

ORDINANCE NO. 20080925-103

AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF THE NORTHEAST INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD.

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

PART 1. Pioneer Crossing planned unit development is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane and Dessau Road and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No 20050512-058.

PART 2. Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No 20050512-058 and Ordinance No 20050728-077

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development ("Pioneer Crossing PUD"), described in Zoning Case No. C814-96-0003 07, on file at the Neighborhood Planning and Zoning Department, as follows

Parcel No. E-20A. A 34.201 acre tract of land, more or less, out of the Lucas Munos Survey No 55, Abstract No. 513, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Parcel No W-21 A 21.679 acre tract of land, more or less, consisting of a 6.495 acre tract and a 15.184 acre tract, out of the Lucas Munos Survey No 55, Abstract No 513, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Parcel No W-22. A 64 148 acre tract of land, more or less, consisting of a 23.191 acre tract and a 40.957 acre tract, out of the Lucas Munos Survey No 55, Abstract

No 513, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (all parcels being known as the "Property"),

locally known as the property located in the vicinity of the northeast intersection of Samsung Boulevard and Sprinkle Cutoff Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 4 This ordinance, together with the attached Exhibits A through E, constitutes the land use plan for the Pioneer Crossing planned unit development district ("Pioneer Crossing PUD"), and amends the Original Ordinance. The Pioneer Crossing PUD shall conform to the limitations and conditions set forth in the ordinance and the land use plan on record at the Neighborhood Planning and Zoning Department in File No. C814-96-0003 07. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit B of Ordinance No. 970410-1 is amended as shown on Exhibit E of this ordinance. The attached exhibits are as follows:

Exhibits A-C	Property description
Exhibit D	Zoning map
Exhibit E.	Amended land use plan (2 pages)

PART 6. The Pioneer Crossing land use plan under the Original Ordinance, as amended, is modified and amended as to Parcels E-20, W-21, and W-22, as follows:

- A Parcel E-20 is divided to create two new tracts: Parcel E-20 and Parcel E-20A.
- B Exhibit D (*Permitted Uses Table*) is modified to change the current SF-2 district use to SF-5 district use for Parcels E-20A, W-21, and W-22.
- C Development of Parcels E-20A, W-21, and W-22 shall be as single family residential use. All other residential uses are prohibited.
- D Exhibit C (*Site Development Criteria and Land Use Summary*) is modified to adjust the density figures for each named parcel allowed under the revised land use. The overall net change in density for the entire Pioneer Crossing PUD will remain the same.

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No 970410-I, as amended, remain in effect

PART 8. This ordinance takes effect on October 6, 2008

PASSED AND APPROVED

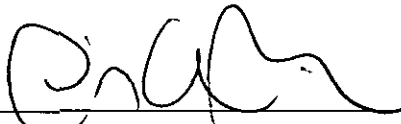
September 25, 2008

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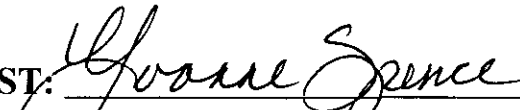


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A Gentry
City Clerk



Landesign Services, Inc.

555 Round Rock West Drive
Bldg D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT "A" METES AND BOUNDS DESCRIPTION

BEING 34 101 ACRES OF LAND, AS SURVEYED BY LANDEIGN SERVICES, INC , BEING OUT OF THE LUCAS MUNOS SURVEY NO 55, ABSTRACT NO 513, TRAVIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 36 912 ACRE TRACT AND A CALLED 86.214 ACRE TRACT CONVEYED BY ART COLLECTION, INC TO PIONEER AUSTIN EAST DEVELOPMENT I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO 2003258688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar with cap marked "G&R" found in the north line of said 36 912 acres and the southeast corner of Lot 2 Block BBB, Pioneer Crossing East Section 6, a subdivision recorded in Document No 2004001143 of the Official Public Records of Travis County, Texas,

Thence along north line of said 36 912 acre tract and the east line of said Pioneer Crossing East Section 6, the following 3 courses,

- 1 North 22°11'45"East a distance of 165 00 feet to a 1/2 inch iron rebar with cap marked "G&R" found,
2. North 67°48'15"West a distance of 5 00 feet to a 1/2 inch iron rebar with cap marked "G&R" found,
3. North 22°11'45"East a distance of 395 00 feet to a 1/2 inch iron rebar with cap marked "G&R" found at the northeast corner of Lot 21 Block FFF Pioneer Crossing East Section 6 in the south line of Lot 19, Block FFF, Pioneer Crossing East Section 5, a subdivision in Travis County, Texas recorded in Document No 200400142 of the Official Public Records of Travis County, Texas,

Thence South 67°48'15"East a distance of 213.80 feet along the south line of Pioneer Crossing East Section 5 to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Lot 17, Block FFF, Pioneer Crossing East Section 5 and the southwest corner of Lot 1, Block FFF, Pioneer Crossing East Section 4, a subdivision in Travis County, Texas, recorded in Document No 2004001141 of the Official Public Records of Travis County, Texas;

Thence along the south line of Pioneer Crossing East Section 4 the following 4 courses,

- 1 South 67°48'15"East a distance of 95 55 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 2 South 70°49'31"East a distance of 78 84 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 3 South 31°16'12"East a distance of 105 00 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 4 South 67°47'47"East a distance of 49 37 feet to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Lot 1, Block FFF, Pioneer Crossing East Section 4, and in the east line of said 86 214 acre tract and the west line of a called 14 02 acre tract conveyed to Hai Nguyen in General Warranty Deed recorded in Document No 2006091509 of the Official Property Records of Travis County, Texas,

Thence South 23°12'13"West a distance of 1512 33 feet along the east line of said 86 214 acre tract and the east line of said 36 912 acre tract, the west line of said 14 02 acre tract and the west line of a called 22 393 acre tract conveyed to Yuh Jaan Wey and wife, Yecu Chyn Wey, in Cash Warranty Deed recorded in Volume 13228, Page 2391 of the Real Property Records of Travis County, Texas to a calculated point in the north line of a called 15 14 acres conveyed to the City of Austin in Warranty Deed recorded in Volume 3459, Page 1939 of the Deed Records of Travis County, Texas, for the southeast corner of said 36 912 acre tract and the southwest corner of said 22 393 acre tract, from which a 1/2 inch iron rebar with cap marked "SAM" found bears North 02°25'39"West a distance of 0 39 feet,

Thence North 73°45'58"West a distance of 1070 83 feet along the south line of said 36 912 acre tract and the north line of said 15 14 acre tract to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Pioneer Crossing East Section 6,

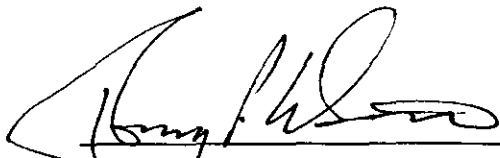
Thence along the east line of said Pioneer Crossing East Section 6, the following twenty-five (25) courses,

- 1 North 33°11'41"West a distance of 108 48 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 2 North 05°44'52"East a distance of 106 07 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 3 North 44°41'24"East a distance of 53 03 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 4 South 45°18'36"East a distance of 100 00 feet to a 1/2 inch iron rebar with cap marked "SAM" found at the beginning of a non-tangent curve to the right,

- 5 Along said curve to the right, having a radius of 50 00 feet, a delta angle of $28^{\circ}57'18''$, a length of 25 27 feet and a chord which bears North $59^{\circ}10'04''$ East a distance of 25 00 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 6 North $16^{\circ}21'17''$ West a distance of 100 00 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 7 North $73^{\circ}38'43''$ East a distance of 43 85 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 8 South $73^{\circ}45'58''$ East a distance of 60 55 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 9 North $16^{\circ}14'02''$ East a distance of 53 00 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 10 North $12^{\circ}50'55''$ East a distance of 97 98 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 11 North $01^{\circ}34'19''$ West a distance of 95 35 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 12 North $10^{\circ}54'55''$ West a distance of 52 29 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 13 South $79^{\circ}05'05''$ West a distance of 56 00 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 14 South $66^{\circ}01'39''$ West a distance of 48 31 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 15 North $15^{\circ}09'39''$ West a distance of 124 95 feet to a 1/2 inch iron rebar with cap marked "SAM" found "found at the beginning of a non-tangent curve to the right,
- 16 Along said curve to the right, having a radius of 475 00 feet, a delta angle of $02^{\circ}11'35''$, a length of 18 18 feet and a chord which bears North $75^{\circ}56'09''$ East a distance of 18 18 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 17 North $12^{\circ}58'03''$ West a distance of 175 85 feet to a 1/2 inch iron rebar with cap marked "SAM" found,
- 18 North $89^{\circ}32'53''$ East a distance of 57 55 feet to a 1/2 inch iron rebar with cap marked "G&R" found,
- 19 North $79^{\circ}05'01''$ East a distance of 500 27 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,

- 20 North 88°07'18"East a distance of 47 86 feet to a 1/2 inch iron rebar with cap marked "G&R" found,
- 21 North 82°18'08"East a distance of 32 53 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 22 South 73°05'35"East a distance of 115 49 feet to a 1/2 inch iron rebar with cap marked "G&R" found,
- 23 South 67°48'15"East a distance of 60 00 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 24 North 22°11'45"East a distance of 5 36 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set,
- 25 South 67°48'15"East a distance of 120 00 feet to the POINT OF BEGINNING,

This parcel contains 34 10 acres of land, more or less, out of the Lucas Munos Survey No 55, Abstract No 513, Travis County, Texas Description prepared from an on-the-ground survey made during May 2007 All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum

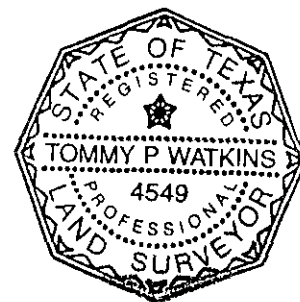


September 10, 2007

Tommy P Watkins
Registered Professional Land Surveyor
State of Texas No 4549

Date

Project Number 011-07-013
L:\L&C\Pioneer Crossing Sect 12\FNOTES\011013 34 10ac doc



DESCRIPTION OF 6.495 ACRE TRACT OF LAND BEING SITUATED IN THE LUCAS MUNOS SURVEY NO 55, ABSTRACT NO 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 6.498 ACRE TRACT OF LAND (PART 4), AS DESCRIBED IN THE DEED TO PIONEER AUSTIN EAST DEVELOPMENT I, LTD, AS RECORDED IN DOCUMENT NO 2003258688, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.495 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a 1-inch iron pipe found in the west line of a called 1.672 acre tract of land known as Sprinkle Cutoff Road described in Travis County Road Book 2, Page(s) 404-405, same being in the north line of a called 40.957 acre tract of land (Part 5), as described in the deed to Pioneer Austin East Development I, LTD, as recorded in Document No 2003258688, of the Official Public Records of Travis County, Texas, and the southeast corner of a called 16.48 acre tract of land, described in the deed to Pioneer at Walnut Creek, L.P, as recorded in Document No. 2006042471, of the Official Public Records of Travis County, Texas;

THENCE leaving said west line, and crossing said Sprinkle Cutoff Road, N 61° 20' 53" E, a distance of 52.66 feet to an axle found in the east line of said Sprinkle Cutoff Road for the southwest corner of a called 16.45 acre tract of land described in a deed to Sprinkle Creek Corporation, as recorded in Document No 2006018100, of the Official Public Records of Travis County, Texas, same being in the east line of said Sprinkle Cutoff Road, for the northwest corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said east line, with the north line of said 6.498 acre tract, same being a south line of said 16.45 acre tract the following three (3) courses and distances

- 1 N 43° 19' 16" E, a distance of 290.44 feet to a 40D nail found,
- 2 N 42° 38' 35" E, a distance of 123.04 feet to a 5/8-inch iron pipe found, and
3. S 73° 25' 49" E, a distance of 141.75 feet to a calculated point in the west line of a called 85.439 acre tract of land described in the deed to the State of Texas, as recorded in Volume 11339, Page 2005, of the Real Property Records of Travis County, Texas, same being in the east line of said 6.498 acre tract, from which a 5/8-inch iron pipe found bears, S 73° 25' 49" E, a distance of 1.61 feet,

THENCE with said common line, S 11° 12' 59" E, a distance of 633.78 feet to a 1/2-inch iron rod found in the north right-of-way line of Samsung Boulevard, a 60-foot wide right-of-way;

THENCE leaving said common line, with said north right-of-way line, same being the south line of said 6.498 acre tract, S 79° 05' 01" W, a distance of 458.85 feet to a 1/2-inch iron rod found at the intersection of said Samsung Boulevard and said Sprinkle Cutoff Road;

THENCE with the arc of curve to the right a distance of 40.48 feet, through a central angle of 92° 45' 55", having a radius of 25.00 feet, and whose chord bears N 54° 32' 02" W, a distance of 36.20 feet to a 1/2-inch iron rod found in the east right-of-way line of said Sprinkle Cutoff Road,

THENCE with the east right-of-way line of said Sprinkle Cutoff Road, same being the west line of said 6.498 acre tract, the following four (4) courses and distances

- 1 N 08° 09' 05" W, a distance of 214.56 feet to a calculated point,
- 2 N 10° 33' 14" W, a distance of 55.42 feet to a calculated point,
- 3 N 07° 50' 49" W, a distance of 114.92 feet to a calculated point, and

6.495 Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

FN4608(ALG)
September 24, 2007
SAM, Inc. Job No. 27389-01

4. N 06° 51' 33" W, a distance of 45 79 feet to the **POINT OF BEGINNING**, and containing 6 495 acres of land more or less.

BEARING BASIS: Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1 00008

This fieldnote does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and may not be used in any document intended to transfer title of the parcel as depicted herein. SAM, Inc. assumes not professional habilty for use of this document in any document intended to transfer title

This description is accompanied by a separate sketch, see Zoning Sketch to Accompany Field Note No. 4608", attached hereto and made a part hereof.

THE STATE OF TEXAS

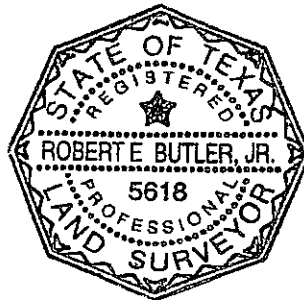
KNOW ALL MEN BY THESE PRESENTS:

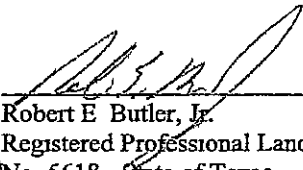
COUNTY OF TRAVIS

That I, Robert E Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 24th day of September 2007 A.D

SURVEYING AND MAPPING, Inc
5508 West Highway 290, Building B
Austin, Texas 78735




Robert E Butler, Jr.
Registered Professional Land Surveyor
No. 5618 - State of Texas

LEGEND

- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP FOUND
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ✦ 40D NAIL FOUND (UNLESS NOTED)

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

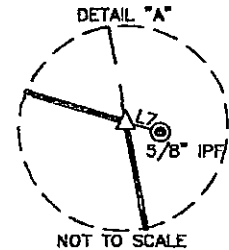
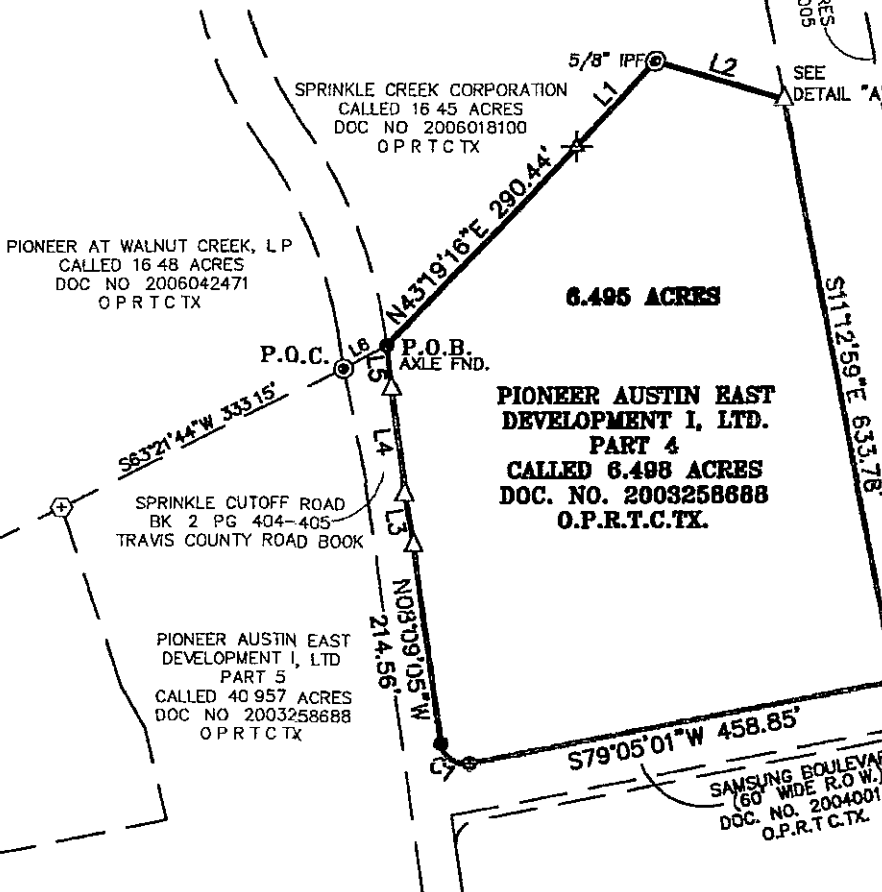
200 100 0 200



GRAPHIC SCALE
SCALE 1" = 200 FEET

SEPTEMBER 2007
LUCAS MUNOS SURVEY NO 55,
ABSTRACT 513
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°38'35"E	123.04'
L2	S73°25'49"E	141.75'
L3	N10°33'14"W	55.42'
L4	N07°50'49"W	114.92'
L5	N06°51'33"W	45.79'
L6	S61°20'53"W	52.66'
L7	S73°25'49"E	1.61'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	92°45'55"	25.00'	40.48'	N54°32'02"W	36.20'

BEARING BASIS. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83/93(HARN), CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00008

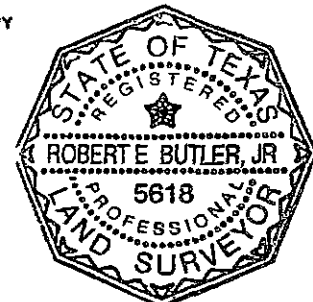
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND MAY NOT BE USED IN ANY DOCUMENT INTENDED TO TRANSFER TITLE OF THE PARCEL AS DEPICTED HEREIN. SAM, INC. ASSUMES NOT PROFESSIONAL LIABILITY FOR USE OF THIS DOCUMENT IN ANY DOCUMENT INTENDED TO TRANSFER TITLE

THIS SKETCH IS ACCOMPANIED BY A SEPARATE FIELD NOTE, SEE "EXHIBIT A" FIELD NOTE TO ACCOMPANY SKETCH NO. 4608, ATTACHED HERETO AND MADE A PART HEREOF

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

ROBERT E. BUTLER, JR. REGISTERED
PROFESSIONAL LAND SURVEYOR NO.
5618 - STATE OF TEXAS

SEPTEMBER 24, 2007
DATE



REVIEWED BY:

PROJECT	PIONEER CROSSING EAST
JOB NUMBER	27588-01
DATE	SEPTEMBER 2007
SURVEYOR	REB
PARTY CHIEF	N/A
FIELDBOOK	N/A
FIELDNOTE	FR4608(ALQ).DOC
TECHNICIAN	ALQ
DRAWING	FR4608.OWG
SCALE	1" = 250'



5508 WEST HIGHWAY 290
BUILDING B AUSTIN TEXAS
78755 (512) 447-0575
FAX (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

ZONING SKETCH
TO ACCOMPANY
FIELD NOTE No. 4608
PAGE 3 OF 3

DESCRIPTION OF 15 184 ACRE TRACT OF LAND BEING SITUATED IN THE LUCAS MUNOS SURVEY NO 55, ABSTRACT NO 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16 971 ACRE TRACT OF LAND (PART 2) AS DESCRIBED IN THE DEED TO PIONEER AUSTIN EAST DEVELOPMENT IC, LTD., AS RECORDED IN DOCUMENT NO 2003258689, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 1.672 ACRES OF LAND BEING ALL OF SPRINKLE CUT-OFF ROAD, AS RECORDED IN BOOK 2, PAGES 404-405 OF THE TRAVIS COUNTY ROAD BOOKS; SAID 15 184 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a 1/2-inch iron rod found at the intersection of said Sprinkle Cut-off Road and Samsung Boulevard, a 60-foot wide right-of-way, same being a northwest corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the east right-of-way line of said Sprinkle Cut-off Road, with the south right-of-way line of said Samsung Boulevard, the following two (2) courses and distances:

- 1 with the arc of a curve to the right a distance of 38 06 feet, through a central angle of $87^{\circ} 14' 05''$, having a radius of 25 00 feet, and whose chord bears $N 35^{\circ} 27' 28'' E$, a distance of 34 49 feet to a 1/2-inch iron rod found for a point of tangency, and
- 2 $N 79^{\circ} 05' 01'' E$, a distance of 464 47 feet to a 1/2-inch iron rod found for the northeast corner of the tract described herein, same being in the west line of a called 85 439 acre tract of land described in the deed to the State of Texas, as recorded in Volume 11339, Page 2005, of the Real Property Records of Travis County, Texas,

THENCE leaving said south right-of-way line, with the west line of said 85 439 acre tract, same being the east line of said 16 971 acre tract, the following three (3) courses and distances:

- 1 $S 11^{\circ} 12' 59'' E$, a distance of 1284 77 feet to a 1/2-inch iron rod with an aluminum cap found,
- 2 $S 78^{\circ} 52' 01'' W$, a distance of 25 60 feet to a PK-nail found,
- 3 $S 11^{\circ} 20' 03'' E$, a distance of 293.07 feet to a calculated point in the north line of Lot 1 of Troupe Addition, as recorded in Book 75, Page 31, of the Plat Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears $N 35^{\circ} 54' 10'' E$, a distance of 2.95 feet,

THENCE leaving said common line with the north line of said Lot 1, that called Lot A-3 of the First Resubdivision of the J D T Addition, as recorded in Volume 74, Page 30, of the Plat Records of Travis County, Texas, and those called Lots 1 and 2 of the J D T Addition, as recorded in Book 6, Page 33, of the Plat Records of Travis County, Texas, the following four (4) courses and distances

- 1 $S 35^{\circ} 43' 18'' W$, a distance of 44 57 feet to a 1/2-inch iron rod found,
- 2 $N 47^{\circ} 45' 41'' W$, a distance of 84 36 feet to a 1/2-inch iron pipe found,
- 3 $N 47^{\circ} 11' 50'' W$, a distance of 97 22 feet to a 1/2-inch iron rod found, and
- 4 $N 47^{\circ} 00' 47'' W$, a distance of 431.50 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1 of the J D T Addition, same being the east line of said Sprinkle Cut-off Road, from which a 1/2-inch iron rod found in the west right-of-way line of said Sprinkle Cut-off Road bears, $N 47^{\circ} 13' 12'' W$, a distance of 81.96 feet,

15 184 Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

FN4609(ALG)
September 24, 2007
SAM, Inc. Job No 27389-01

THENCE leaving said common line, with the east right-of-way line of said Sprinkle Cut-off Road, the following eight (8) courses and distances

- 1 N 16° 45' 46" W, a distance of 70 37 feet to a calculated point,
- 2 N 24° 23' 45" W, a distance of 56 03 feet to a calculated point,
3. N 42° 11' 05" W, a distance of 56 73 feet to a calculated point,
- 4 N 37° 01' 37" W, a distance of 102.09 feet to a calculated point,
5. N 28° 10' 10" W, a distance of 58.19 feet to a calculated point,
- 6 N 10° 42' 39" W, a distance of 40 19 feet to a calculated point,
- 7 N 08° 21' 42" W, a distance of 405 98 feet to a calculated point, and
- 8 N 08° 09' 05" W, a distance of 324 56 feet to the **POINT OF BEGINNING** and containing 15.184 acres of land more or less

BEARING BASIS Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1 00008

This fieldnote does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and may not be used in any document intended to transfer title of the parcel as depicted herein. SAM, Inc assumes not professional liability for use of this document in any document intended to transfer title

This description is accompanied by a separate sketch; see Zoning Sketch to Accompany Field Note No. 4609", attached hereto and made a part hereof

THE STATE OF TEXAS

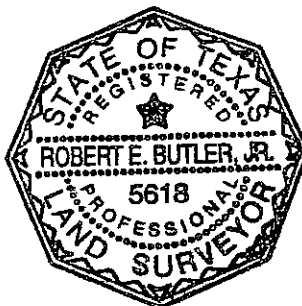
KNOW ALL MEN BY THESE PRESENTS

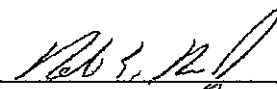
COUNTY OF TRAVIS

That I, Robert E Butler, Jr , a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 24th day of September 2007 A D

SURVEYING AND MAPPING, Inc
5508 West Highway 290, Building B
Austin, Texas 78735




Robert E. Butler, Jr
Registered Professional Land Surveyor
No 5618 - State of Texas

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°14'05"	25.00'	38.06'	N35°27'58"E	34.49'

300 200 100 0 300

GRAPHIC SCALE
SCALE 1" = 300 FEET

SEPTEMBER 2007
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
TRAVIS COUNTY, TEXAS

LEGEND

- 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ✦ 40D NAIL FOUND (UNLESS NOTED)
- OP R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RP R.T.C.TX REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P R.T.C.TX PLAT RECORDS OF TRAVIS COUNTY, TEXAS

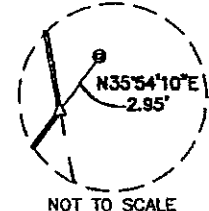
PIONEER AUSTIN EAST
DEVELOPMENT I, LTD
PART 5
CALLED 40.957 ACRES
DOC NO 2003258688
O.P.R.T.C.TX

SPRINKLE CUTOFF ROAD
BOOK 2 PG 404-405
TRAVIS COUNTY ROAD BOOK

PIONEER AUSTIN EAST
DEVELOPMENT IC, LTD.,
CALLED 16.971 ACRES
PART 2
DOC. NO. 2003258689
O.P.R.T.C.TX.

STATE OF TEXAS
CALLED 85.439 ACRES
VOL. 11339, PG. 2005
R.P.R.T.C.TX.

DETAIL "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°52'01"W	25.60'
L2	S35°43'18"W	44.57'
L3	N47°45'41"W	84.36'
L4	N47°11'50"W	97.22'
L5	S47°13'12"E	81.96'
L6	N16°45'46"W	70.37'
L7	N24°23'45"W	56.03'
L8	N42°11'05"W	56.73'
L9	N37°01'37"W	102.09'
L10	N28°10'10"W	58.19'
L11	N10°42'39"W	40.19'

15.184 ACRES

J D T ADDITION
BK 6, PG 33
P.R.T.C.TX.

PK NAIL FND
1/2" IRF
W/ALUMINUM
CAP

BEARING BASIS. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83/93(HARN), CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00008.

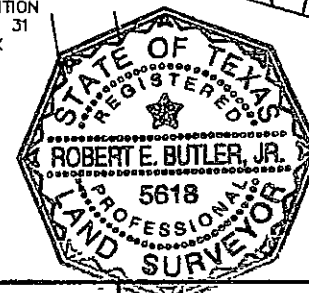
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND MAY NOT BE USED IN ANY DOCUMENT INTENDED TO TRANSFER TITLE OF THE PARCEL AS DEPICTED HEREIN. SAM, INC. ASSUMES NOT PROFESSIONAL LIABILITY FOR USE OF THIS DOCUMENT IN ANY DOCUMENT INTENDED TO TRANSFER TITLE.

THIS SKETCH IS ACCOMPANIED BY A SEPARATE FIELD NOTE, SEE "EXHIBIT A" FIELD NOTE TO ACCOMPANY SKETCH NO 4609". ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER JR. REGISTERED
PROFESSIONAL LAND SURVEYOR NO.
5618 - STATE OF TEXAS

SEPTEMBER 24, 2007
DATE



REVIEWED BY:

PROJECT: PIONEER CROSSING EAST
JOB NUMBER: 27388-01
DATE: SEPTEMBER 2007
SURVEYOR: REB
PARTY CHIEF: N/A
FIELDBOOK: N/A
FIELDNOTE: FN4609(ALT) DOC
TECHNICIAN: ALG
DRAWING: FN4609.DWG
SCALE: 1" = 300'



5508 WEST HIGHWAY 290
BUILDING B AUSTIN TEXAS,
78735 (512) 447-0575
FAX (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

ZONING SKETCH
TO ACCOMPANY
FIELD NOTE No. 4609
PAGE 3 OF 3

113 692 Gross Acres
112 020 Net Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

EXHIBIT C

FN3157(ALG)
October 03, 2003
SAM, Inc Job No 23222-04

PART 3: 23.191 ACRES

BEGINNING at a 3/4-inch iron pipe found in north right-of-way line of Cameron Road (varying width right-of-way) and the south line of said Tract 11, same being the southeast corner of a called 3 01 acre tract of land as described in the deed to Melvin H Barker and wife, Janice H Barker, as recorded in Volume 3748, Page 320, of the Deed Records of Travis County, Texas, and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found bears N 76° 56' 11" W, a distance of 3 59 feet,

THENCE leaving said right-of-way line with the south line of said Tract 11, same being the north line of said 3 01 acre tract, N 62° 34' 33" W, a distance of 650 22 feet to a 3/4-inch iron pipe found for a north common corner of said 3 01 acre tract and a called 4 480 acre tract of land as described in the deed to Sondra McTaggart, as recorded in Volume 13069, Page 1649, of the Real Property Records of Travis County, Texas,

THENCE continuing with the south line of said Tract 11, same being the north line of said 4 480 acre tract, the following three (3) courses and distances

113 692 Gross Acres
112 020 Net Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

FN3157(ALG)
October 03, 2003
SAM, Inc Job No 23222-04

- 1 N 17° 35' 26" E, a distance of 30 42 feet to a 3/4-inch iron pipe found,
- 2 N 67° 46' 41" W, a distance of 94 98 feet to a 1/4-inch iron rod found, and
- 3 N 72° 53' 24" W, a distance of 121 98 feet to a 1/4-inch iron rod found,

THENCE leaving said common line and crossing through the interior of said Tract 11, the following nineteen (19) courses and distances

- 1 N 20° 11' 46" W, a distance of 475 80 feet to a 1/2-inch iron rod with a plastic cap found,
- 2 N 24° 55' 14" E, a distance of 273 79 feet to a calculated point, from which a 1/2-inch iron rod with a plastic cap found bears N 24° 55' 14" E, a distance of 7 39 feet,
- 3 S 37° 38' 17" E, a distance of 189 80 feet to a calculated point,
- 4 S 74° 56' 04" E, a distance of 243 53 feet to a calculated point,
- 5 with the arc of a curve to the left a distance of 30 59 feet, through a central angle of 04° 56' 16", having a radius of 355 00 feet, and whose chord bears S 11° 09' 30" W, a distance of 30 58 feet to a calculated point,
- 6 S 82° 51' 12" E, a distance of 126 17 feet to a calculated point,
- 7 N 14° 53' 22" E, a distance of 91 19 feet to a calculated point,
- 8 N 48° 45' 50" E, a distance of 125 36 feet to a calculated point,
- 9 N 63° 08' 25" E, a distance of 123 50 feet to a calculated point,
- 10 S 47° 36' 19" E, a distance of 99 00 feet to a calculated point,
- 11 S 54° 17' 38" E, a distance of 70 61 feet to a calculated point,
- 12 S 65° 06' 38" E, a distance of 145 46 feet to a calculated point,
- 13 N 85° 50' 31" E, a distance of 53 95 feet to a calculated point,
- 14 S 72° 51' 07" E, a distance of 128 23 feet to a calculated point,
- 15 N 87° 53' 13" E, a distance of 118 73 feet to a calculated point,
- 16 N 79° 38' 24" E, a distance of 53 20 feet to a calculated point,
- 17 S 79° 07' 34" E, a distance of 122.45 feet to a to a calculated point,
- 18 with the arc of a curve to the right a distance of 329 61 feet, through a central angle of 19° 28' 11", having a radius of 970 00 feet, and whose chord bears S 20° 31' 32" W, a distance of 328 03 feet to a calculated point, and
- 19 S 30° 15' 38" W, a distance of 679 70 feet to a calculated point in the north right-of-way line of said Cameron Road, same being the south line of said Tract 11,

113 692 Gross Acres
112 020 Net Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

FN3157(ALG)
October 03, 2003
SAM, Inc Job No 23222-04

THENCE with said common line, the following four (4) courses and distances

- 1 N 62° 19' 55" W, a distance of 32 87 feet to a 3/8-inch iron rod found,
- 2 N 73° 17' 14" W, a distance of 54 97 feet to a 1/2-inch iron rod found,
- 3 N 75° 52' 12" W, a distance of 37 99 feet to a 1/2-inch iron rod found, and
- 4 N 82° 56' 40" W, a distance of 30 92 feet to the **POINT OF BEGINNING** and containing 23 191 acres of land more or less

BEARING BASIS Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1 00008

NOTE This survey is not intended for use in transfer of title

THE STATE OF TEXAS

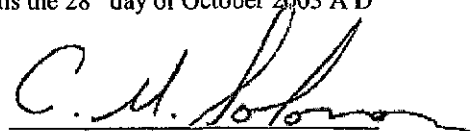
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That I, C M Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August and September 2003 under my direction and supervision

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 28th day of October 2003 A D

SURVEYING AND MAPPING, Inc
5508 West Highway 290, Building B
Austin, Texas 78735


C M Solomon
Registered Professional Land Surveyor
No 5734 - State of Texas



PART 5: 40.957 ACRES

BEING A PORTION OF THE TOWN OF SPRINKLE AS RECORDED IN VOLUME 2, PAGE 151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER REFERENCED IN VOLUME 499, PAGE 309 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

BEGINNING at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Cameron Road (varying width right-of-way) and the west right-of-way line of Sprinkle Cutoff Road (50-foot wide right-of-way) as recorded in Book 75, Page 31, of the Plat Records of Travis County, Texas, for the southeast corner of said Tract 11 and the tract described herein,

THENCE with said north right-of-way line, same being the south line of said Tract 11, N 62° 19' 55" W, a distance of 989 97 feet to a calculated point for the southwest corner of the tract described herein, from which a 3/8-inch iron rod found in said common line bears, N 62° 19' 55" W, a distance of 32 87 feet,

THENCE leaving said common line and crossing said Tract 11 the following twenty-six (26) courses and distances

- 1 N 30° 15' 38" E, a distance of 679 70 feet to a calculated point,
- 2 with the arc of a curve to the left a distance of 329 61 feet, through a central angle of 19° 28' 11", having a radius of 970 00 feet, and whose chord bears N 20° 31' 32" E, a distance of 328 03 feet to a calculated point,
- 3 N 79° 07' 34" W, a distance of 122 45 feet to a calculated point,
- 4 S 79° 38' 24" W, a distance of 53 20 feet to a calculated point,
- 5 S 87° 53' 13" W, a distance of 118 73 feet to a calculated point,
- 6 N 72° 51' 07" W, a distance of 128 23 feet to a calculated point,
- 7 S 85° 50' 31" W, a distance of 53 95 feet to a calculated point,
- 8 N 65° 06' 38" W, a distance of 145 46 feet to a calculated point,
- 9 N 54° 17' 38" W, a distance of 70 61 feet to a calculated point,
- 10 N 47° 36' 19" W, a distance of 99 00 feet to a calculated point,
- 11 S 63° 08' 25" W, a distance of 123 50 feet to a calculated point,
- 12 S 48° 45' 50" W, a distance of 125 36 feet to a calculated point,
- 13 S 14° 53' 22" W, a distance of 91 19 feet to a calculated point,
- 14 N 82° 51' 12" W, a distance of 126 17 feet to a calculated point,
- 15 with the arc of a curve to the right a distance of 30 59 feet, through a central angle of 4° 56' 16", having a radius of 355 00 feet, and whose chord bears N 11° 09' 30" E, a distance of 30 58 feet to a calculated point,
- 16 N 74° 56' 04" W, a distance of 243 53 feet to a calculated point,
- 17 N 37° 38' 17" W, a distance of 189 80 feet to a calculated point, from which a 1/2-inch iron rod with plastic cap found bears, S 24° 55' 14" W, a distance of 273 79 feet,

- 18 N 24° 55' 14" E, a distance of 7 39 feet to a 1/2-inch iron rod with plastic cap found,
- 19 N 18° 04' 09" W, a distance of 109 91 feet to a 1/2-inch iron rod with plastic cap found,
- 20 N 19° 03' 34" E, a distance of 234 40 feet to a 1/2-inch iron rod with plastic cap found,
- 21 S 82° 50' 17" E, a distance of 472 08 feet to a 1/2-inch iron rod with plastic cap found,
- 22 N 30° 36' 10" E, a distance of 622 00 feet to a 1/2-inch iron rod with plastic cap found,
- 23 N 79° 05' 41" E, a distance of 224 68 feet to a 1/2-inch iron rod with plastic cap found,
- 24 N 13° 16' 27" W, a distance of 100 82 feet to a 1/2-inch iron rod with plastic cap found,
- 25 N 29° 39' 06" W, a distance of 52 11 feet to a 1/2-inch iron rod with plastic cap found, and
- 26 N 18° 24' 58" W, a distance of 201 21 feet to a 1/2-inch iron rod with plastic cap found in the common line of said 72 89 acre tract and Tract 11,

THENCE with said common line, N 63° 21' 44" E, a distance of 333 15 feet to a 1/2-inch iron pipe found in said west line of Sprinkle Cut-off Road for the southeast corner of said 72 89 acre tract, from which an axle found in said east line of Sprinkle Cutoff Road for the southwest corner of said 16 49 acre tract bears, N 61° 20' 53" E, a distance of 52 66 feet,

THENCE leaving the north line of said Tract 11 and crossing said Tract 11 with said west line the following five (5) courses and distances

- 1 S 11° 53' 21" E, a distance of 122 72 feet to a calculated point,
- 2 S 08° 14' 03" E, a distance of 1136 01 feet to a calculated point,
- 3 S 05° 51' 16" E, a distance of 94 60 feet to a calculated point,
- 4 S 21° 23' 10" E, a distance of 52 42 feet to a calculated point, and
- 5 S 46° 35' 32" E, a distance of 178 49 feet to a 3/4-inch iron rod found for an interior corner of said Tract 11, from which a 1/2-inch iron rod found in said east line of Sprinkle Cutoff Road, and in a south line of said Tract 11, for the north corner of the J D T Addition a subdivision of record in Book 61, Page 33 of the Plat Records of Travis County, Texas bears, S 47° 13' 12" E, a distance of 81 96 feet,

THENCE continuing with said west line, same being a east line of said Tract 11 the following three (3) courses and distances

- 1 S 20° 19' 57" E, a distance of 36 68 feet to a 3/4-inch iron rod found,
- 2 S 11° 40' 17" E, a distance of 794 37 feet to a 1/2-inch iron pipe found, and
- 3 S 04° 08' 07" E, a distance of 100 26 feet to a crimped 3/4-inch iron pipe found in said west line for a northwest corner of a tract of land conveyed in the deed to W A Sedberry as recorded in Volume 377, Page 445 of the Deed Records of Travis County, Texas,

110 729 Acres
Lucas Munos Survey No 55, A-513
Travis County, Texas

FN3156(MLQ)
October 02, 2003
SAM, Inc Job No 23222-04

THENCE leaving the west line of said Sprinkle Cutoff Road and continuing with said east line, same being a west line of said W A Sedberry tract the following four (4) courses and distances

- 1 S 27° 36' 40" W, a distance of 99 55 feet to a 3/4-inch bolt found,
- 2 S 62° 48' 23" E, a distance of 143 98 feet to a 1-1/2-inch iron pipe found,
- 3 S 28° 13' 53" W, a distance of 200 58 feet to a 1/2-inch iron rod found, and
- 4 S 63° 01' 05" E, a distance of 170 07 feet to a 1/2-inch iron rod found in the west line of said Sprinkle Cutoff Road same being the southeast corner of said W A Sedberry tract,

THENCE continuing with said east line and the west line of said Sprinkle Cutoff Road, S 27° 44' 13" W, a distance of 117 74 feet to the **POINT OF BEGINNING** and containing 40 957 acres of land more or less

BEARING BASIS Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1 00008

NOTE This survey is not intended for use in transfer of title

THE STATE OF TEXAS

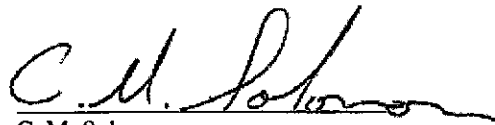
KNOW ALL MEN BY THESE PRESENTS

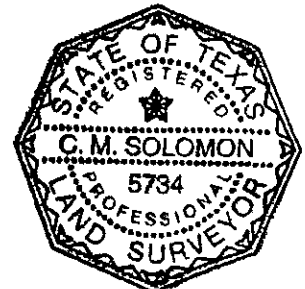
COUNTY OF TRAVIS

That I, C M Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August and September 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 28th day of October 2003 A D

SURVEYING AND MAPPING, Inc
5508 West Highway 290, Building B
Austin, Texas 78735





C M Solomon
Registered Professional Land Surveyor
No 5734 - State of Texas





ZONING EXHIBIT D



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C814-96-0003 07
 ADDRESS E PARMER LANE
 SUBJECT AREA 119.928 ACRES
 GRID N29-30 P29-30
 MANAGER S SIRWAITIS



OPERATOR S MEEKS

1" = 600'

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

The members of the Chinese Chamber of Commerce in London, who are the only Chinese business community in the United Kingdom, have been invited to the opening ceremony of the new Chinese Consulate in London, which will be held on 12 July 2007. The Chinese Chamber of Commerce in London is a non-profit organization established in 1985, with the aim of promoting trade and economic relations between China and the United Kingdom. It has a long history of providing services to Chinese businesses in the UK, including organizing trade missions, trade fairs, and providing information and advice on trade regulations and procedures. The Chinese Chamber of Commerce in London is also a member of the British Chamber of Commerce and Industry, which is a leading business organization in the UK. The Chinese Chamber of Commerce in London is currently working on a new project to establish a Chinese business center in London, which will provide a dedicated space for Chinese businesses to operate and grow. The new Chinese Consulate in London is a significant milestone for the Chinese community in the UK, and the Chinese Chamber of Commerce in London is proud to be part of this important event.

[illegible]

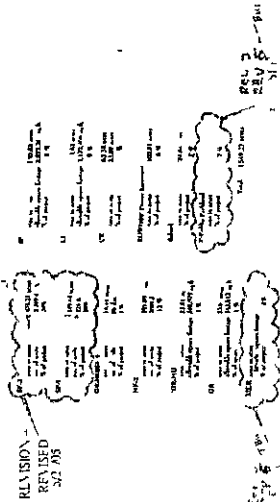
¹ The term "Pittsburgh" is used to refer to the entire metropolitan area, which includes the city of Pittsburgh and the surrounding suburbs.

[illegible]

Part A	516.45 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	119.36 acres
Part F	<u>138.68 acres</u>
Total	1549.23 acres



LAND USE SUMMARY



SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

[illegible]

PART I LOCATION KEY MAP

PLS, 1996

0711 611447, 0571

Sec. 1, Article I and C 2

21

THE UNIVERSITY OF CHICAGO

PIONEER CROSSING
P. U. D.
EXHIBIT B

City of ...
Copy ...

REPLACEMENT SHEET 11

LAND USE PLAN

2000-2001

ENVIRONMENTAL CONSULTANTS

STEELONG ALUMINO RESIN WATER QUALITY ENGINEERS

ATTORNEY

Jenkins & Gilchrist
600 CUMMINS AVE.
SUITE 2200
AUSTIN, TEXAS 78701
(512) 499-2800

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SUITE 2200
AUSTIN, TEXAS 78701
(512) 499-1800

EXHIBIT E

