N62°37'51"E	67.80'
L3	N65°25'25"E	186.70'
L4	N28°25'28"E	55.17'
L5	N28°25'28"E	12.28'
L6	S61°52'14"E	148.91'
L7	S62°56'04"E	65.49'
L8	S09°38'33"W	67.45'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- Δ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc ©Copyright 2007

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**CYPRESS
REALTY, INC**

**ZONING
TRACT CS-SF8**

Tract 3

EXHIBIT C

1.486 ACRES
CYPRESS REALTY
ZONING TRACT SF3-SF6
SOUTH LAMAR AT MANCHACA

FN. NO. 07-763(JMH)
NOVEMBER 27, 2007
BPI JOB NO. 1469-07.10

DESCRIPTION

OF 1.486 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.486 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies), being the northeasterly corner of said Lot 2 and the southeasterly corner of Lot A, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records, same being the northwesterly corner of that certain ten (10) foot wide strip of land dedicated for street widening of record in Volume 48, Page 63 of said Plat Records, from which a 1 inch iron rod found at the northeasterly corner of said 10 foot wide strip bears S61°54'18"E, a distance of 10.23 feet;

THENCE, N61°54'18"W, along the northerly line of said Lot 2, being the southerly line of said Lot A, a distance of 5.00 feet to the **POINT OF BEGINNING**;

THENCE, leaving said northerly line of Lot 2, being said southerly line of Lot A, over and across said Lot 2 for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1) S27°47'45"W, a distance of 89.93 feet to an angle point;
- 2) S89°43'48"W, a distance of 60.11 feet to an angle point;
- 3) S77°25'48"W, a distance of 21.04 feet to an angle point;
- 4) S57°06'59"W, a distance of 69.12 feet to an angle point hereof, lying in the common line of said Lot 2 and Lot 1;

THENCE, N62°04'15"W, along a portion of the common line of said Lot 2 and Lot 1 for a portion of the easterly line hereof, a distance of 74.24 feet to an angle point hereof, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 2 and Lot 1 bears N62°04'15"W, a distance of 113.32 feet;

THENCE, S27°55'45"W, leaving the southerly line of said Lot 2, over and across said Lot 1, passing at a distance of 100.80 feet the

southerly line of said Lot 1, and continuing over and across said Lot 14 for a total distance of 137.85 feet to the southeasterly corner hereof;


THENCE, N62°56'04"W, passing at a distance of 50.00 feet a 1/2 inch iron rod found in the westerly line of said Lot 14 for an angle point in the southerly line of said Lot 1, being the northeasterly corner of Lot G, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, and continuing along a portion of the southerly line of said Lot 1 for a total distance of 115.49 feet to a 1/2 inch iron rod found for the southwesterly corner of said Lot 1 and hereof, same being the southeasterly corner of Lot 1-A, Resubdivision of F.O. Cullen Subdivision, of record in Volume 21, Page 44 of said Plat Records;

THENCE, N28°48'50"E, along the westerly lines of said Lot 1 and Lot 2, being the easterly line of said Lot 1-A, passing at a distance of 139.61 feet a 1/2 inch iron rod found for the northwesterly corner of said Lot 1 and continuing for a total distance of 332.80 feet to a 1/2 inch iron rod found in the southerly line of Lot B, of said Jimmy Brooks Addition for the northwesterly corner of said Lot 2 and hereof;

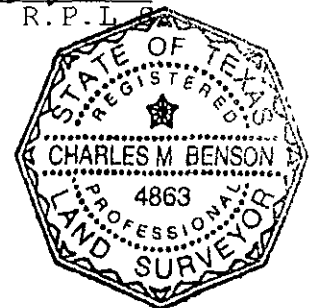
THENCE, S61°54'18"E, along a portion of the southerly line of said Lot B and Lot A, for the northerly line of said Lot 2 and hereof, a distance of 287.05 feet to the **POINT OF BEGINNING**, containing an area of 1.486 acres (64,753 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

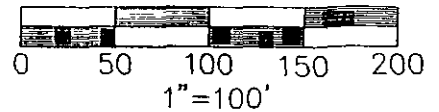
BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


CHARLES M. BENSON, R.P.L.S.
NO. 4863
STATE OF TEXAS

November 27, 2007



JIMMY BROOKS
ADDITION
VOL. 66, PG. 15
LOT B



ISAAC DECKER
LEAGUE
APPROXIMATE SURVEY LINE

LOT 1-A
RESUBDIVISION
OF F.O. CULLEN
SUBDIVISION
VOL. 21, PG 44

LOT 2
NEWMAN ADDITION
VOL. 48, PG. 63

LOT A
P.O.B. L1 P.O.C.

S61°54'18"E 287.05'

10' STRIP
DEDICATED FOR
STREET WIDENING
VOL. 48, PG. 63

DEL CURTO ROAD
(RIGHT-OF-WAY WIDTH VARIES)

N28°48'50"E 332.80'

L7

L6

LOT LINE

LOT 1

L8

S27°47'45"W 205.22'

3/4" N61°31'20"W 324.19'

L9

50.00'

LOT D LOT E LOT F LOT G
OWEN PARK
VOL 52, PG. 72

CODY CT.
(60' RIGHT-OF-WAY)

LOT 20

LOT 14
THEODORE LOW
HEIGHTS SUBDIVISION
VOL. 445, PG. 581

LOT 19

LOT 3

LOT 1

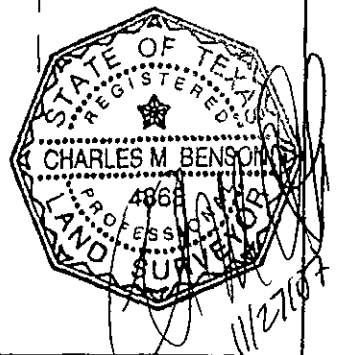
R.D.B. SUBDIVISION
VOL. 80, PG. 287

LINE TABLE

No.	BEARING	DISTANCE
L1	N61°54'18"W	5.00'
L2	S27°47'45"W	89.93'
L3	S89°43'48"W	60.11'
L4	S77°25'48"W	21.04'
L5	S57°06'59"W	69.12'
L6	N62°04'15"W	74.24'
L7	N62°04'15"W	113.32'
L8	S27°55'45"W	137.85'
L9	N62°56'04"W	115.49'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- P O B POINT OF BEGINNING



Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 1486 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

CYPRESS
REALTY, INC

ZONING
TRACT
SF3-SF6

DATE 11/27/07 FILE H \1469\07\146907EX8.dwg

FN No 07-763(JMH) DRAWN BY JMH

PROJ No 1469-07.10

tract 4

EXHIBIT D

2.094 ACRES
CYPRESS REALTY
ZONING TRACT SF3
SOUTH LAMAR AT MANCHACA

FN. NO. 07-762(JMH)
NOVEMBER 27, 2007
BPI JOB NO. 1469-07.10

DESCRIPTION

OF 2.094 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.094 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies) for the southeasterly corner hereof, being the southeasterly corner said Lot 14;

THENCE, N62°01'22"W, along the southerly line of said Lot 14 for the southerly line hereof, passing at a distance of 8.77 feet a 1/2 inch iron rod found for the northeasterly corner of Lot 1, R.D.B. Subdivision, of record in Volume 80, Page 287 of said Plat Records and continuing for a total distance of 237.47 feet to a 1/2 inch iron rod found in the easterly line of Lot 19, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records for the southwesterly corner of said Lot 14 and hereof, being the northwesterly corner of Lot 3 of said R.D.B. Subdivision;

THENCE, N26°52'22"E, along a portion of the westerly line of said Lot 14 for the westerly line hereof, a distance of 241.03 feet to a 1/2 inch iron rod found for the northwesterly corner hereof, being the northeasterly corner of Lot 20 of said Owen Park, same being a southerly corner of Lot 1 of said Newman Addition;

THENCE, S62°56'04"E, leaving the easterly line of said Lot 20, over and across said Lot 14 for a portion of the northerly line hereof, a distance of 50.00 feet to an angle point hereof;

THENCE, N27°55'45"E, continuing over and across said Lot 14, passing at a distance of 37.05 feet the northerly line of said Lot 14 and continuing over and across Lot 1 of said Newman Addition for a total distance of 137.85 feet to an angle point hereof, lying in the common line of Lot 1 and Lot 2 of said Newman Addition, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 1 and Lot 2 bears N62°04'15"W, a distance of 113.32 feet;

THENCE, S62°04'15"E, along a portion of the common line of said Lot 1 and Lot 2 for a portion of the northerly line hereof, a distance of 74.24 feet to an angle point hereof;

THENCE, leaving the northerly line of Lot 1 of said Newman Addition, over and across said Lot 2 for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) N57°06'59"E, a distance of 69.12 feet to an angle point;
- 2) N77°25'48"E, a distance of 21.04 feet to an angle point;
- 3) N89°43'48"E, a distance of 60.11 feet to an angle point;
- 4) N27°47'45"E, a distance of 89.93 feet to an angle point in the northerly line of said Lot 2, being the southerly line of Lot A, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records;

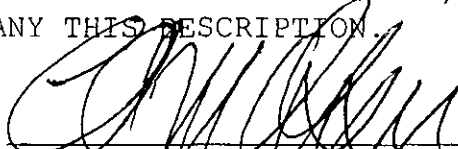
THENCE, S61°54'18"E, along the northerly line of said Lot 2, being the southerly line of said Lot A, a distance of 5.00 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies), being the northeasterly corner of said Lot 2 and the southeasterly corner of said Lot A, same being the northwesterly corner of that certain ten (10) foot wide strip of land dedicated for street widening of record in Volume 48, Page 63 of said Plat Records, from which a 1 inch iron rod found at the northeasterly corner of said 10 foot wide strip bears S61°54'18"E, a distance of 10.23 feet;

THENCE, along the westerly right-of-way line of Del Curto Road, being the easterly lines of Lot 2 and Lot 1 of said Newman Addition and the easterly line of said Lot 14 for the easterly line hereof, the following three (3) courses and distances:

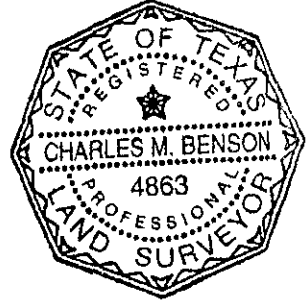
- 1) S27°47'45"W, a distance of 292.45 feet to a 1/2 inch iron rod found for an angle point hereof, being the southeasterly corner of said Lot 1;
- 2) S62°47'47"E, a distance of 9.92 feet to a 1/2 inch iron rod found for an angle point hereof, being the northeasterly corner of said Lot 14;
- 3) S28°00'37"W, a distance of 279.79 feet to the **POINT OF BEGINNING**, containing an area of 2.094 acres (91,235 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON
THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007.
A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

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


CHARLES M. BENSON, R.P.L.S.
NO. 4863
STATE OF TEXAS

November 27, 2007



JIMMY BROOKS
ADDITION
VOL. 66, PG. 15
LOT B

0 50 100 150 200
1"=100'

ISAAC DECKER
LEAGUE
APPROXIMATE SURVEY LINE

LOT 1-A
RESUBDIVISION
OF F.O. CULLEN
SUBDIVISION
VOL. 21, PG 44

LOT 2
NEWMAN ADDITION
VOL. 48, PG. 63

10' STRIP
DEDICATED FOR
STREET WIDENING
VOL 48, PG 63

DEL CURTO ROAD
(RIGHT-OF-WAY WIDTH VARIES)

LOT D LOT E LOT F LOT G
OWEN PARK
VOL. 52, PG 72
LOT C
CODY CT.
(60' RIGHT-OF-WAY)

LOT 14
THEODORE LOW
HEIGHTS SUBDIVISION
VOL. 445, PG. 581

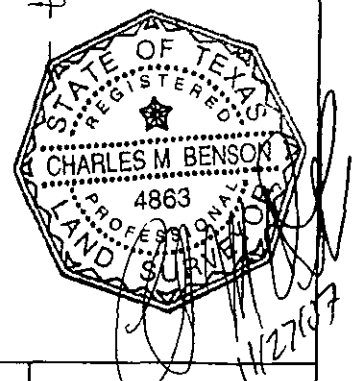
LINE TABLE

No	BEARING	DISTANCE
L1	S62°56'04"E	50.00'
L2	N27°55'45"E	137.85'
L3	N62°04'15"W	113.32'
L4	S62°04'15"E	74.24'
L5	N57°06'59"E	69.12'
L6	N77°25'48"E	21.04'
L7	N89°43'48"E	60.11'
L8	N27°47'45"E	89.93'
L9	S62°47'47"E	9.92'
L10	S61°54'18"E	5.00'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- P.O.B. POINT OF BEGINNING

LOT 3 | LOT 1
R.D.B. SUBDIVISION
VOL. 80, PG 287



SKETCH TO ACCOMPANY DESCRIPTION

OF 2.094 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

CYPRESS
REALTY, INC

ZONING
TRACT SF3

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ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
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EXHIBIT E

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondu</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchid Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondu</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

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

Perennials

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

Ornamental Grasses

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

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

Vines

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

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

Groundcover

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

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

Turf Grasses

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

EXHIBIT F

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

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

Do Not Plant

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

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

Do Not Plant Near

Parks/Preserves/Greenbelts

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

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

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

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