



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 01/08/2004
PAGE: 1 of 1

SUBJECT: C14-03-0090.SH - KB Sheldon 230 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as southeast of Thaxton Road at Salt Springs Drive (Marble Creek and Onion Creek Watersheds) from interim-single family residence standard lot (I-SF-2) district zoning, family residence (SF-3) district zoning, and interim-single family residence small lot (I-SF-4A) district zoning to single family residence standard lot (SF-2) district zoning for Tracts 1 and 7; rural residence (RR) district zoning for Tracts 2 and 3; and single family residence small lot (SF-4A) district zoning for Tracts 4, 5 and 6. Zoning and Platting Commission Recommendation: To grant single family residence standard lot (SF-2) district zoning for Tracts 1 and 7; rural residence (RR) district zoning for Tracts 2 and 3; and single family residence small lot (SF-4A) district zoning for Tracts 4, 5 and 6, with conditions. Applicant: KB Home Lone Star, LP (John Zinsmeyer). Agent: Longaro & Clarke, Inc. (Alex Clarke). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0090.SH

Z.P.C. DATE: November 18, 2003
December 2, 2003

ADDRESS: Southeast of Thaxton Road at Salt Springs Drive

OWNER AND APPLICANT: KB Home Lone Star, LP (John Zinsmeyer) **AGENT:** Longaro & Clarke, Inc. (Alex Clarke)

ZONING FROM: I-SF-2; SF-3; I-SF-4A

TO: SF-2 – Tracts 1 & 7
RR – Tracts 2 and 3
SF-4A – Tracts 4, 5 & 6

AREA: 182.85 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2 for Tracts 1 and 7; RR for Tracts 2 and 3; SF-4A for Tracts 4, 5 and 6. The Restrictive Covenant would limit limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (November 24, 2003).

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 18, 2003: *POSTPONED TO 12/02/03 (STAFF)*
[J.M; J.G 2ND] (9-0)

December 2, 2003: *APPROVED STAFF'S RECOMMENDATION FOR RR, SF-2 AND SF-4A WITH CONDITIONS OF THE T.I.A.*
[K.J; J.C 2ND] (6-0-3) J.M; M.W; B.B – ABSTAINED

ISSUES:

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to Attachment B.

The Director of Planning Services of the Austin ISD has provided a memo identifying the need for additional schools in this area. Please refer to Attachment C.

Update on December 2, 2003: Prior to the Zoning and Platting Commission meeting, Staff spoke with the Director of Planning Services at AISD. The Director says that a representative of KB Homes has supplied him with information on the number of new single family residences within KB Sheldon 230 subdivision that will be constructed annually. This information allows the Director to estimate the impact to nearby school capacities over time. The Director added that he is now more comfortable that KB Homes will work with AISD in the siting of additional schools in this general area.

DEPARTMENT COMMENTS:

The subject property consists of undeveloped acreage and is zoned interim – single family residence (I-SF-2), family residence (SF-3) and interim-single family residence-small lot (I-SF-4A) district upon its annexation into the City limits in March of 2003. Primary access to the proposed development is presently taken by Salt Spring Drive and Thaxton Road. In addition, connectivity between the existing McKinney Park East subdivision and the proposed KB Sheldon 230 subdivision is provided by three streets: Quinton Drive, Wiley Way and Winter Haven Court. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

The applicant proposes to zone the property to the single family residence – standard lot (SF-2) district for Tracts 1 and 7; rural residence (RR) district for Tracts 2 and 3 which is the 100-year floodplain; and single family residence – small lot (SF-4A) for Tracts 4, 5 and 6. As shown on the approved Preliminary Plan, the project consists of a total of 930 single family residences to be constructed in two development phases, as summarized below:

Phase One (west side of the property – 104 acres)

296 single family residential lots (2.85 units per acre)
2 drainage / utility easement / access lots
1 open space lot
1 landscape lot

Phase Two (east side – 129 acres)

634 s.f. residential lots (5.02 u.p.a.)
5 drainage / utility / access lots
2 open space lots
2 landscape lots
1 park lot
1 future development lot *

*not part of this zoning case

The approved Preliminary Plan is provided in Exhibit B. A future segment of East Slaughter Lane is adjacent to the southeast border of the zoning area and will be dedicated with the final plat.

Because complete subdivision applications were filed with the City before the date the annexation proceedings were instituted, the applicant has continuation of land use rights, as outlined in Section 43.002 of the Texas Local Government Code. This section allows for a developer to begin to use the land in the manner that was planned prior to annexation, consistent with the development applications (i.e., subdivision, site plan) on file with the City. The City allows for the development of the properties to be completed in accordance with the subdivisions on file, without requiring that they first receive zoning consistent with the proposed uses. In this case, the preliminary plan application was filed in February 2003, the property was annexed in March 2003, the preliminary was approved by the Zoning and Platting Commission in April 2003, and City staff received a zoning application and accompanying Traffic Impact Analysis in June 2003. The SMART Housing program policy is that proper, permanent zoning must be obtained prior to final plat approval.

The single family residential project under the City's subdivision review process is within the parameters of SF-2, RR and SF-4A zoning and the uses are consistent and compatible with the surrounding zoning and development which includes other single family residences and undeveloped land. The Restrictive Covenant limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final Traffic Impact Analysis memorandum.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2; SF-3; I-SF-4A	Undeveloped
<i>North</i>	SF-3; SF-4A-CO; County	Undeveloped; Single family residences within the Springfield B-6 and the McKinney Park East Section Three subdivisions
<i>South</i>	I-SF-2; County; I-SF-4A	Undeveloped
<i>East</i>	SF-4A-CO	Single family residences within the Springfield Phase C and McKinney Park East Section Three subdivisions
<i>West</i>	County	Undeveloped

AREA STUDY: N/A**TIA:** Is required – Please refer to Attachment A**WATERSHEDS:** Marble Creek / Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association

SCHOOLS:

Palm Elementary School
 Langford Elementary School
 Menchaca Elementary School

Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-03-0089.SH	I-RR to SF-3	To Grant SF-3	Approved SF-3 (7-31-03)
C14-02-0161	I-RR to SF-4A	To Grant SF-4A-CO	Approved SF-4A-CO (4-3-03)
C14-02-0063.SH	I-RR to SF-4A; MF-3; LR & GR	To Grant SF-4A-CO; MF-3-CO; GR-CO; LR-CO; RR-CO and P-CO subject to TIA recommendations	Approved SF-4A-CO; MF-3-CO; LR and RR (10-2-03)

RELATED CASES:

The subject property was annexed into the City limits on March 17, 2003 (C7A-03-003).

The Preliminary Plan of KB-Sheldon 230 Phase One & Phase Two was approved by the Zoning and Platting Commission on April 15, 2003 and is provided in Exhibit B (C8-03-0025.SH). Two Final Plats of Sheldon 230 are presently under staff review (C8-03-0025.1A and C8-03-0025.1B).

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Thaxton Road	64 feet	44 feet	Collector	2,395 (2003)
Capital View Drive	60 feet	Unconstructed right-of-way	Collector	Not available

There are existing sidewalks along Thaxton Road.

There are no sidewalks along Capital View Drive.

Capital Metro bus service is available at Salt Springs Road and Tara Drive, approximately 2,000 feet north of Tract 2.

CITY COUNCIL DATE: January 8, 2004

ACTION:

ORDINANCE READINGS: 1st

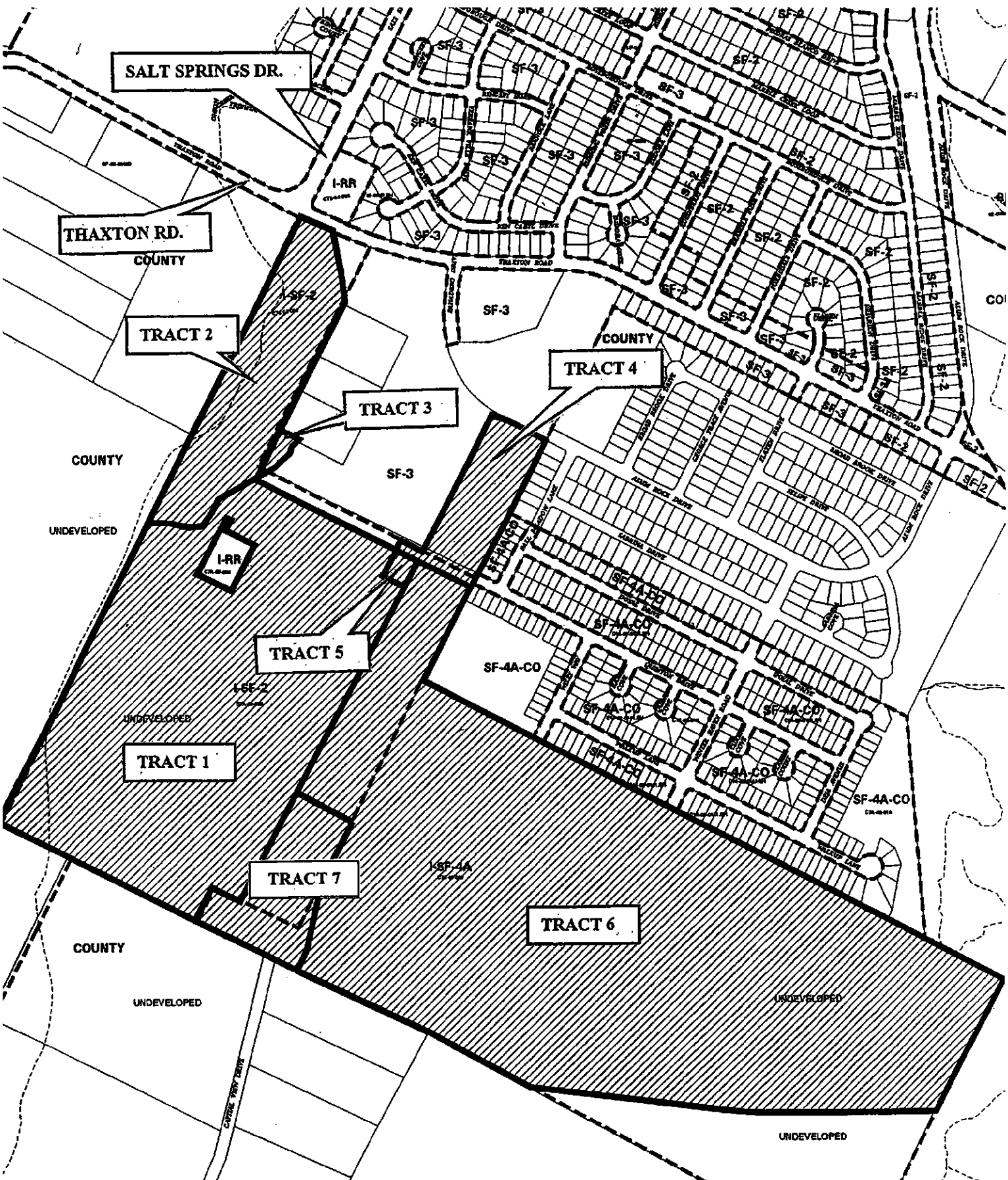
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 600'	SUBJECT TRACT		ZONING <i>Exhibit A</i> CASE #: C14-03-0090.SH ADDRESS: THAXTON RD. SUBJECT AREA (acres): 182.850	DATE: 03-11 INTLS: TRC	CITY GRID REFERENCE NUMBER J12
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				



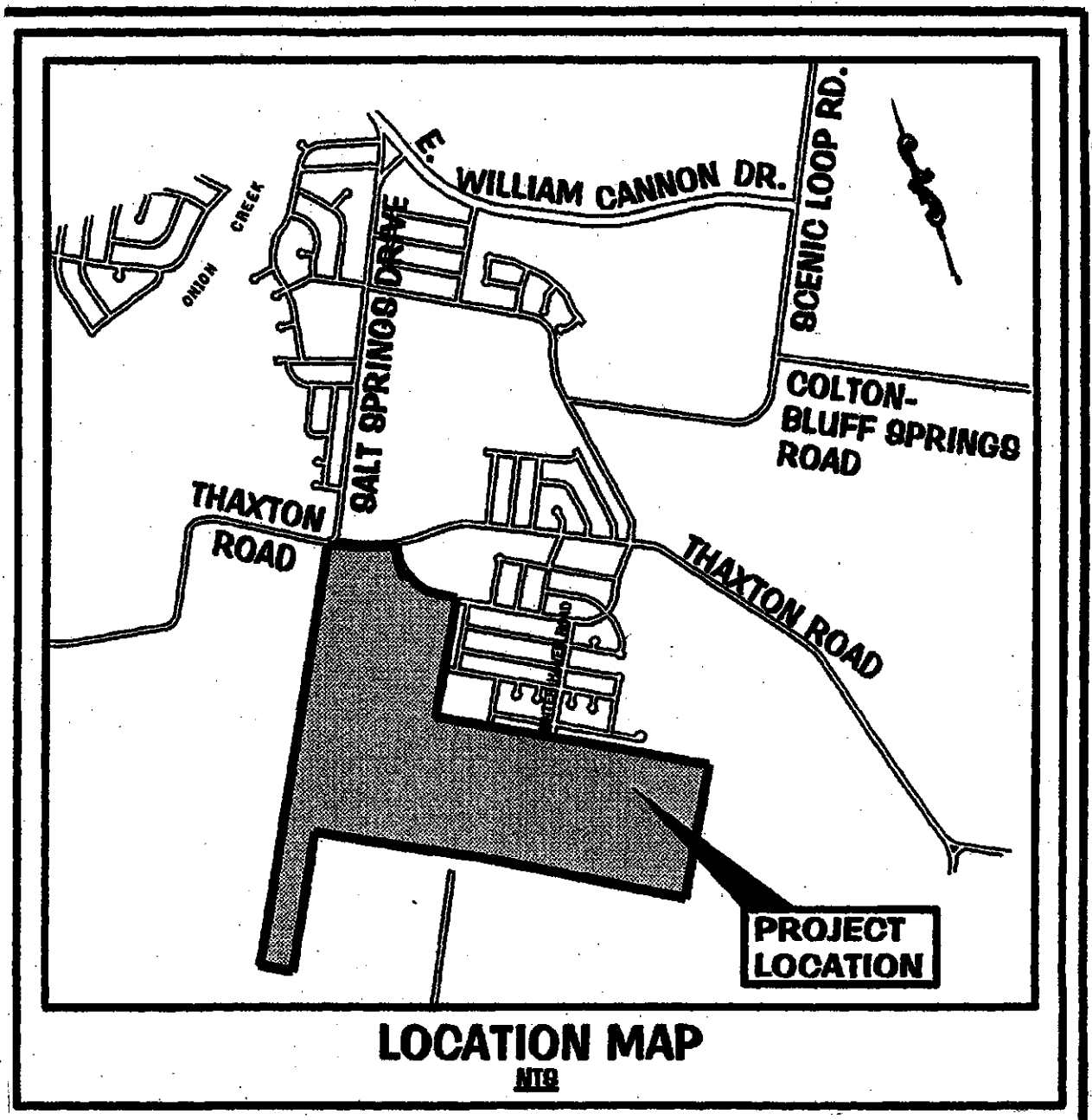
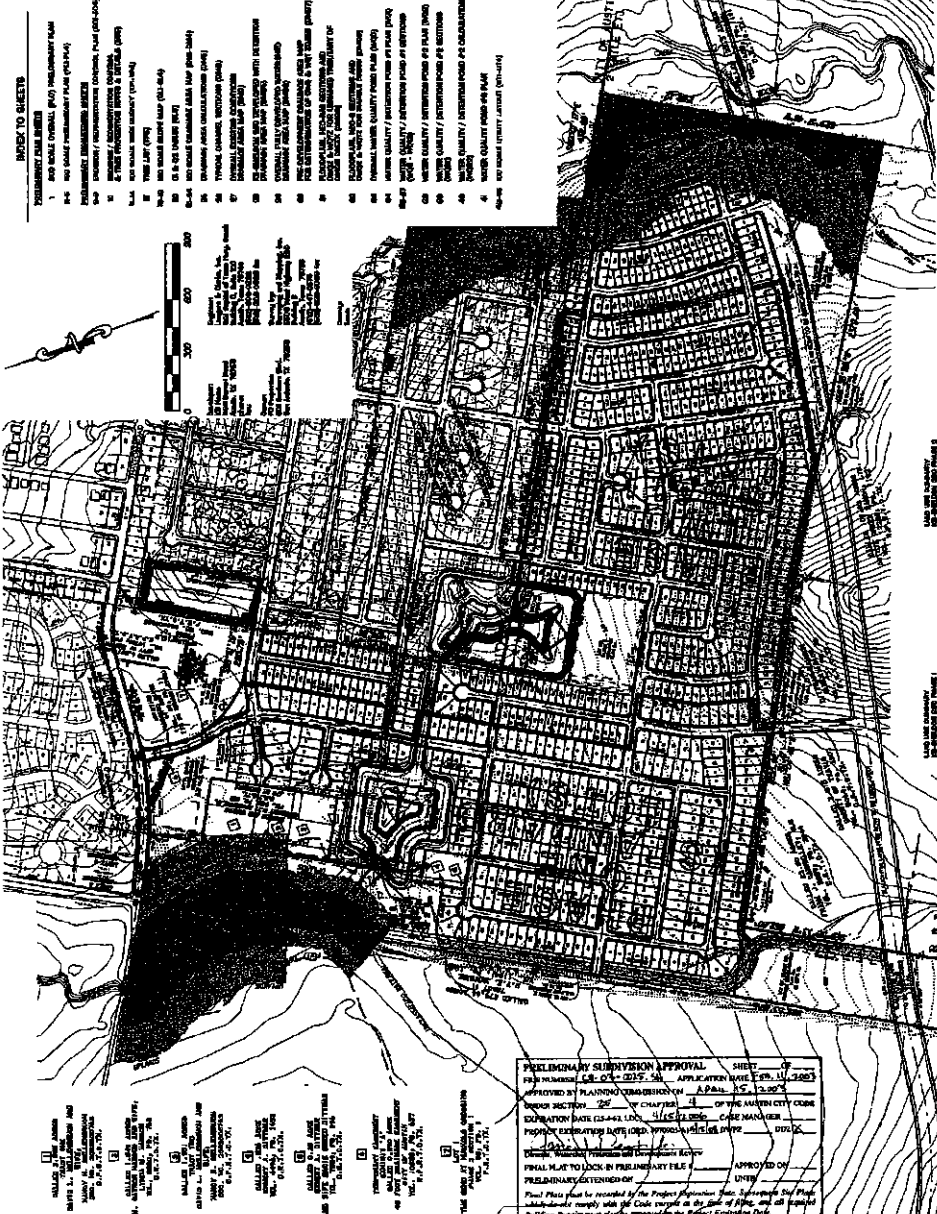


Exhibit A-2
Vicinity Map

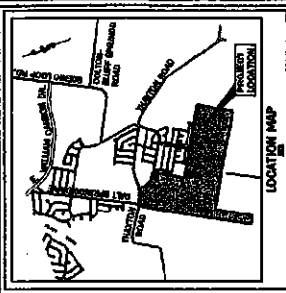
KB-SHELDON 230, PHASE ONE & PHASE TWO

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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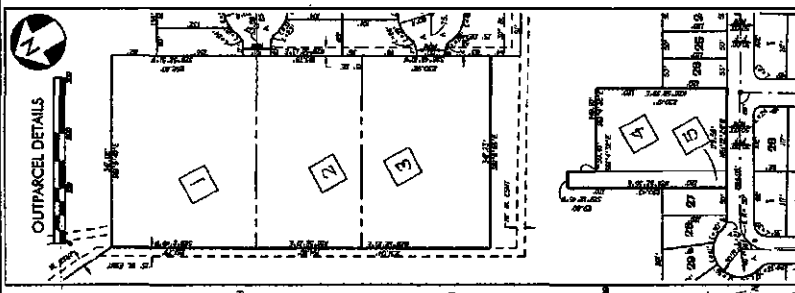


LAND USE SUMMARY		LAND USE SUMMARY	
Land Use	Area (sq. ft.)	Land Use	Area (sq. ft.)
Residential (Single-Family)	1,100,000	Residential (Single-Family)	1,100,000
Residential (Multi-Family)	1,100,000	Residential (Multi-Family)	1,100,000
Commercial	1,100,000	Commercial	1,100,000
Industrial	1,100,000	Industrial	1,100,000
Public Use	1,100,000	Public Use	1,100,000
Open Space	1,100,000	Open Space	1,100,000
Water	1,100,000	Water	1,100,000
Other	1,100,000	Other	1,100,000

PRELIMINARY SUBDIVISION APPROVAL
 PROJECT NAME: KB-SHELDON 230, PHASE ONE & PHASE TWO
 PROJECT LOCATION: 1st St. to 4th St., 3rd St. to 4th St.
 PROJECT AREA: 1.100,000 sq. ft.
 PROJECT DENSITY: 1.100,000 units per acre
 PROJECT ZONING: R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100

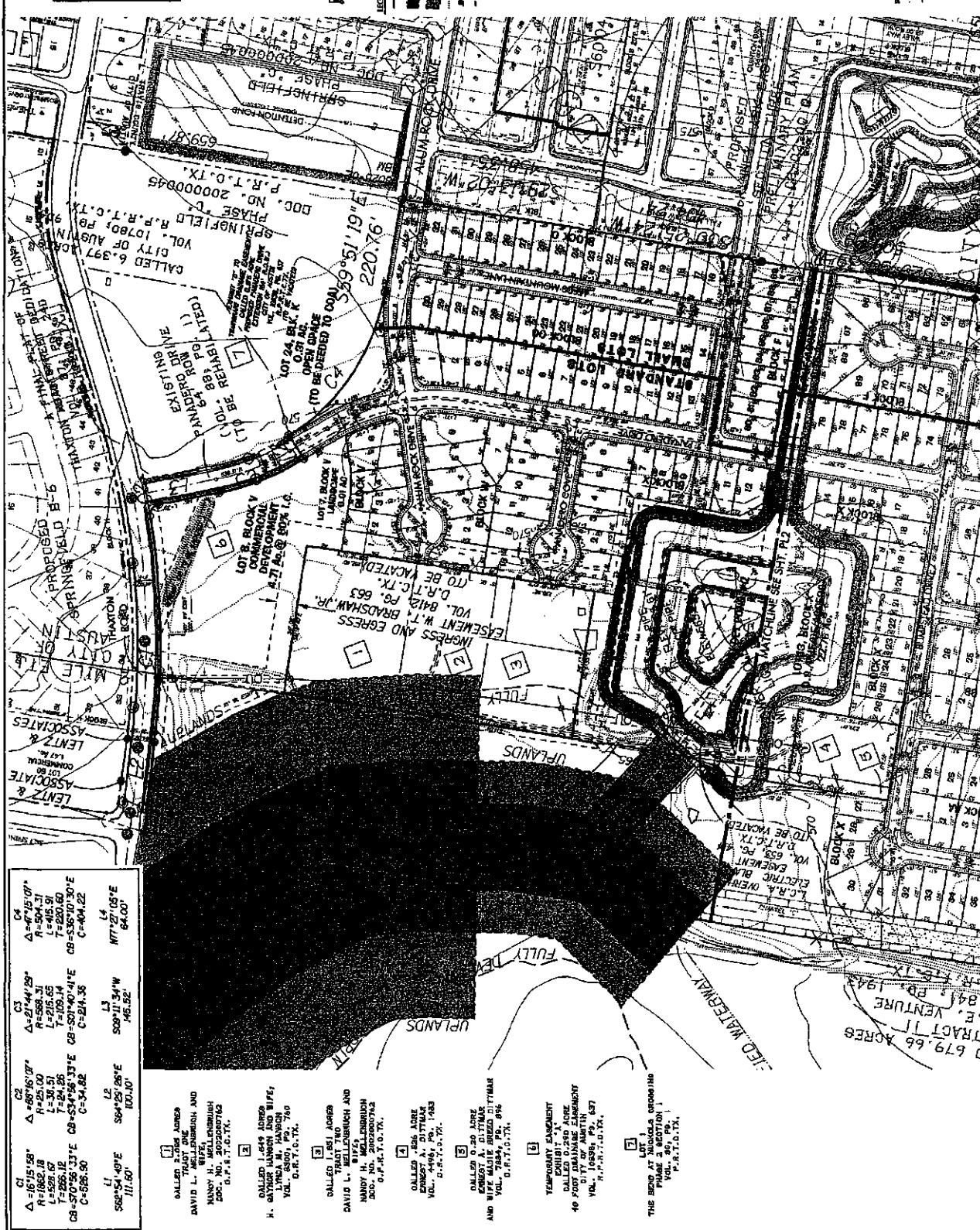


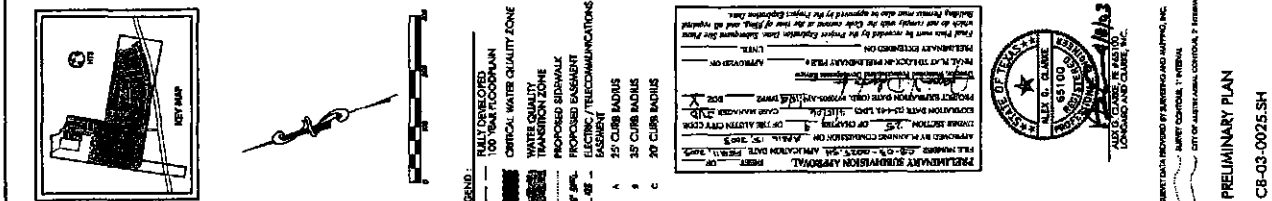
1. THE PROJECT IS A PROPOSED SUBDIVISION OF LAND FOR THE PURPOSE OF DEVELOPING A COMMUNITY OF SINGLE-FAMILY HOMES. THE PROJECT IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS BOUND BY 1ST ST. TO THE NORTH, 2ND ST. TO THE SOUTH, 3RD ST. TO THE EAST, AND 4TH ST. TO THE WEST. THE PROJECT AREA IS 1.100,000 SQ. FT. AND IS ZONED R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.

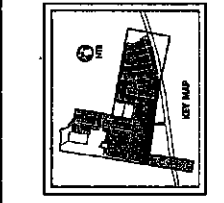
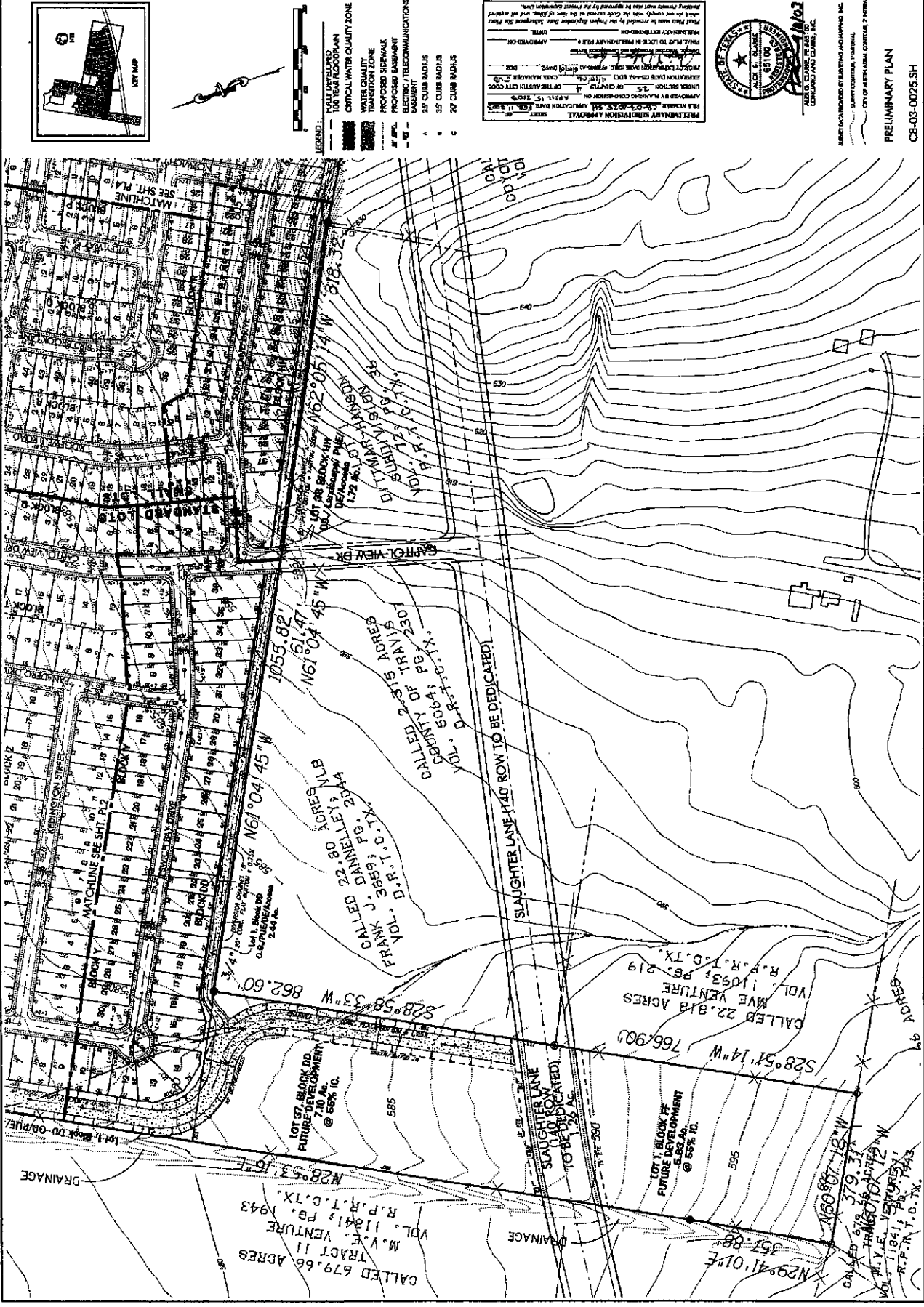


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Exhibit B
 Approved
 Preliminary
 Plan







LEGEND:

- FLAT DEVELOPED
- 100' BUFFER ZONE
- CRITICAL WATER QUALITY ZONE
- WATER QUALITY
- TRANSITION ZONE
- PROPOSED SERVICE
- PROPOSED DRAINAGE
- EXISTING TELECOMMUNICATIONS
- EXISTING UTILITY
- 20' CLUB RADIUS
- 35' CLUB RADIUS
- 50' CLUB RADIUS

PRELIMINARY SUBDIVISION MAP

THESE LINES AND THE INFORMATION CONTAINED HEREIN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

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PRELIMINARY PLAN

CB-03-00255 SH

MEMORANDUM



Date: November 24, 2003
To: Wendy Walsh, Case Manager
CC: Members of the Zoning and Platting Commission
Rashed Tanvir Islam, WHM Transportation
Engineering, Inc.
Carol Kaml, Fiscal Surety Officer
Alex Clarke, Longaro & Clarke, Inc.
Reference: Case # C14-03-0090.SH

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) dated May 21, 2003 for the KB- Sheldon 230 development and has the following summary and comments.

TRIP GENERATION

KB – Sheldon 230 is a proposed 930 single-family residential lot development located south of Thaxton Road between Salt Springs Drive and Marble Creek in southeast Austin. The development will also be accessed from future Slaughter Lane once it is built. The development is expected to be completed by 2009.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 8,066 average daily trips (ADT). Of these, 660 trips will occur during the morning peak-hour and 800 trips will occur in the evening peak-hour.

Table 1. Trip Generation

			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Single-Family Residential	930 d.u.	8,066	165	495	512	288

ASSUMPTIONS

1. No adjustments were made for internal or pass-by traffic or for transit use.
2. A compound annual growth rate of 3.0% was applied to traffic counts of area roadways.
3. Background traffic for 2009 included estimated traffic volumes for the following projects:

ATTACHMENT A

McKinney Falls East (C8-02-0115.0A)
McKinney Park East (C8-02-0010)
Creek View Subdivision (C8J-02-0187.0A)

TRANSPORTATION SYSTEM DESCRIPTION

Slaughter Lane – Slaughter Lane is classified as a four-lane divided major arterial roadway from Onion Creek to Bluff Springs Road in the 2025 Austin Metropolitan Transportation (AMATP). The Austin Bicycle Plan recommends Priority 1 Route 86 from the Austin City Limits to IH-35 (S). Currently, the City of Austin and Travis County do not have plans to extend this roadway east of Old Lockhart Highway. The traffic volume in 1997 on Slaughter Lane west of Old Lockhart Highway was 2,160 vehicles per day..

Bluff Springs Road/Old Lockhart Highway – Bluff Springs Road/Old Lockhart Highway is classified as a two-lane minor arterial from William Cannon Drive to Slaughter Lane in the 2025 Austin Metropolitan Transportation Plan. The Austin Bicycle Plan recommends Priority 2 Route 224 from William Cannon Drive to the Travis County line. Currently, the City of Austin does not have plans to upgrade this roadway. The traffic volume in 1997 on Bluff Springs Road was 1,300 vehicles per day at Onion Creek.

Thaxton Road/Nuckols Crossing Road - Thaxton Road/Nuckols Crossing Road will provide direct access for streets serving this development. Thaxton Road/Nuckols Crossing Road is a two-lane roadway in the vicinity of the site. Currently, the City of Austin does not have any plans to upgrade this roadway. Traffic counts conducted during this study recorded 2,395 vehicles per day west of Salt Springs Drive.

Salt Springs Drive - Salt Springs Drive is currently a two-lane residential collector street in the vicinity of the site. Traffic counts conducted during the study recorded 3,024 vehicles per day north of Thaxton Road. The Austin Bicycle Plan recommends Priority 1 Route 78 from William Cannon Drive to Colton-Bluff Springs Road. Currently, the City of Austin does not have any plans to upgrade this roadway. The substandard section of Salt Springs Drive north of Thaxton Road will be upgraded to a 48-foot pavement section as part of the Springfield development.

Colton-Bluff Springs Road/Asa Drive – Colton-Bluff Springs Road/Asa Drive is a two-lane residential collector street in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 78 from Salt Springs Road to Running Water Drive. The traffic volume in 1997 for Colton-Bluff Springs Road east of Running Water Drive was 6,160 vehicles per day. Currently, the City of Austin does not have any plans to upgrade this roadway.

Panadero Drive – this roadway will provide direct access to the site. At present, a short section of Panadero Drive is constructed, but closed to public use. Panadero Drive will be constructed as part of this development.

TRAFFIC ANALYSIS

Intersections

The impact of site generated traffic on the existing area roadways and intersections was analyzed. Two time periods were analyzed, the existing conditions in 2003 and conditions in 2009 after the addition of site and non-site (background) traffic. Four intersections were analyzed, all which are currently unsignalized. Table 2 summarizes the overall level of service (LOS) at each intersection. The 2009 LOS assumes that all roadway and intersection improvements recommended in the TIA have been implemented.

All of the intersections analyzed will operate at acceptable levels of service of LOS "D" or better for 2009 build-out traffic conditions. The acceptable LOS results from the assumption

that the recommended roadway and intersection improvements will be implemented, such as a new traffic signal for the intersection of Salt Springs Drive and Thaxton Road and extending the existing left-turn lane to provide 150 feet of storage, construction of a new left-turn storage lane for the intersection of Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road, intersection re-striping to add left-and right-turn lanes at the intersection of Panadero Drive and Thaxton Road, and adding traffic control signage to create a new all-way stop-controlled intersection at Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive.

The applicant is proposing to provide multiple outlets for this subdivision: direct access to the development will be provided through a neighborhood collector street (Panadero Drive 64' ROW) from Thaxton Road; the site will also be accessed from future Slaughter Lane (140' ROW) from other collector streets once it is extended to the east (Capital View Drive 64' ROW, Winter Haven Drive 60' ROW, Coventry Hills Drive 60' ROW); the subdivision will also have secondary access from internal local streets that connect with the adjoining residential subdivision developments (McKinney Park East C8-02-0010 and Springfield Phase "C" C8-86-052.01). These connections will allow for greater dispersal of traffic as well as pedestrian access.

Table 2. Level of Service				
Intersection	2003		2009	
	AM	PM	AM	PM
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	A	A	A	A
Salt Springs Drive and Thaxton Road*	A	A	A	B
Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive	B	B	D	C
Panadero Drive and Thaxton Road			C	A

*signalized

Neighborhood Traffic Analysis

A neighborhood traffic analysis was performed on Salt Springs Drive, a two-lane collector street. Salt Springs Drive is a 48-foot wide, two lane collector street from a point south of Colton-Bluff Road/Asa Drive to the north. From this point to the south to Thaxton Road, it is a 24-foot wide, two lane roadway. In February 2003, the traffic volumes north of Thaxton Road was 3,024 vehicles per day. This volume is 252 percent of the desirable operating level threshold of 1,200 vehicles per day for a 24-foot pavement width as defined in the Land Development Code.

Under Section 25-6-114 of the Land Development Code, the portion of Salt Springs Drive south to Thaxton Road is classified as a residential collector street because at least 50 percent of its frontage is zoned SF-5 or more restrictive uses, within 1,500 feet from the proposed project's property line.

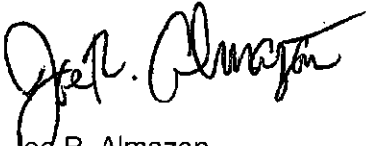
Based on 2009 build-out conditions, which include site traffic and a three percent annual growth rate, the traffic volume is projected to be 8,370 vehicles per day for the portion of Salt Springs Drive north of Thaxton Road. Site generated traffic will comprise approximately 3,540 vehicles per day or 42 percent of the total volume on Salt Springs Drive north of Thaxton Road.

Based on the results of the neighborhood traffic analysis, it appears that this section of Salt Springs Drive should be widened to 48 feet as part of the proposed KB – Sheldon 230 development to match the existing pavement section of Salt Springs Drive from south of Colton-Bluff Springs Road/Asa Drive to the north. Furthermore, when Slaughter Lane is extended to the east, traffic to and from the proposed KB – Sheldon residential development as well as adjacent development in the area will be provided with additional points of access for the area, thereby reducing traffic volumes on Salt Springs Drive.

RECOMMENDATIONS

- 1) As recommended in the TIA, the intersection of Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road should be improved with the construction of a westbound right-turn lane. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated cost for this improvement: $32.9\% \times \$40,925 = \$13,464$.
- 2) As recommended in the TIA, the intersection of Salt Springs Drive and Thaxton Road should be improved with a traffic signal and the addition of a westbound approach to provide one left/through shared lane and one right-turn lane, and the extension of the existing southbound left-turn lane on Salt Springs Drive to provide 150 feet of storage. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated costs for these improvements: $46.9\% \times 112,240 = \$52,641$.
- 3) As recommended in the TIA, the intersection of Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive should be improved with the addition of northbound and southbound stop signage and stop bar pavement markings to create an all-way stop controlled intersection. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated costs for these improvements: $35.6\% \times \$3,974 = \$1,415$.
- 4) As recommended in the TIA, the intersection of Panadero Drive and Thaxton Road should be improved with the addition of a northbound left-turn lane and right-turn lane. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated cost for this improvement: $100\% \times 5,777 = \$5,777$.
- 5) Although Salt Springs Drive currently operates at an undesirable level according to Section 25-6-116 of the Land Development Code, the percentage increase in traffic on this roadway as a result of this residential development will be approximately 277 percent or 8,370 vehicles per day. Site traffic will comprise approximately 42 percent of the total traffic on Salt Springs Drive north of Thaxton Road. Therefore, it is recommended that the applicant post fiscal for a pro-rata share of the estimated costs for widening the roadway to 48 feet. The 48 foot pavement section should begin approximately 1,200 feet upstream of the Thaxton Road intersection. Prior to final reading of the zoning, the applicant should post fiscal as follows: $42.9\% \times \$109,652 = \$47,041$.
- 6) Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.
- 7) For information: three copies of the final TIA incorporating all corrections and revisions must be submitted prior to final reading of the zoning case.

If you have questions or require additional information, contact Joe Almazan at 974-2674, the assigned transportation reviewer.



Joe R. Almazan
Development Services Process Coordinator
S.M.A.R.T. Housing Program
Watershed Protection and Development Review Department
CITY OF AUSTIN
E-mail: joe.almazan@ci.austin.tx.us
Phone: (512) 974-2674 Fax: (512) 974-2934



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Office

Gina Copic, S.M.A.R.T. Housing Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

June 5, 2003 (Revised from March 10, 2003)

S.M.A.R.T. Housing Certification

KB-Sheldon 230 Subdivision

Contact: Andy Erben (512) 795-6187

TO WHOM IT MAY CONCERN:

KB-Sheldon 230 Subdivision is a 910 unit single-family subdivision located in South Austin off Thaxton Road. The Neighborhood Housing and Community Development Office (NHCD) certifies that this proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 40% of the units will be "reasonably-priced," the development will be eligible for 100% of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following:

- Zoning Fee
- Traffic Impact Analysis and Revision Fees
- Subdivision Fees
- Public Works Construction Inspection Fees (Limit of \$500 per lot)
- Capital Recovery Fees
- Building Permit
- Concrete Permit
- Electrical Permit
- Mechanical Permit
- Plumbing Permit
- Electric Service Inspection Fee

Building plans must be reviewed for S.M.A.R.T. Housing compliance by NHCD and for Green Building compliance by Austin Energy. Please call me at 974-3180 if you need additional information.

Gina Copic
S.M.A.R.T. Housing Manager
Neighborhood Housing and Community Development

cc: Shaw Hamilton, WPDR	Janet Gallagher, WPDR	Jim Lund, PW
Javier Delgado, WPDR	Robby McArthur, WWW Taps	Stuart Hersh, NHCD
Marisol Claudio-Ehalt, WPDR	Ricardo Soliz, NPZD	Steve Barney, NHCD
Marzia Volpe, WPDR	Nathan Doxsey, Austin Energy	Anthony Fryer, WPDR

ATTACHMENT B

*The City of Austin is committed to compliance with the American with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*

Austin ISD

Date: 11/23/2003

To: Wendy Walsh, City of Austin, Development Review and Inspection

Cc: Curt Shaw, Director of Construction Management

From: Dan Robertson, Director of Planning Services

RE: Development Review of :C14-03-0090.SH

Wendy - In looking at our latest planning area forecast for southeast Austin, the elementary schools in the area of the proposed KB SHELDON 230 Palm, Langford and Menchaca are expected to be 148%, 127% and 165% of their permanent capacity in 2007-08 without this proposed development. The directly affected secondary schools, Akins High School is to be at 124% and Paredes Middle School is estimated to be at 128% at the same time.

Despite the fact that we intend to have a new elementary school in this general area on the Chateau Communities Tract at the termination of Pleasant Valley Road, it is clear that another elementary and middle school will be required if the KB SHELDON 230 Development is approved. We would like to know if any sites are possible in or adjacent to this proposed development prior to giving our comments/recommendations. .

DR

ATTACHMENT C

6/10/2003

1

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2 for Tracts 1 and 7; RR for Tracts 2 and 3; SF-4A for Tracts 4, 5 and 6. The Restrictive Covenant would limit limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (November 24, 2003).

BACKGROUND

The subject property consists of undeveloped acreage and is zoned interim – single family residence (I-SF-2), family residence (SF-3) and interim-single family residence-small lot (I-SF-4A) district upon its annexation into the City limits in March of 2003. Primary access to the proposed development is presently taken by Salt Spring Drive and Thaxton Road. In addition, connectivity between the existing McKinney Park East subdivision and the proposed KB Sheldon 230 subdivision is provided by three streets: Quinton Drive, Wiley Way and Winter Haven Court.

The applicant proposes to zone the property to the single family residence – standard lot (SF-2) district for Tracts 1 and 7; rural residence (RR) district for Tracts 2 and 3 which is the 100-year floodplain; and single family residence – small lot (SF-4A) for Tracts 4, 5 and 6. As shown on the approved Preliminary Plan, the project consists of a total of 930 single family residences to be constructed in two development phases, as summarized below:

Phase One (west side of the property – 104 acres)

296 single family residential lots (2.85 units per acre)
2 drainage / utility easement / access lots
1 open space lot
1 landscape lot

Phase Two (east side – 129 acres)

634 s.f. residential lots (5.02 u.p.a.)
5 drainage / utility / access lots
2 open space lots
2 landscape lots
1 park lot
1 future development lot *

*not part of this zoning case

The approved Preliminary Plan is provided and shows a future segment of East Slaughter Lane is adjacent to the southeast border of the zoning area, and will be dedicated with the final plat.

Because complete subdivision applications were filed with the City before the date the annexation proceedings were instituted, the applicant has continuation of land use rights, as outlined in Section 43.002 of the Texas Local Government Code. This section allows for a developer to begin to use the land in the manner that was planned prior to annexation, consistent with the development applications (i.e., subdivision, site plan) on file with the City. The City allows for the development of the properties to be completed in accordance with the subdivisions on file, without requiring that they first receive zoning consistent with the proposed uses. In this case, the preliminary plan application was filed in February 2003, the property was annexed in March 2003, the preliminary was approved by the Zoning and Platting Commission in April 2003, and City staff received a zoning application and accompanying Traffic Impact Analysis in June 2003. The SMART Housing program policy is that proper, permanent zoning must be obtained prior to final plat approval.

The single family residential project under the City's subdivision review process is within the parameters of SF-2, RR and SF-4A zoning and the uses are consistent and compatible with the surrounding zoning and development which includes other single family residences and undeveloped land. The Restrictive Covenant limits the site development to uses and intensities that will not exceed

or vary from the projected traffic conditions assumed in the final Traffic Impact Analysis memorandum.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The rural residence (RR) district is intended for low density residential use on a lot which is a minimum of one acre in size. The RR zoning district may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

The single family residence small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

The single family residential project under the City's subdivision review process is within the parameters of SF-2, RR and SF-4A zoning and the uses are consistent and compatible with the surrounding zoning and development which includes other single family residences and undeveloped land. The Restrictive Covenant limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum.

EXISTING CONDITIONS

Site Characteristics

The site consists of undeveloped acreage. The west side of the property slopes to the west towards a tributary of Onion Creek and east side slopes towards the east, towards a tributary of Marble Creek.

Impervious Cover

The maximum impervious cover allowed by the approved Preliminary Plan is 45% for single family residences – standard lots and 55% for the single family residences – small lots, which is by way of the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek and Marble Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

According to flood plain maps, there is floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, a Water Quality Transition Zone exists within the project location. In the Water Quality Transition Zones, impervious cover is limited to 30%.

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

An environmental assessment has been submitted by the applicant and reviewed by Staff. Based on the assessment and on-site inspection, no Critical Environmental Features exist on the project location.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time. Right-of-way will be dedicated for Slaughter Lane at time of subdivision platting, as noted on the preliminary plan.

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve each lot with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve each lot. The landowner will be responsible for all costs and providing. The water and wastewater utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility. The plan must be in accordance with the City's utility design criteria.

Compatibility Standards

Compatibility standards review is not triggered by the proposed zoning application.



City of Austin, Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: November 7, 2003

File Number: C14-03-0090.SH

Mailing Date of First Notice: June 17, 2003

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) Southeast of Thaxton Road at Salt Springs Drive

PROPOSED ZONING CHANGE:

FROM: I-Interim-SF-2--Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements. SF-3--Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements. I-Interim-SF-4A--Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics.

TO: RR--Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities. SF-2--Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements. SF-4A--Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics.

OWNER: KB Home Lone Star L.P. (John Zinsmeyer)

PHONE: (512) 833-8880

AGENT: Longaro & Clarke, Inc. (Alex Clarke)

PHONE: (512) 306-0228

ZONING & PLATTING COMMISSION HEARING DATE: November 18, 2003 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0090.SH-WW

Zoning & Platting Commission Hearing Date: November 18, 2003

Name (please print) FC PROPERTIES ONE, LTD

Address P.O. Box 8216 WACO, TEXAS 76714-8216

☒ I am in favor **DEFINITELY!**
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED SOUTHEAST OF THAXTON ROAD AT SALT SPRINGS
3 DRIVE AND CHANGING THE ZONING MAP ON SEVEN TRACTS OF LAND IN
4 TRAVIS COUNTY.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base districts on the property described in Zoning Case No. C14-03-0090SH, on
10 file at the Neighborhood Planning and Zoning Department, as follows:

11
12 Tract One: From interim single family residence standard lot (I-SF-2) district to
13 single family residence standard lot (SF-2) district.

14
15 A 54.56 acre tract of land, more or less, out of the Santiago del Valle Grant
16 Abstract 24, in Travis County, the tract of land being more particularly described
17 by metes and bounds in Exhibit "A" incorporated into this ordinance, and

18
19 Tract Two: From interim single family residence standard lot (I-SF-2) district to
20 rural residence (RR) district.

21
22 A 12.33 acre tract of land, more or less, out of the Santiago del Valle Grant
23 Abstract 24, in Travis County, the tract of land being more particularly described
24 by metes and bounds in Exhibit "B" incorporated into this ordinance, and

25
26 Tract Three: From family residence (SF-3) district to rural residence (RR) district.

27
28 A 0.378 acre tract of land, more or less, out of the Santiago del Valle Grant
29 Abstract 24, in Travis County, the tract of land being more particularly described
30 by metes and bounds in Exhibit "C" incorporated into this ordinance, and

31
32 Tract Four: From interim single family residence standard lot (I-SF-2) district and
33 family residence (SF-3) district to single family residence small lot (SF-4A)
34 district.

35
36 A 5.495 acre tract of land, more or less, out of the Santiago del Valle Grant
37 Abstract 24, in Travis County, the tract of land being more particularly described
38 by metes and bounds in Exhibit "D" incorporated into this ordinance, and

1
2 Tract Five: From interim single family residence standard lot (I-SF-2) district to
3 single family residence small lot (SF-4A) district.

4
5 A 0.394 acre tract of land, more or less, out of the Santiago del Valle Grant
6 Abstract 24, in Travis County, the tract of land being more particularly described
7 by metes and bounds in Exhibit "E" incorporated into this ordinance, and

8
9 Tract Six: From interim single family residence small lot (I-SF-4A) district to
10 single family residence small lot (SF-4A) district.

11
12 A 103.30 acre tract of land, more or less, out of the Santiago del Valle Grant
13 Abstract 24, in Travis County, the tract of land being more particularly described
14 by metes and bounds in Exhibit "F" incorporated into this ordinance, and

15
16 Tract Seven: From interim single family residence standard lot (I-SF-2) district and
17 interim single family residence small lot (I-SF-4A) district to single family
18 residence standard lot (SF-2) district.

19
20 A 6.393 acre tract of land, more or less, out of the Santiago del Valle Grant
21 Abstract 24, in Travis County, the tract of land being more particularly described
22 by metes and bounds in Exhibit "G" incorporated into this ordinance,

23
24 locally known as the property southeast of Thaxton Road at Salt Springs Drive, in the City
25 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit
26 "H".

27
28 **PART 2.** This ordinance takes effect on _____, 2004.

29
30 **PASSED AND APPROVED**

31
32 _____, 2004

§
§
§

33
34 Will Wynn
35 Mayor

36
37 **APPROVED:** _____

38 **ATTEST:** _____

39 David Allan Smith
40 City Attorney

Shirley A. Brown
City Clerk

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #1
1-SF-2 to SF-2

DESCRIPTION OF 54.56 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT, A CALLED 0.20 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AND WIFE, MADIE BREED DITTMAR AS RECORDED IN VOLUME 7884, PAGE 896 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A CALLED .826 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AS RECORDED IN VOLUME 4496, PAGE 1433 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 54.56 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch, as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet;

THENCE leaving the south line of said called 1.851 acre tract, and crossing through the interior of said called 275.015 acre remainder tract, S 28° 52' 21" W, a distance of 256.34 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following seven (7) courses and distances:

1. S 28° 52' 21" W, a distance of 13.29 feet to a calculated point,
2. S 61° 05' 00" E, a distance of 757.99 feet to a calculated point, from which a 1/2-inch iron pipe found on the west line of a called 95.753 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas bears S 61° 05' 00" E, a distance of 410.14 feet,
3. S 29° 56' 00" W, a distance of 142.00 feet to a calculated point,
4. S 60° 09' 21" E, a distance of 120.30 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 1717.26 feet to a calculated point,
6. N 61° 04' 45" W, a distance of 152.02 feet to a calculated point, and
7. S 29° 50' 39" W, a distance of 180.02 feet to a calculated point on the north line of a called 22.80 acre tract of land as described in the deed to the Veterans Land Board (Frank J. Dannelley), as recorded in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas;

THENCE with said north line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 04' 45" W, passing at a distance of 691.78 feet a 3/4-inch iron pipe found for the northwest corner of said called 22.80 acre tract, continuing for a total distance of 1066.93 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 28° 53' 16" W, a distance of 1265.31 feet;

EXHIBIT A

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with said east line, same being the west line of said called 275.015 acre remainder tract, N 28° 53' 16" E, a distance of 1621.55 feet to a calculated point, from which a 1/2-inch iron rod found bears N 28° 53' 16" E, a distance of 468.81 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances:

1. S 86° 33' 02" E, a distance of 105.08 feet to a calculated point,
2. S 76° 15' 01" E, a distance of 93.78 feet to a calculated point,
3. N 86° 02' 15" E, a distance of 65.58 feet to a calculated point,
4. N 38° 49' 53" E, a distance of 78.60 feet to a calculated point,
5. N 28° 27' 03" E, a distance of 73.24 feet to a calculated point, and
6. N 63° 24' 01" E, a distance of 214.28 feet to the **POINT OF BEGINNING** and containing 54.56 acres of land more or less, save and except, a called 0.20 acre tract of land as described in the deed to Ernest A. Dittmar and wife, Madie Breed Dittmar as recorded in Volume 7884, Page 896 of the Deed Records of Travis County, Texas, a called .826 acre tract of land as described in the deed to Ernest A. Dittmar as recorded in Volume 4496, Page 1433 of the Deed Records of Travis County, Texas.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

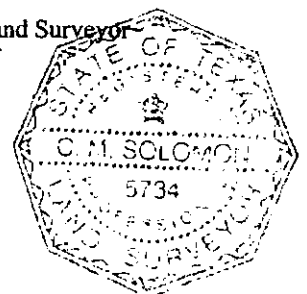
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

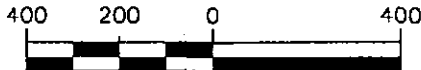
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


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



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING RECORD INFORMATION



GRAPHIC SCALE

SCALE: 1" = 400 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
TRACT II
M.V.E. VENTURE
VOL. 11841, PG. 1943
R.P.R.T.C.TX.

L1
S86°33'02"E
105.08'
L2
S76°15'01"E
93.78'
L3
N86°02'15"E
65.58'

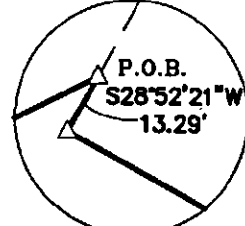
54.56 ACRES

REMAINING 275.015 ACRES OF A
CALLLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLLED 22.80 ACRES
FRANK J. DANIELLEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

CALLLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

DETAIL 'A'



NOT TO SCALE

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT:	KR ZONING
JOB NUMBER:	23142-20
DATE:	MAY 29, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FK2970
TECHNICIAN:	ALG
DRAWING:	FK2970.DWG
SCALE:	1" = 100'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2973
PAGE 3 OF 3

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #2
1-SF-2 to RR

DESCRIPTION OF A 12.33 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.33 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south right-of-way (ROW) line of Thaxton Road as dedicated in, A Final Plat of Thaxton Road Street Dedication, a plat recorded in Volume 87, Page 24D of the Plat Records of Travis County, Texas, same being a north line of said called 275.015 acre remainder tract;

THENCE with said common line, N 64° 29' 26" W, a distance of 42.59 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, the following two (2) courses and distances:

1. S 08° 59' 06" E, a distance of 213.80 feet to a calculated point, and
2. S 04° 14' 29" E, a distance of 135.18 feet to a 1/2-inch iron rod found for the northwest corner of a called 2.085 acre tract of land (Tract One) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 05' 47" E, a distance of 347.02 feet;

THENCE with said west line, and the west line of a called 1.549 acre tract of land as described in the deed to H. Gaynor Hanson and wife, Lynda M. Hanson, as recorded in Volume 8300, Page 760 of the Deed Records of Travis County, Texas, and also being the west line of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. S 29° 02' 49" W, a distance of 261.79 feet to a 1/2-inch iron rod found for the southwest corner of said called 2.085 acre tract, same being the northwest corner of said called 1.549 acre tract, from which a 1/2-inch iron pipe found bears S 60° 55' 44" E, a distance of 347.78 feet, and
2. S 28° 52' 21" W, passing at a distance of 425.83 feet a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet, continuing for a total distance of 682.18 feet to a calculated point;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following six (6) courses and distances:

1. S 63° 24' 01" W, a distance of 214.28 feet to a calculated point,
2. S 28° 27' 03" W, a distance of 73.24 feet to a calculated point,
3. S 38° 49' 53" W, a distance of 78.60 feet to a calculated point,
4. S 86° 02' 15" W, a distance of 65.58 feet to a calculated point,

EXHIBIT B

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

5. N 76° 15' 01" W, a distance of 93.78 feet to a calculated point, and
6. N 86° 33' 02" W, a distance of 105.08 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture, as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas;

THENCE with said east line, N 28° 53' 16" E, a distance of 468.81 feet to a 1/2-inch iron rod found for the northeast corner of said called 679.66 acre tract, same being the southeast corner and the east line of a called 14.760 acre tract of land (Tract Two) as described in the deed to W.T. Bradshaw, Jr., Trustee, as recorded in Volume 8412, Page 663 of the Deed Records of Travis County, Texas;

THENCE with the east line of said called 14.760 acre tract, same being the west line of said called 275.015 acre remainder tract, N 28° 57' 16" E, a distance of 1182.66 feet to a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south ROW line of said Thaxton Road, same being the common corner of said called 14.760 acre tract and said called 275.015 acre remainder tract;

THENCE leaving said east line, and with said south ROW line, the following two (2) courses and distances:

1. S 62° 54' 49" E, a distance of 111.60 feet to a 1/2-inch iron rod with "SAM, Inc." plastic cap found for an angle point, and
2. S 64° 29' 26" E, a distance of 57.52 feet to the **POINT OF BEGINNING** and containing 12.33 acres of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

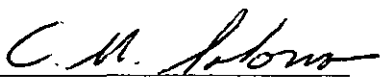
KNOW ALL MEN BY THESE PRESENTS:

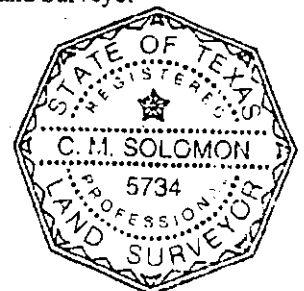
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

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

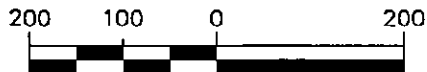

C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC." PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
SCALE: 1" = 200 FEET

MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
TRACT II
M.V.E. VENTURE
VOL. 11841, PG. 1943
R.P.R.T.C.Tx.

CALLLED 14.760 ACRES
TRACT TWO
W.T. BRADSHAW, JR., TRUSTEE
VOL. 8412, PG. 663
D.R.T.C.Tx.

12.33 ACRES

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.Tx.

CALLLED 1.851 ACRES
TRACT TWO
DAVID L. MELLEBRUCH AND
WIFE, KATHERINE A.
MELLEBRUCH
DOC. NO. 2002000762
O.P.R.T.C.Tx.

CALLLED 1.549 ACRES
H. GAYNOR HANSON AND WIFE,
LYNDA M. HANSON
VOL. 8300, PG. 760
D.R.T.C.Tx.

CALLLED 2.085 ACRES
TRACT ONE
DAVID L. MELLEBRUCH AND WIFE,
KATHERINE A. MELLEBRUCH
DOC. NO. 2002000762
O.P.R.T.C.Tx.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

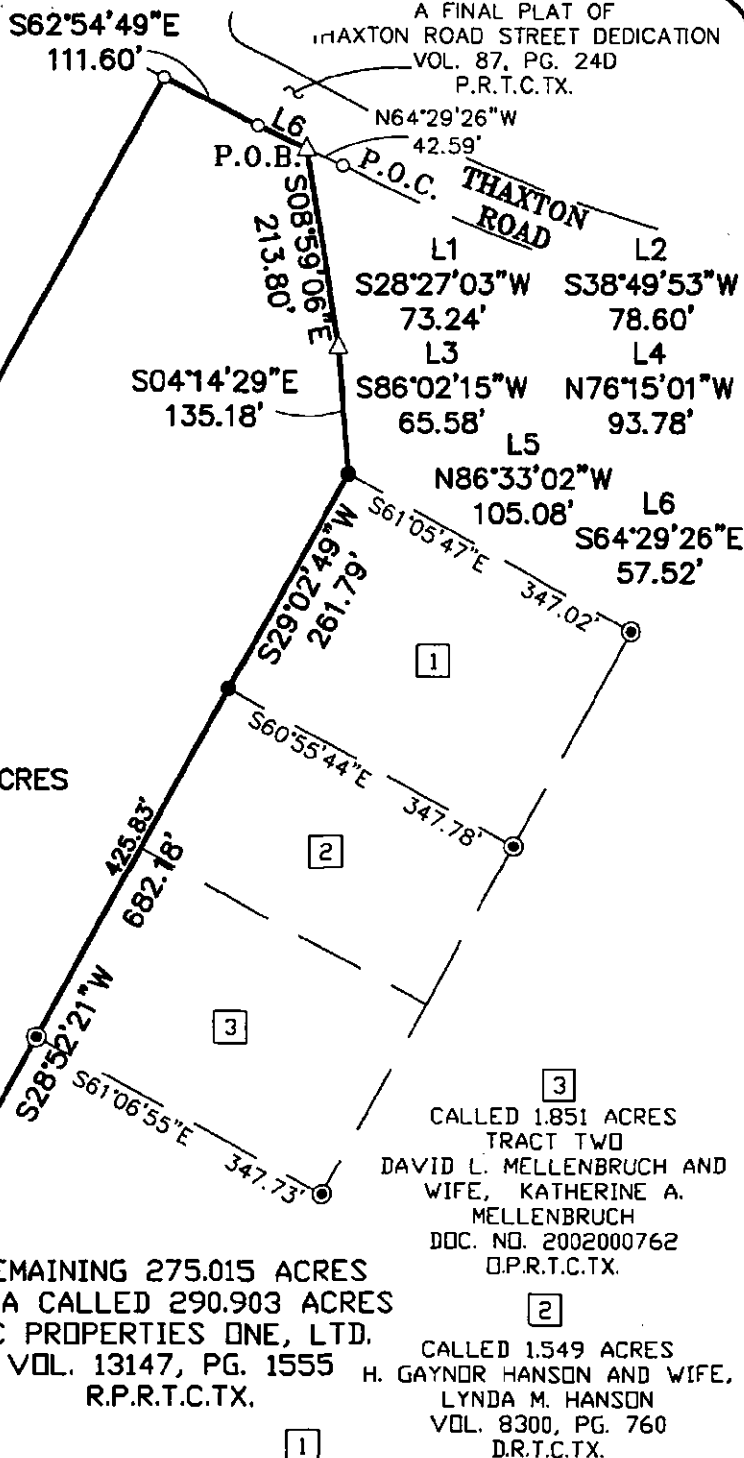
BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C"
A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32
FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.Tx.
AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING
JOB NUMBER: 23142-20
DATE: MAY 30, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FN2972
TECHNICIAN: ALG
DRAWING: FN2971.DWG
SCALE: 1" = 200'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2972
PAGE 3 OF 3



0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #3
SF-3 to RR

DESCRIPTION OF A 0.378 ACRE (16482 sq. ft.) TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.378 ACRE (16482 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears N 28° 48' 10" E, a distance of 230.92 feet;

THENCE with the south line of said called 1.851 acre tract, N 61° 06' 55" W, a distance of 245.89 feet to a calculated point, same being the northeast corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said south line, and crossing through the interior of said called 275.015 acre remainder tract, the following five (5) courses and distances:

1. S 49° 27' 39" W, a distance of 48.20 feet to a calculated point,
2. S 20° 47' 16" W, a distance of 34.87 feet to a calculated point,
3. S 48° 04' 57" W, a distance of 99.04 feet to a calculated point,
4. S 63° 24' 01" W, a distance of 100.93 feet to a calculated point, and
5. N 28° 52' 21" E, a distance of 256.34 feet to a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract;

EXHIBIT C

0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with the south line of said called 1.851 acre tract, S 61° 06' 55" E, a distance of 101.84 feet to the **POINT OF BEGINNING** and containing 0.378 acre (16482 sq. ft.) of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

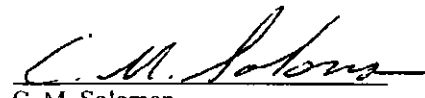
KNOW ALL MEN BY THESE PRESENTS:

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 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



LEGEND

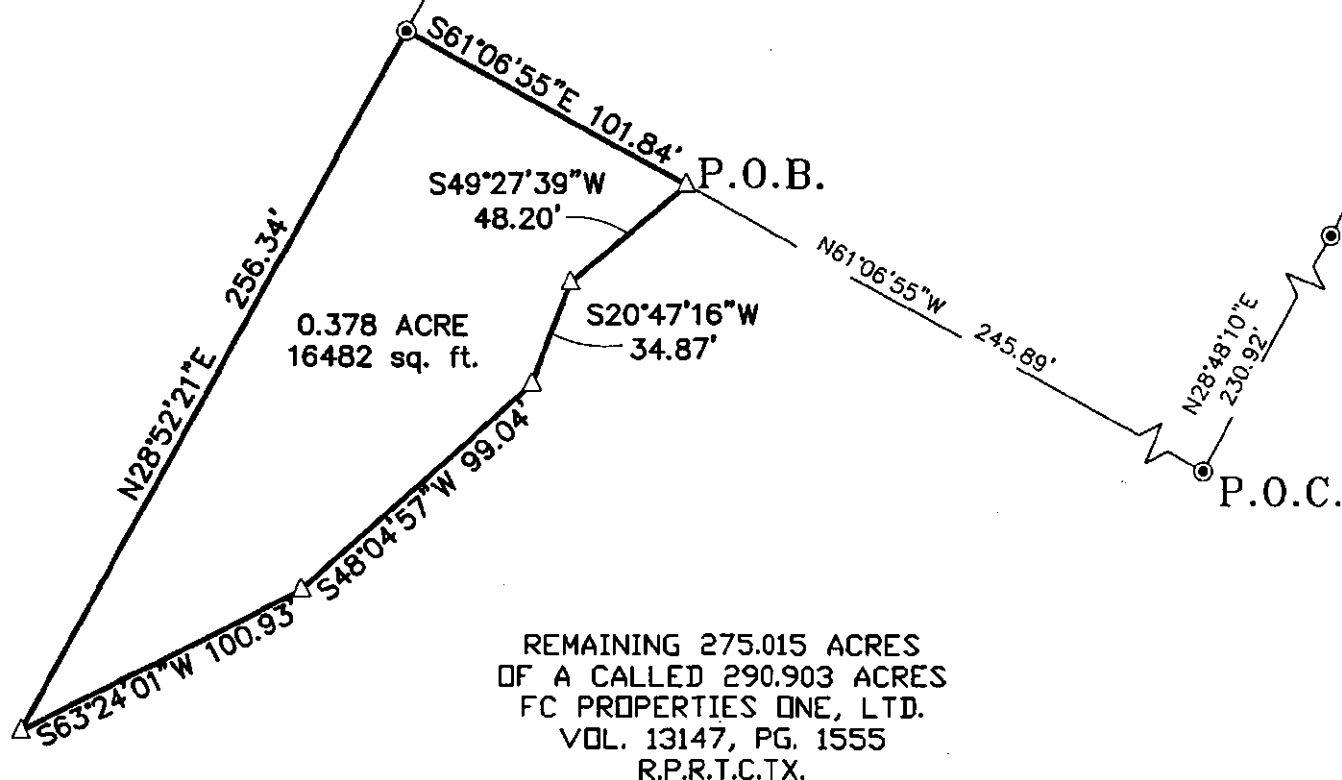
- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM,INC" PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
SCALE: 1" = 60 FEET
MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLED 1.851 ACRES
TRACT TWO
DAVID L. MELLEBRUCH AND WIFE,
KATHERINE A. MELLEBRUCH
DDC. NO. 2002000762
D.P.R.T.C.TX.



REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT:	KIL ZONING
JOB NUMBER:	23142-20
DATE:	MAY 30, 2003
SURVEYOR:	CMS
PARTY CHIEF:	MA
FIELDBOOK:	MA
FIELDNOTE:	FN2971
TECHNICIAN:	ALG
DRAWING:	FN2971.DWG
SCALE:	1" = 60'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 526-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2971
PAGE 3 OF 3

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 4

1-SF-2; SF-3 to SF-4A

DESCRIPTION OF A 5.495 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.495 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for the southeast corner of a called 6.397 acre tract of land as described in the deed to the City of Austin as recorded in Volume 10780, Page 904 of the Real Property Records of Travis County, Texas, same being the southwest corner of Lot 23 of Springfield Phase "C" a subdivision recorded in Document No. 200000045 of the Official Public Records of Travis County, Texas, and same being a northeast corner of said called 275.015 acre remainder tract, from which a 1/2-inch iron rod with a "SAM, INC." plastic cap found bears N 59° 51' 19" W, a distance of 220.76 feet;

THENCE with an east line of said called 275.015 acre remainder tract, same being the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 64.01 feet to the **POINT OF BEGINNING**, of the tract described herein;

THENCE continuing with an east line of said called 275.015 acre remainder tract, and the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 394.34 feet to a 1/2-inch iron rod found for the southwest corner of said Springfield Phase "C", same being the northwest corner of a called 95.753 acre tract as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE continuing with an east line of said called 275.015 acre remainder tract, same being the west line of said called 95.753 acre tract, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for the southeast corner of the tract described herein, from which a 1/2-inch iron pipe found bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said east line, and crossing through the interior of said called 275.015 acre remainder tract, the following eight (8) courses and distances:

1. N 61° 05' 00" W, a distance of 410.14 feet to a calculated point,
2. N 29° 56' 00" E, a distance of 53.50 feet to a calculated point,
3. S 60° 04' 00" E, a distance of 120.25 feet to a calculated point,
4. N 30° 07' 18" E, a distance of 450.41 feet to a calculated point,
5. N 30° 03' 41" E, a distance of 41.83 feet to a calculated point,
6. N 28° 35' 11" E, a distance of 250.14 feet to a calculated point of curvature,
7. with said arc of a curve to the right a distance of 102.00 feet, through a central angle of 12° 29' 14", having a radius of 468.00 feet, and whose chord bears S 66° 05' 56" E, a distance of 101.80 feet to a calculated point, and

EXHIBIT D

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

8. S 59° 51' 19" E, a distance of 191.43 feet to the **POINT OF BEGINNING** and containing 5.495 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

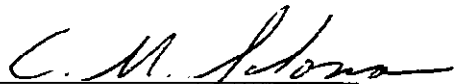
KNOW ALL MEN BY THESE PRESENTS:

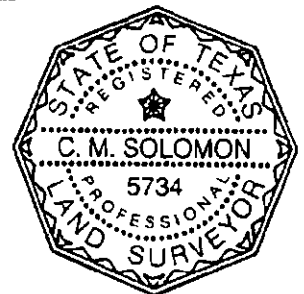
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



200 100 0 200 400

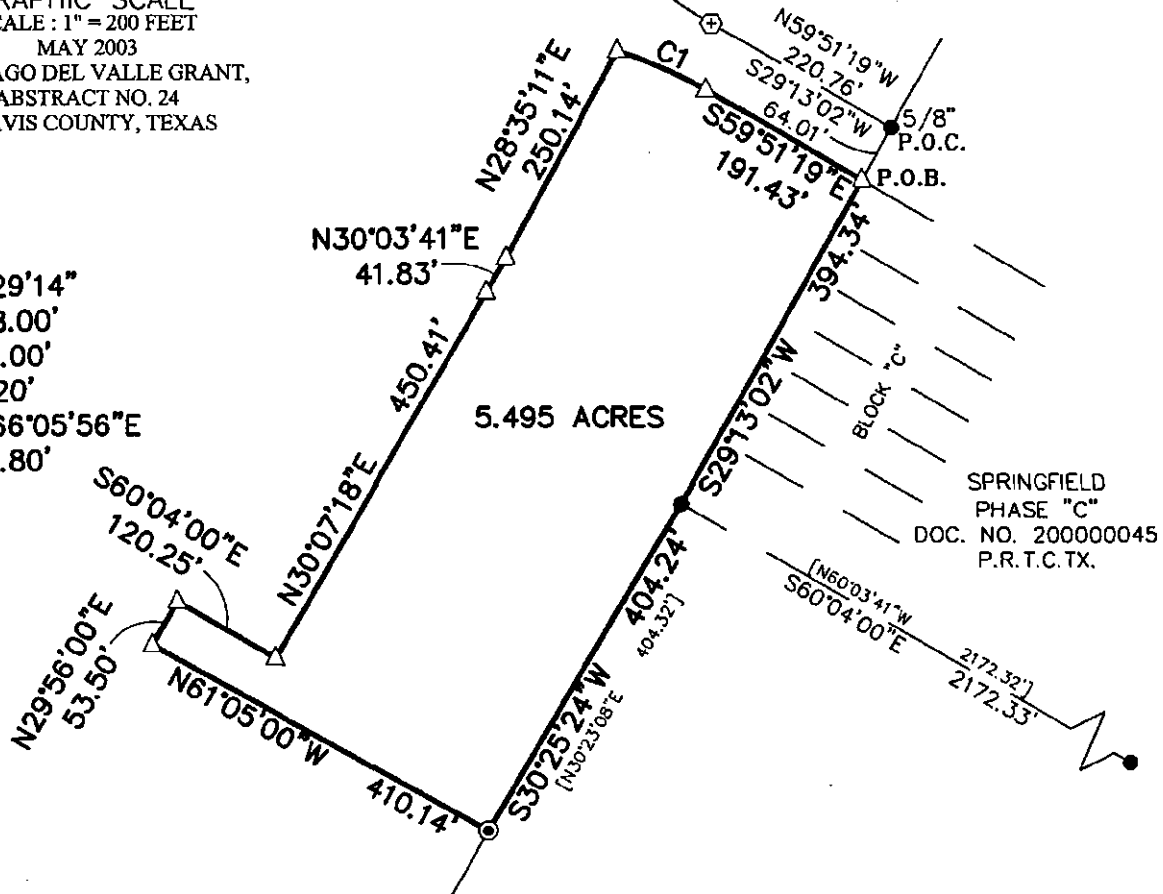
GRAPHIC SCALE
SCALE: 1" = 200 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CA D 6.397 ACRES
CITY OF AUSTIN
VOL. 10780, PG. 904
R.P.R.T.C.TX.

C1
Δ=12°29'14"
R=468.00'
L=102.00'
T=51.20'
CB=S66°05'56"E
C=101.80'



REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- ⊕ 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING
- () RECORD INFORMATION

NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: K9 ZONING 230
JOB NUMBER: 23142-20
DATE: MAY 28, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FR2889
TECHNICIAN: ALG
DRAWING: FR2889.DWG
SCALE: 1" = 200'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2969
PAGE 3 OF 3

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 5
1-SF-2 to SF-4A

DESCRIPTION OF A 0.394 ACRE (17184 sq. ft.) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.394 ACRE (17184 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found for the northwest corner of said called 95.753 acre tract, same being on a south line of Springfield, Phase "C" as recorded in Document No. 2000000045 of the Plat Records of Travis County, Texas, bears N 30° 25' 24" E, a distance of 404.24 feet, also from which a 1/2-inch iron pipe found for the southwest corner of said called 95.753 acre tract bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 05' 00" W, a distance of 290.04 feet to a calculated point, for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing to cross said called 275.015 acre remainder tract, the following four (4) courses and distances:

1. S 29° 50' 39" W, a distance of 143.94 feet to a calculated point,
2. N 60° 09' 21" W, a distance of 120.30 feet to a calculated point,
3. N 29° 56' 00" E, a distance of 142.00 feet to a calculated point, and

EXHIBIT E

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

4. S 61° 05' 00" E, a distance of 120.10 feet to the **POINT OF BEGINNING** and containing 0.394 acre (17184 sq. ft.) of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

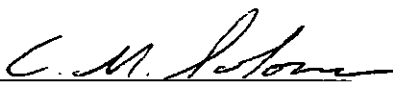
KNOW ALL MEN BY THESE PRESENTS:

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
 P.O.C. POINT-OF-COMMENCING
 P.O.B. POINT-OF-BEGINNING
 () RECORD INFORMATION



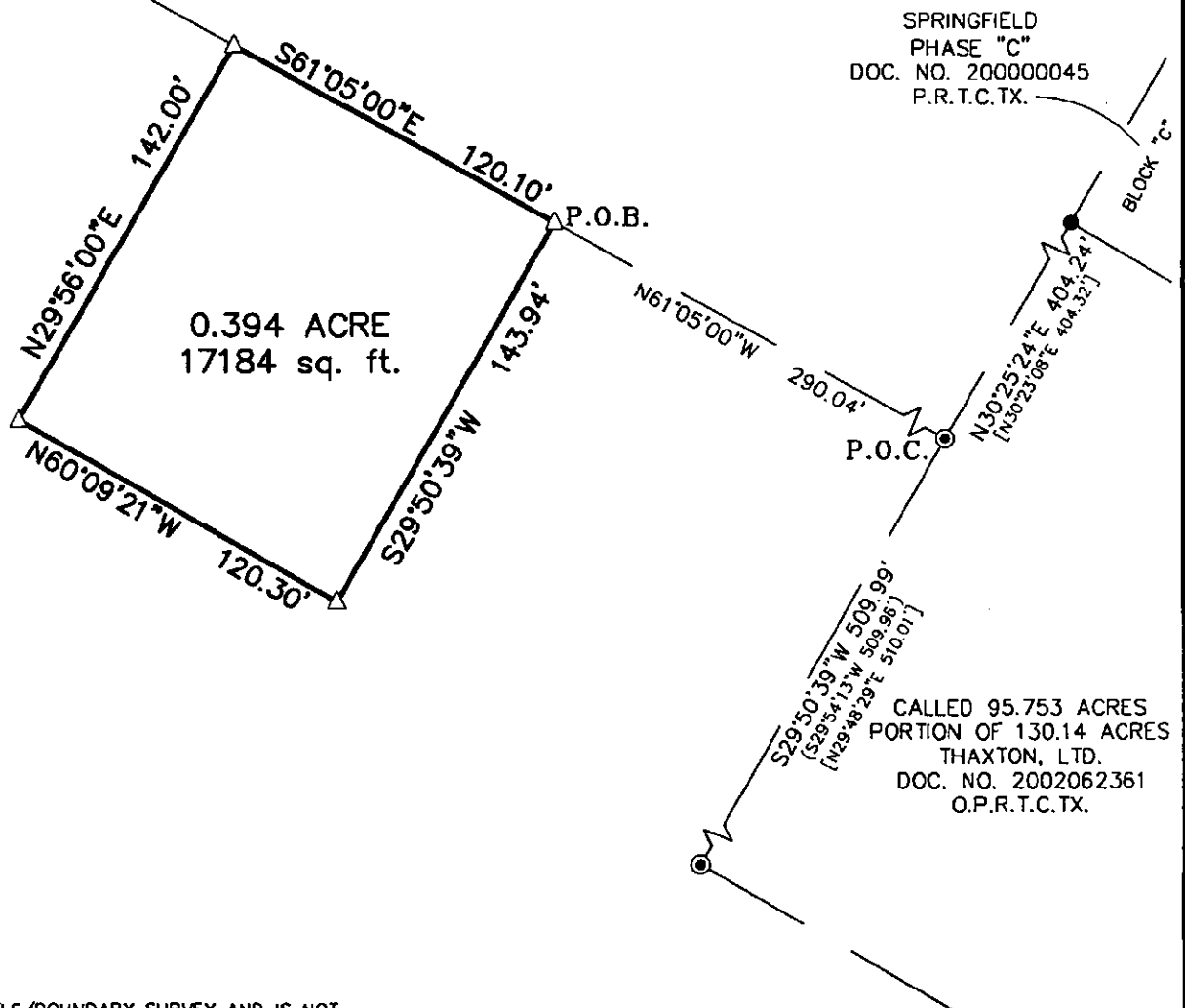
GRAPHIC SCALE

SCALE: 1" = 60 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
 ABSTRACT NO. 24
 TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
 OF A CALLED 290.903 ACRES
 FC PROPERTIES ONE, LTD.
 VOL. 13147, PG. 1555
 R.P.R.T.C.TX.



NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT
 INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING 230
 JOB NUMBER: 23142-20
 DATE: MAY 29, 2003
 SURVEYOR: CMS
 PARTY CHIEF: MA
 FIELDBOOK: NA
 FIELDNOTE: FN2968
 TECHNICIAN: ALG
 DRAWING: FN2968
 SCALE: 1" = 60'



5508 WEST HIGHWAY 290
 BUILDING B
 AUSTIN TEXAS, 78735
 (512) 447-0575
 FAX: (512) 526-3029
 EMAIL: SAM@SAMINCAUS.COM

SKETCH
 TO
 ACCOMPANY FIELD
 NOTE No. 2968
 PAGE 3 OF 3

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

Tract #6

1-SF-4A to SF-4A

DESCRIPTION OF A 103.30 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 103.30 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land and described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, same being on a south line of Springfield, Phase "C" as recorded in Document No. 200000045 of the Plat Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE with said common line, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for an angle point in said common line and the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing with said common line, S 29° 50' 39" W, a distance of 509.99 feet to a 1/2-inch iron pipe found for a north line of said called 275.015 acre remainder tract, same being the south line of said called 95.753 acre tract;

THENCE leaving said common line, with the south line of said called 95.753 acre tract, the following three (3) courses and distances;

1. S 60° 02' 46" E, a distance of 2086.82 feet to a 1/2-inch iron rod found for an angle point,
2. S 59° 55' 59" E, a distance of 663.83 feet to a 1/2-inch iron rod with a "SAM, INC." plastic cap found for an angle point, and
3. S 60° 07' 17" E, a distance of 432.69 feet to a 1/2-inch iron rod found for the southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 123.2 acre tract of land described in the deed to Edward J. Gillen as recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas;

THENCE leaving said common line with the west line of said called 123.2 acre tract, same being the east line of said called 275.015 acre remainder tract, S 29° 57' 48" W, a distance of 719.36 feet to a calculated point, from which a 1-inch iron pipe found for a southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 103.82 acre tract of land as described in the deed to Coyote Creek Ranch, Ltd., as recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas, bears S 29° 57' 48" W, a distance of 842.76 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract, the following three (3) courses and distances:

1. N 87° 36' 29" W, a distance of 796.35 feet to a calculated point for a point of curvature
2. with the arc of said curve to the right a distances of 242.47 feet, through a central angle of 07° 11' 54", having a radius of 1930.00 feet and whose chord bears N 84° 00' 32" W, a distance of 242.31 feet to a calculated point, and
3. N 80° 24' 36" W, a distance of 947.55 feet to a calculated point in a south line of said called 275.015 acre remainder tract, same being the north line of said 103.82 acre tract;

EXHIBIT F

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

THENCE with said common line, N 58° 35' 25" W, a distance of 563.50 feet to a 1/2-inch iron pipe found for the north common corner of said 103.82 acre tract and Lot 1, Dittmar-Hanson Subdivision, as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, same being the south line of the tract described herein;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point, from which a 3/8-inch iron rod found bears N 62° 05' 14" W, a distance of 113.51 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances;

1. N 27° 54' 46" E, a distance of 108.33 feet to a calculated point,
2. N 15° 11' 53" E, a distance of 341.10 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 323.37 feet to a calculated point,
4. N 61° 04' 45" W, a distance of 297.04 feet to a calculated point,
5. N 29° 50' 39" E, a distance of 1276.13 feet to a calculated point, and
6. S 61° 05' 00" E, a distance of 290.04 feet to the **POINT OF BEGINNING** and containing 103.30 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

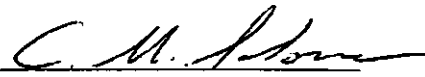
KNOW ALL MEN BY THESE PRESENTS:

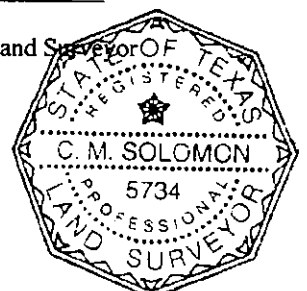
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



LEGEND

- △ CALCULATED POINT
- ⊕ 1/2" IRON ROD WITH "SAM, INC" CAP PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. () POINT-OF-BEGINNING RECORD INFORMATION

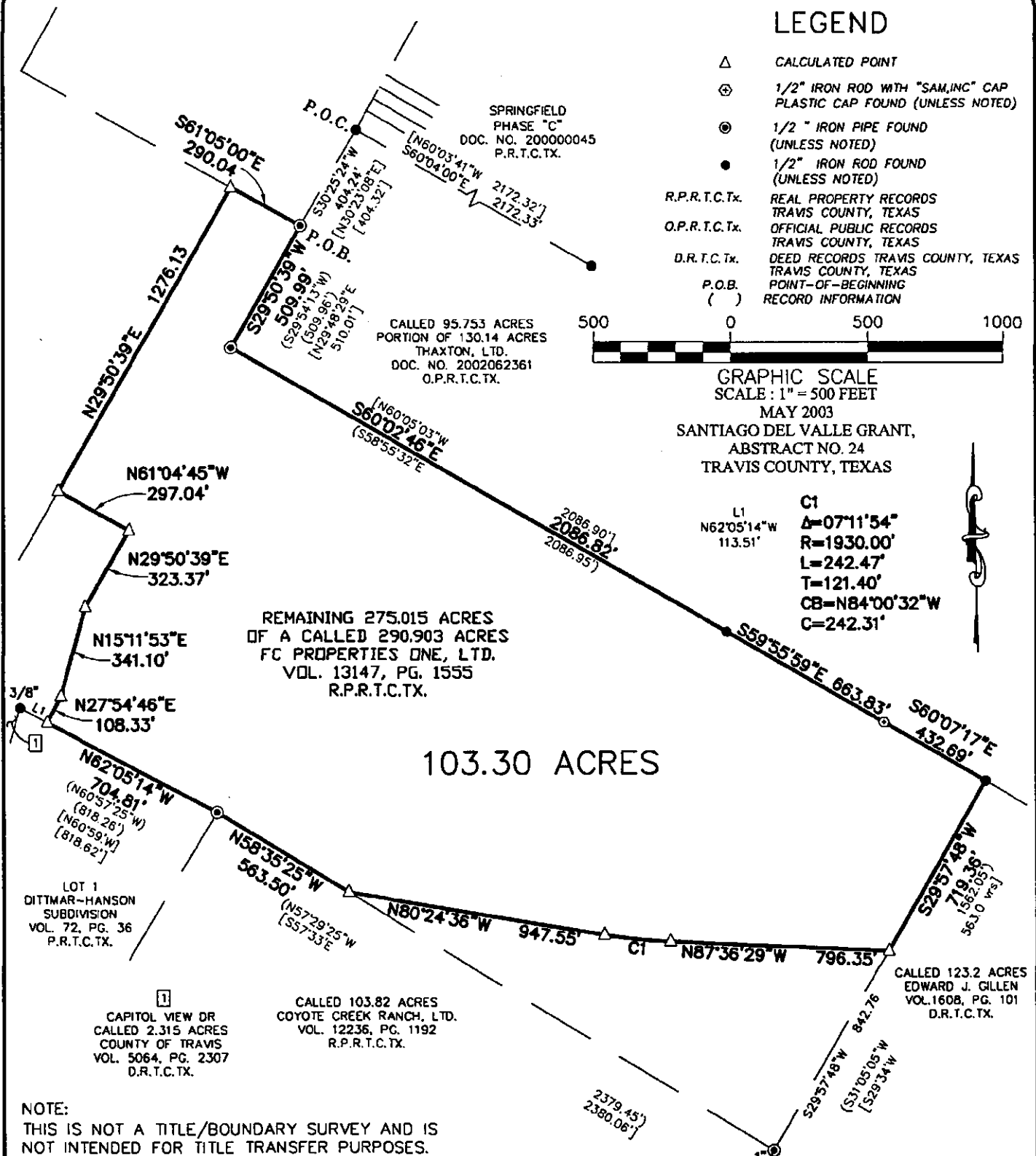


GRAPHIC SCALE
SCALE: 1" = 500 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

L1 N62°05'14"W 113.51'
C1 Δ=07°11'54"
R=1930.00'
L=242.47'
T=121.40'
CB=N84°00'32"W
C=242.31'



NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT:	KB ZONING 230
JOB NUMBER:	23142-20
DATE:	MAY 28, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FN2967
TECHNICIAN:	ALG
DRAWING:	FN2967.DWG
SCALE:	1"=300'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2967
PAGE 3 OF 3

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

Tract #7

1-SF-2; 1-SF-4A to SF-2

DESCRIPTION OF A 6.393 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.393 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the south line of said remainder tract, same being the northwest corner of a called 103.82 acre tract conveyed to Coyote Creek Ranch, Ltd., by deed recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas and the northeast corner of Lot 1, Dittmar-Hanson Subdivision as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, from which a 1-inch iron pipe found on the west line of a called 123.2 acre tract of land conveyed to Edward J. Gillen by deed recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas, for a southeast corner of said remainder tract, same being the northeast corner of said 103.82 acre tract;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein,

THENCE continuing with said common line, N 62° 05' 14" W, a distance of 113.51 feet to a 3/8-inch iron rod found for the northwest corner of said Lot 1, same being the northeast corner of a called 2.315 acre tract known as Capitol View Drive conveyed to the County of Travis by deed recorded in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas;

THENCE continuing with said south line, and the north line of said 2.315 acre tract, N 61° 04' 45" W, passing at a distance of 61.19 feet a 3/4-inch iron rod found 1.42 feet south of said line for the northwest corner of said 2.315 acre tract, same being the northeast corner and the north line of a called 22.80 acre tract described in the deed to the Veterans Land Board (Frank J. Dannelly) in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas, continuing in all a total distance of 425.51 feet to a calculated point;

THENCE leaving said south line and over and across said remainder tract the following seven (7) courses and distances:

1. N 29° 50' 39" E, a distance of 180.02 feet to a calculated point,
2. S 61° 04' 45" E, a distance of 152.02 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 585.03 feet to a calculated point,
4. S 61° 05' 14" E, a distance of 297.04 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 323.37 feet to a calculated point,
6. S 15° 11' 53" W, a distance of 341.10 feet to a calculated point, and

EXHIBIT G

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

7. S 27° 54' 46" W, a distance of a 108.33 feet to the **POINT OF BEGINNING** and containing 6.393 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

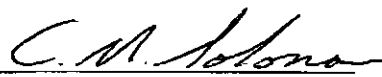
KNOW ALL MEN BY THESE PRESENTS:

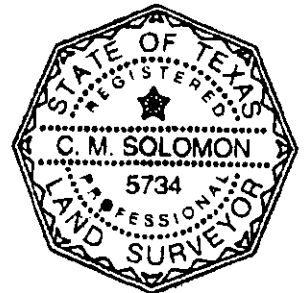
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.



GRAPHIC SCALE

SCALE: 1" = 300 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,

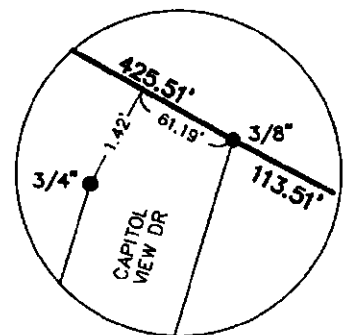
ABSTRACT NO. 24

TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

L1	L2
N62°05'14"W 113.51'	N29°50'39"E 180.02'
L3	L4
S61°04'45"E 152.02'	S27°54'46"W 108.33'

DETAIL "A"



NOT TO SCALE

CALLLED 22.80 ACRES
FRANK J. DANNELEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

CALLLED 2.315 ACRES
COUNTY OF TRAVIS
VOL. 5064, PG. 2307
D.R.T.C.TX.

LOT 1
DITTMAR-HANSON
SUBDIVISION
VOL. 72, PG. 36
P.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.C. POINT-OF-COMMENCING
P.O.B. POINT-OF-BEGINNING
() RECORD INFORMATION

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT INTENDED FOR TITLE TRANSFER PURPOSES.

CALLLED 103.82 ACRES
COYOTE CREEK RANCH, LTD.
VOL. 12236, PG. 1192
R.P.R.T.C.TX.

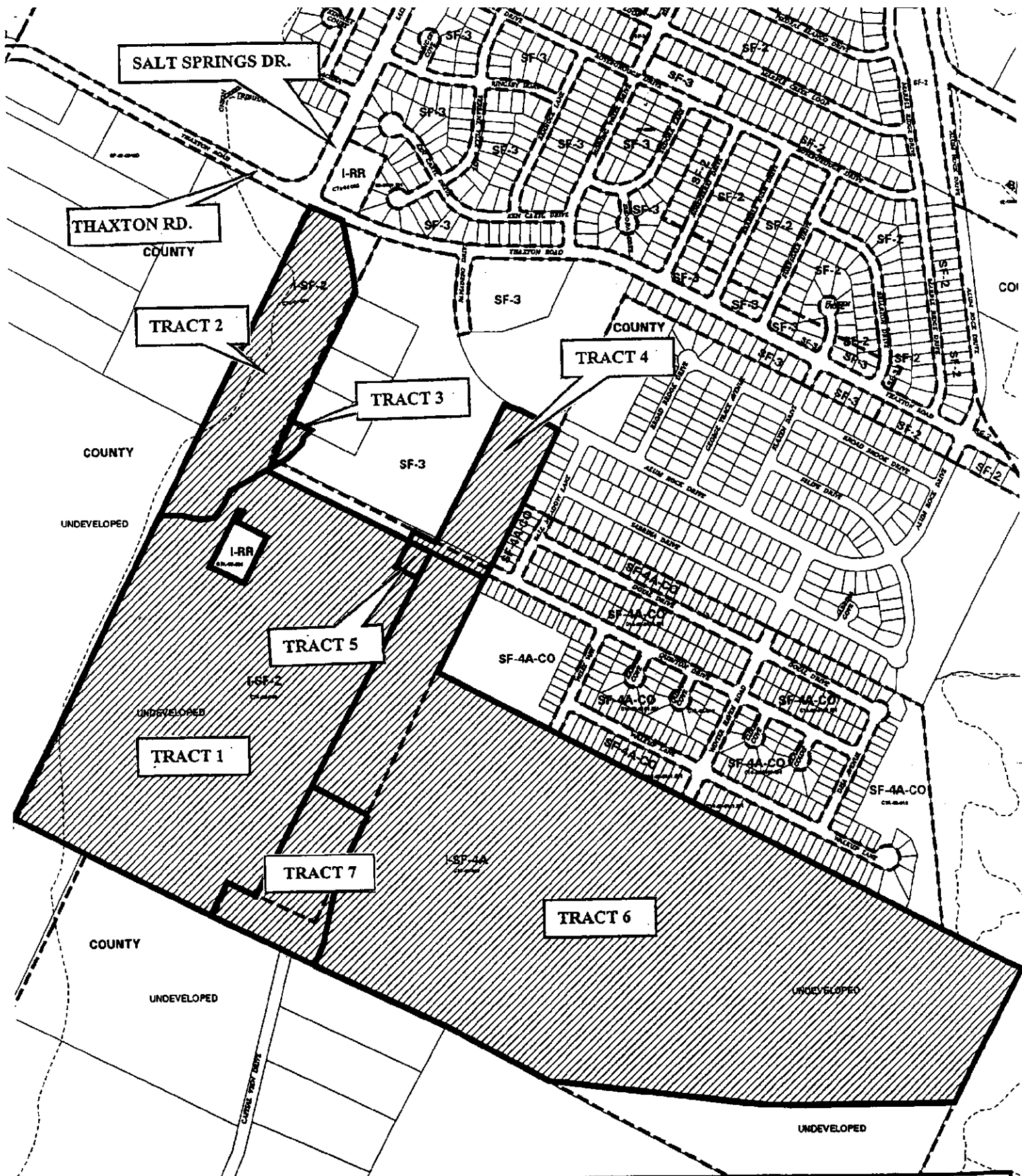
CALLLED 123.2 ACRES
EDWARD J. GILLEN
VOL. 1608, PG. 101
D.R.T.C.TX.




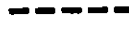
PROJECT:	KR ZONING 239
JOB NUMBER:	23142-20
DATE:	MAY 06, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FK2927
TECHNICIAN:	ALG
DRAWING:	FK2927.DWG
SCALE:	1" = 300'



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SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2927
PAGE 3 OF 3



 1" = 600'	SUBJECT TRACT 	ZONING EXHIBIT H		CITY GRID REFERENCE NUMBER J12
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-03-0090.SH ADDRESS: THAXTON RD. SUBJECT AREA (acres): 182.850	DATE: 03-11 INTLS: TRC	
	CASE MGR: W.WALSH			

RESTRICTIVE COVENANT

OWNER: KB HOME Lone Star L.P., a Texas limited partnership

ADDRESS: 11911 Burnet Road, Austin, TX 78758

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: Seven tracts of land, consisting of 182.8 acres, more or less, out of the Santiago Del Valle Grant Abstract 24, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" through "G" incorporated into this covenant, and

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 WHM Transportation Engineering, Inc., dated March 28, 2003, 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 recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 24, 2003. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. 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.
3. 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.
4. 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.

5. 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 Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 200__.

OWNER:

**KB HOME Lone Star L. P.,
a Texas limited partnership**

By: KBSA, Inc., a Texas corporation
General Partner

By: _____
John Zinsmeyer
Assistant Secretary

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 _____, 200__, by John Zinsmeyer, Assistant Secretary of KBSA, Inc., a Texas corporation, on behalf of the corporation, and the corporation acknowledged this instrument as General Partner on behalf of KB HOME Lone Star L.P., a Texas limited partnership.

Notary Public, State of Texas

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #1
1-SF-2 to SF-2

DESCRIPTION OF 54.56 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT, A CALLED 0.20 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AND WIFE, MADIE BREED DITTMAR AS RECORDED IN VOLUME 7884, PAGE 896 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A CALLED .826 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AS RECORDED IN VOLUME 4496, PAGE 1433 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 54.56 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch, as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet;

THENCE leaving the south line of said called 1.851 acre tract, and crossing through the interior of said called 275.015 acre remainder tract, S 28° 52' 21" W, a distance of 256.34 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following seven (7) courses and distances:

1. S 28° 52' 21" W, a distance of 13.29 feet to a calculated point,
2. S 61° 05' 00" E, a distance of 757.99 feet to a calculated point, from which a 1/2-inch iron pipe found on the west line of a called 95.753 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, bears S 61° 05' 00" E, a distance of 410.14 feet,
3. S 29° 56' 00" W, a distance of 142.00 feet to a calculated point,
4. S 60° 09' 21" E, a distance of 120.30 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 1717.26 feet to a calculated point,
6. N 61° 04' 45" W, a distance of 152.02 feet to a calculated point, and
7. S 29° 50' 39" W, a distance of 180.02 feet to a calculated point on the north line of a called 22.80 acre tract of land as described in the deed to the Veterans Land Board (Frank J. Dannelley), as recorded in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas;

THENCE with said north line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 04' 45" W, passing at a distance of 691.78 feet a 3/4-inch iron pipe found for the northwest corner of said called 22.80 acre tract, continuing for a total distance of 1066.93 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 28° 53' 16" W, a distance of 1265.31 feet;

EXHIBIT A

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with said east line, same being the west line of said called 275.015 acre remainder tract, N 28° 53' 16" E, a distance of 1621.55 feet to a calculated point, from which a 1/2-inch iron rod found bears N 28° 53' 16" E, a distance of 468.81 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances:

1. S 86° 33' 02" E, a distance of 105.08 feet to a calculated point,
2. S 76° 15' 01" E, a distance of 93.78 feet to a calculated point,
3. N 86° 02' 15" E, a distance of 65.58 feet to a calculated point,
4. N 38° 49' 53" E, a distance of 78.60 feet to a calculated point,
5. N 28° 27' 03" E, a distance of 73.24 feet to a calculated point, and
6. N 63° 24' 01" E, a distance of 214.28 feet to the **POINT OF BEGINNING** and containing 54.56 acres of land more or less, save and except, a called 0.20 acre tract of land as described in the deed to Ernest A. Dittmar and wife, Madie Breed Dittmar as recorded in Volume 7884, Page 896 of the Deed Records of Travis County, Texas, a called .826 acre tract of land as described in the deed to Ernest A. Dittmar as recorded in Volume 4496, Page 1433 of the Deed Records of Travis County, Texas.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

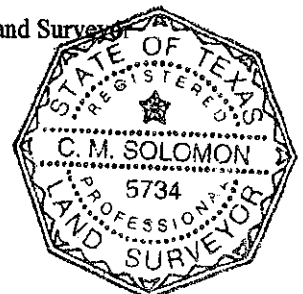
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

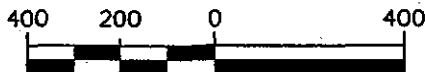
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


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



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING
- () RECORD INFORMATION



GRAPHIC SCALE

SCALE: 1" = 400 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
TRACT II
M.V.E. VENTURE
VOL. 11841, PG. 1943
R.P.R.T.C.TX.

L1
S86°33'02"E
105.08'
L2
S76°15'01"E
93.78'
L3
N86°02'15"E
65.58'

54.56 ACRES

REMAINING 275.015 ACRES OF A
CALLLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLLED 22.80 ACRES
FRANK J. DANNELEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING
JOB NUMBER: 23142-20
DATE: MAY 28, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FN2870
TECHNICIAN: ALG
DRAWING: FN2870.DWG
SCALE: 1" = 100'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(612) 447-0575
FAX: (512) 326-5029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2973
PAGE 3 OF 3

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #2
1-SF-2 to RR

DESCRIPTION OF A 12.33 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.33 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south right-of-way (ROW) line of Thaxton Road as dedicated in, A Final Plat of Thaxton Road Street Dedication, a plat recorded in Volume 87, Page 24D of the Plat Records of Travis County, Texas, same being a north line of said called 275.015 acre remainder tract;

THENCE with said common line, N 64° 29' 26" W, a distance of 42.59 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, the following two (2) courses and distances:

1. S 08° 59' 06" E, a distance of 213.80 feet to a calculated point, and
2. S 04° 14' 29" E, a distance of 135.18 feet to a 1/2-inch iron rod found for the northwest corner of a called 2.085 acre tract of land (Tract One) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 05' 47" E, a distance of 347.02 feet;

THENCE with said west line, and the west line of a called 1.549 acre tract of land as described in the deed to H. Gaynor Hanson and wife, Lynda M. Hanson, as recorded in Volume 8300, Page 760 of the Deed Records of Travis County, Texas, and also being the west line of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. S 29° 02' 49" W, a distance of 261.79 feet to a 1/2-inch iron rod found for the southwest corner of said called 2.085 acre tract, same being the northwest corner of said called 1.549 acre tract, from which a 1/2-inch iron pipe found bears S 60° 55' 44" E, a distance of 347.78 feet, and
2. S 28° 52' 21" W, passing at a distance of 425.83 feet a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet, continuing for a total distance of 682.18 feet to a calculated point;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following six (6) courses and distances:

1. S 63° 24' 01" W, a distance of 214.28 feet to a calculated point,
2. S 28° 27' 03" W, a distance of 73.24 feet to a calculated point,
3. S 38° 49' 53" W, a distance of 78.60 feet to a calculated point,
4. S 86° 02' 15" W, a distance of 65.58 feet to a calculated point,

EXHIBIT B

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

5. N 76° 15' 01" W, a distance of 93.78 feet to a calculated point, and
6. N 86° 33' 02" W, a distance of 105.08 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture, as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas;

THENCE with said east line, N 28° 53' 16" E, a distance of 468.81 feet to a 1/2-inch iron rod found for the northeast corner of said called 679.66 acre tract, same being the southeast corner and the east line of a called 14.760 acre tract of land (Tract Two) as described in the deed to W.T. Bradshaw, Jr., Trustee, as recorded in Volume 8412, Page 663 of the Deed Records of Travis County, Texas;

THENCE with the east line of said called 14.760 acre tract, same being the west line of said called 275.015 acre remainder tract, N 28° 57' 16" E, a distance of 1182.66 feet to a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south ROW line of said Thaxton Road, same being the common corner of said called 14.760 acre tract and said called 275.015 acre remainder tract;

THENCE leaving said east line, and with said south ROW line, the following two (2) courses and distances:

1. S 62° 54' 49" E, a distance of 111.60 feet to a 1/2-inch iron-rod with "SAM, Inc." plastic cap found for an angle point, and
2. S 64° 29' 26" E, a distance of 57.52 feet to the **POINT OF BEGINNING** and containing 12.33 acres of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

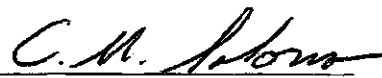
KNOW ALL MEN BY THESE PRESENTS:

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

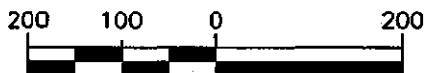
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


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



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
SCALE: 1" = 200 FEET

MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
TRACT II
M.V.E. VENTURE
VOL. 11841, PG. 1943
R.P.R.T.C.Tx.

CALLLED 14.760 ACRES
TRACT TWO
W.T. BRADSHAW, JR., TRUSTEE
VOL. 8412, PG. 663
D.R.T.C.Tx.

S62°54'49"E
111.60'

A FINAL PLAT OF
THAXTON ROAD STREET DEDICATION
VOL. 87, PG. 240
P.R.T.C.Tx.

N64°29'26"W
42.59'

P.O.B. S08°59'06"E
213.80'

L1 S28°27'03"W 73.24' L2 S38°49'53"W 78.60'

L3 S86°02'15"W 65.58' L4 N76°15'01"W 93.78'

L5 N86°33'02"W 105.08' L6 S64°29'26"E 57.52'

S04°14'29"E
135.18'

N28°57'16"E
1182.66'

12.33 ACRES

S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

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S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

S28°52'21"W 214.28'

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.Tx.

CALLLED 1.851 ACRES
TRACT TWO
DAVID L. MELLENBURCH AND
WIFE, KATHERINE A.
MELLENBURCH
DOC. NO. 2002000762
O.P.R.T.C.Tx.

CALLLED 1.549 ACRES
H. GAYNOR HANSON AND WIFE,
LYNDA M. HANSON
VOL. 8300, PG. 760
D.R.T.C.Tx.

CALLLED 2.085 ACRES
TRACT ONE
DAVID L. MELLENBURCH AND WIFE,
KATHERINE A. MELLENBURCH
DOC. NO. 2002000762
O.P.R.T.C.Tx.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C"
A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32
FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.Tx.
AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT:	KB ZONING
JOB NUMBER:	23142-20
DATE:	MAY 30, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FN2972
TECHNICIAN:	ALG
DRAWING:	FN2971.DWG
SCALE:	1" = 200'



5506 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2972
PAGE 3 OF 3

0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #3
SF-3 to RR

DESCRIPTION OF A 0.378 ACRE (16482 sq. ft.) TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.378 ACRE (16482 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears N 28° 48' 10" E, a distance of 230.92 feet;

THENCE with the south line of said called 1.851 acre tract, N 61° 06' 55" W, a distance of 245.89 feet to a calculated point, same being the northeast corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said south line, and crossing through the interior of said called 275.015 acre remainder tract, the following five (5) courses and distances:

1. S 49° 27' 39" W, a distance of 48.20 feet to a calculated point,
2. S 20° 47' 16" W, a distance of 34.87 feet to a calculated point,
3. S 48° 04' 57" W, a distance of 99.04 feet to a calculated point,
4. S 63° 24' 01" W, a distance of 100.93 feet to a calculated point, and
5. N 28° 52' 21" E, a distance of 256.34 feet to a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract;

EXHIBIT C

0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with the south line of said called 1.851 acre tract, S 61° 06' 55" E, a distance of 101.84 feet to the **POINT OF BEGINNING** and containing 0.378 acre (16482 sq. ft.) of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

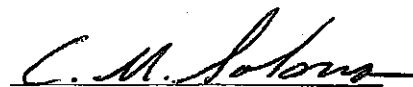
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

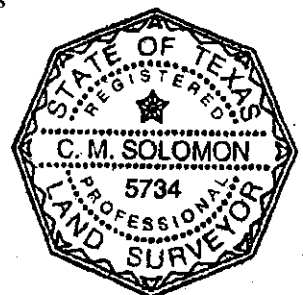
That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 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



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC"
PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS NOTED)
- 1/2" IRON ROD FOUND
(UNLESS NOTED)

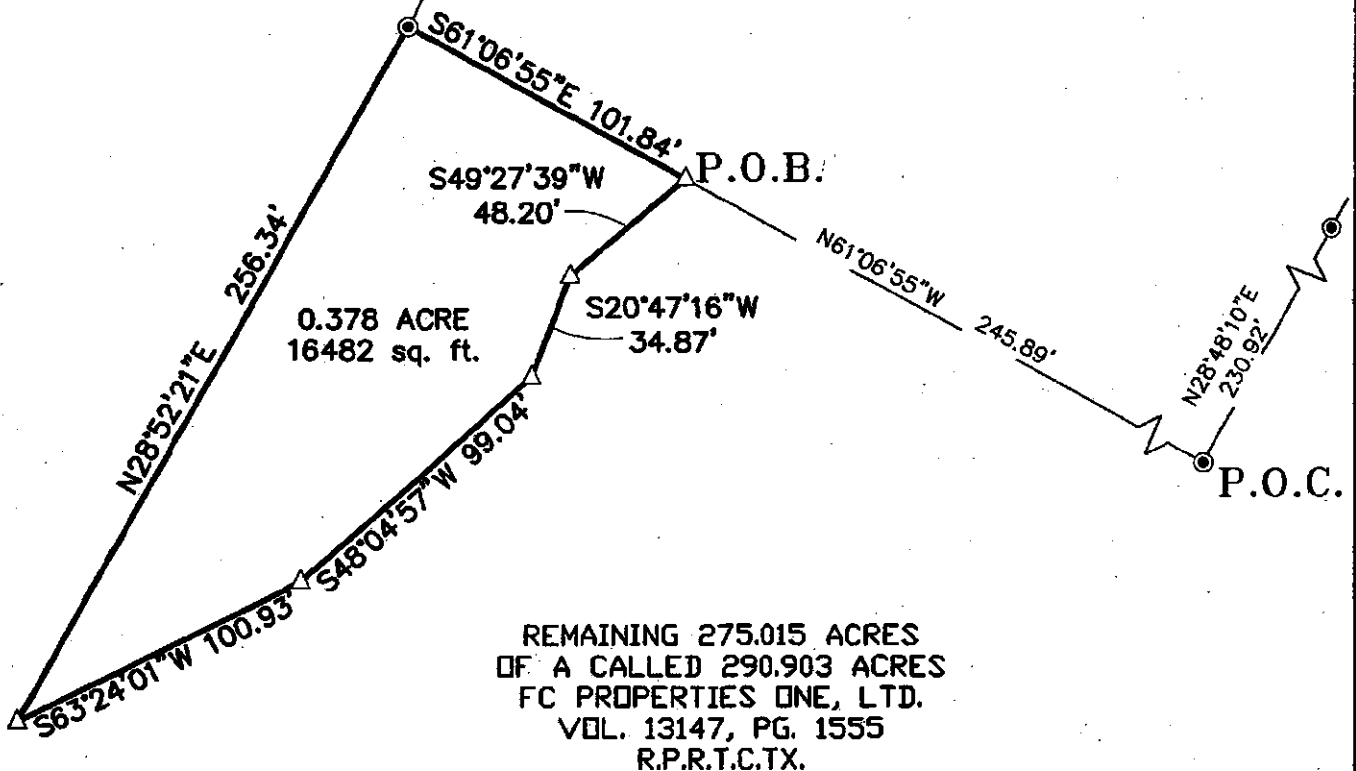
R.P.R.T.C.Tx. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
SCALE: 1" = 60 FEET

MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLED 1.851 ACRES
TRACT TWO
DAVID L. MELLEBRUCH AND WIFE,
KATHERINE A. MELLEBRUCH
DOC. NO. 2002000762
D.P.R.T.C.TX.



NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING
JOB NUMBER: 23142-20
DATE: MAY 20, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FN2971
TECHNICIAN: ALG
DRAWING: FN2971.DWG
SCALE: 1" = 60'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2971
PAGE 3 OF 3

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 4

1-SF-2; SF-3 to SF-4A

DESCRIPTION OF A 5.495 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.495 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for the southeast corner of a called 6.397 acre tract of land as described in the deed to the City of Austin as recorded in Volume 10780, Page 904 of the Real Property Records of Travis County, Texas, same being the southwest corner of Lot 23 of Springfield Phase "C" a subdivision recorded in Document No. 200000045 of the Official Public Records of Travis County, Texas, and same being a northeast corner of said called 275.015 acre remainder tract, from which a 1/2-inch iron rod with a "SAM, INC." plastic cap found bears N 59° 51' 19" W, a distance of 220.76 feet;

THENCE with an east line of said called 275.015 acre remainder tract, same being the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 64.01 feet to the **POINT OF BEGINNING**, of the tract described herein;

THENCE continuing with an east line of said called 275.015 acre remainder tract, and the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 394.34 feet to a 1/2-inch iron rod found for the southwest corner of said Springfield Phase "C", same being the northwest corner of a called 95.753 acre tract as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE continuing with an east line of said called 275.015 acre remainder tract, same being the west line of said called 95.753 acre tract, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for the southeast corner of the tract described herein, from which a 1/2-inch iron pipe found bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said east line, and crossing through the interior of said called 275.015 acre remainder tract, the following eight (8) courses and distances:

1. N 61° 05' 00" W, a distance of 410.14 feet to a calculated point,
2. N 29° 56' 00" E, a distance of 53.50 feet to a calculated point,
3. S 60° 04' 00" E, a distance of 120.25 feet to a calculated point,
4. N 30° 07' 18" E, a distance of 450.41 feet to a calculated point,
5. N 30° 03' 41" E, a distance of 41.83 feet to a calculated point,
6. N 28° 35' 11" E, a distance of 250.14 feet to a calculated point of curvature,
7. with said arc of a curve to the right a distance of 102.00 feet, through a central angle of 12° 29' 14", having a radius of 468.00 feet, and whose chord bears S 66° 05' 56" E, a distance of 101.80 feet to a calculated point, and

EXHIBIT D

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

8. S 59° 51' 19" E, a distance of 191.43 feet to the **POINT OF BEGINNING** and containing 5.495 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

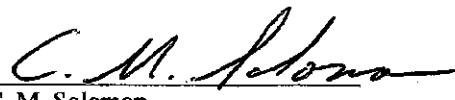
KNOW ALL MEN BY THESE PRESENTS:

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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





GRAPHIC SCALE
SCALE: 1" = 200 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

C1
Δ=12°29'14"
R=468.00'
L=102.00'
T=51.20'
CB=S66°05'56"E
C=101.80'

S60°04'00"E
120.25'
N29°56'00"E
53.50'
N61°05'00"W
410.14'

N30°03'41"E
41.83'

450.41'

5.495 ACRES

N28°35'11"E
250.14'

404.32'

S29°50'39"W
509.99'
(S29°54'13"W 508.98')
(N29°48'29"E 510.01')

6.397 ACRES
CITY OF AUSTIN
VOL. 10780, PG. 904
R.P.R.T.C.TX.

N59°51'19"W
220.76'
S29°13'02"W
64.01'
S59°51'19"E
191.43'
P.O.C.
P.O.B.

BLOCK "C"

SPRINGFIELD
PHASE "C"
DOC. NO. 200000045
P.R.T.C.TX.

[N60°03'41"W
S60°04'00"E
2172.32']
2172.33'

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

LEGEND

- Δ CALCULATED POINT
- ⊕ 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING
- () RECORD INFORMATION

NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING 230
JOB NUMBER: 23142-20
DATE: MAY 29, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FN2969
TECHNICIAN: ALG
DRAWING: FN2969.DWG
SCALE: 1" = 200'



6508 WEST HIGHWAY 290
BUILDING B
AUSTIN, TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2969
PAGE 3 OF 3

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 5
1-SF-2 to SF-4A

DESCRIPTION OF A 0.394 ACRE (17184 sq. ft.) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.394 ACRE (17184 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found for the northwest corner of said called 95.753 acre tract, same being on a south line of Springfield, Phase "C" as recorded in Document No. 200000045 of the Plat Records of Travis County, Texas, bears N 30° 25' 24" E, a distance of 404.24 feet, also from which a 1/2-inch iron pipe found for the southwest corner of said called 95.753 acre tract bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 05' 00" W, a distance of 290.04 feet to a calculated point, for the POINT OF BEGINNING of the tract described herein;

THENCE continuing to cross said called 275.015 acre remainder tract, the following four (4) courses and distances:

1. S 29° 50' 39" W, a distance of 143.94 feet to a calculated point,
2. N 60° 09' 21" W, a distance of 120.30 feet to a calculated point,
3. N 29° 56' 00" E, a distance of 142.00 feet to a calculated point, and

EXHIBIT E

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

4. S 61° 05' 00" E, a distance of 120.10 feet to the **POINT OF BEGINNING** and containing 0.394 acre (17184 sq. ft.) of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

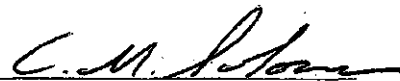
KNOW ALL MEN BY THESE PRESENTS:

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



LEGEND

△ CALCULATED POINT

● 1/2" IRON PIPE FOUND (UNLESS NOTED)

● 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS

P.O.C. POINT-OF-COMMENCING

P.O.B. POINT-OF-BEGINNING

() RECORD INFORMATION



GRAPHIC SCALE

SCALE: 1" = 60 FEET

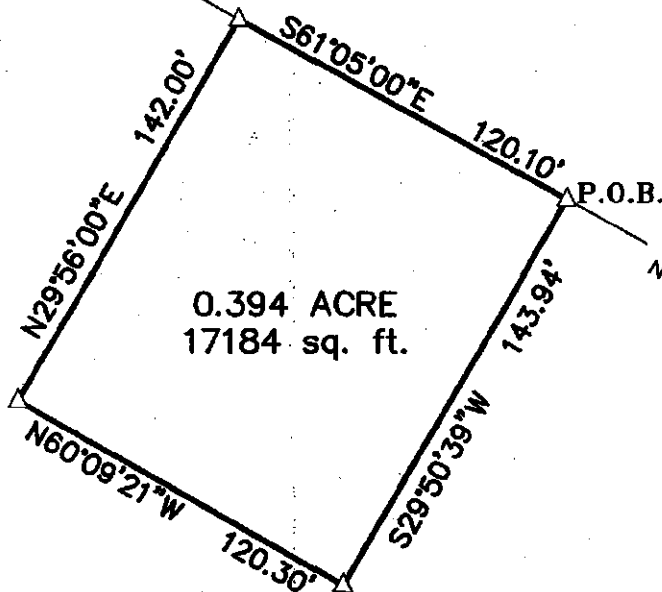
MAY 2003

SANTIAGO DEL VALLE GRANT,

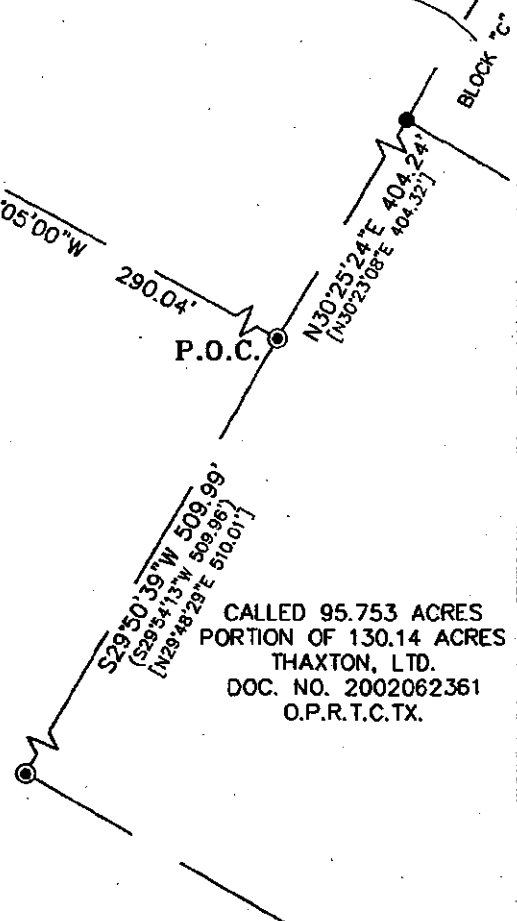
ABSTRACT NO. 24

TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.



SPRINGFIELD
PHASE "C"
DOC. NO. 200000045
P.R.T.C.TX.



CALLLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT
INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT:	KB ZONING 230
JOB NUMBER:	23142-20
DATE:	MAY 29, 2003
SURVEYOR:	CHS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FN2968
TECHNICIAN:	ALG
DRAWING:	FN2968
SCALE:	1" = 60'



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

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2968
PAGE 3 OF 3

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

Tract #6
1-SF-4A to SF-4A

DESCRIPTION OF A 103.30 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 103.30 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land and described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, same being on a south line of Springfield, Phase "C" as recorded in Document No. 200000045 of the Plat Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE with said common line, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for an angle point in said common line and the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing with said common line, S 29° 50' 39" W, a distance of 509.99 feet to a 1/2-inch iron pipe found for a north line of said called 275.015 acre remainder tract; same being the south line of said called 95.753 acre tract;

THENCE leaving said common line, with the south line of said called 95.753 acre tract, the following three (3) courses and distances;

1. S 60° 02' 46" E, a distance of 2086.82 feet to a 1/2-inch iron rod found for an angle point,
2. S 59° 55' 59" E, a distance of 663.83 feet to a 1/2-inch iron rod with a "SAM, INC." plastic cap found for an angle point, and
3. S 60° 07' 17" E, a distance of 432.69 feet to a 1/2-inch iron rod found for the southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 123.2 acre tract of land described in the deed to Edward J. Gillen as recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas;

THENCE leaving said common line with the west line of said called 123.2 acre tract, same being the east line of said called 275.015 acre remainder tract, S 29° 57' 48" W, a distance of 719.36 feet to a calculated point, from which a 1-inch iron pipe found for a southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 103.82 acre tract of land as described in the deed to Coyote Creek Ranch, Ltd., as recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas, bears S 29° 57' 48" W, a distance of 842.76 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract, the following three (3) courses and distances:

1. N 87° 36' 29" W, a distance of 796.35 feet to a calculated point for a point of curvature
2. with the arc of said curve to the right a distances of 242.47 feet, through a central angle of 07° 11' 54", having a radius of 1930.00 feet and whose chord bears N 84° 00' 32" W, a distance of 242.31 feet to a calculated point, and
3. N 80° 24' 36" W, a distance of 947.55 feet to a calculated point in a south line of said called 275.015 acre remainder tract, same being the north line of said 103.82 acre tract;

EXHIBIT F

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

THENCE with said common line, N 58° 35' 25" W, a distance of 563.50 feet to a 1/2-inch iron pipe found for the north common corner of said 103.82 acre tract and Lot 1, Dittmar-Hanson Subdivision, as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, same being the south line of the tract described herein;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point, from which a 3/8-inch iron rod found bears N 62° 05' 14" W, a distance of 113.51 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances;

1. N 27° 54' 46" E, a distance of 108.33 feet to a calculated point,
2. N 15° 11' 53" E, a distance of 341.10 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 323.37 feet to a calculated point,
4. N 61° 04' 45" W, a distance of 297.04 feet to a calculated point,
5. N 29° 50' 39" E, a distance of 1276.13 feet to a calculated point, and
6. S 61° 05' 00" E, a distance of 290.04 feet to the **POINT OF BEGINNING** and containing 103.30 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

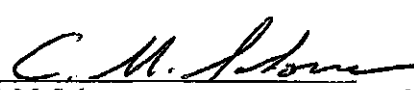
KNOW ALL MEN BY THESE PRESENTS:

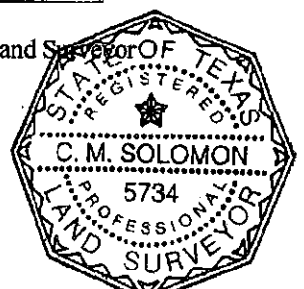
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



LEGEND

- △ CALCULATED POINT
- ⊕ 1/2" IRON ROD WITH "SAM, INC." CAP
PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS NOTED)
- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- R.P.R.T.C.TX. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
TRAVIS COUNTY, TEXAS
- P.O.B. () POINT-OF-BEGINNING
RECORD INFORMATION

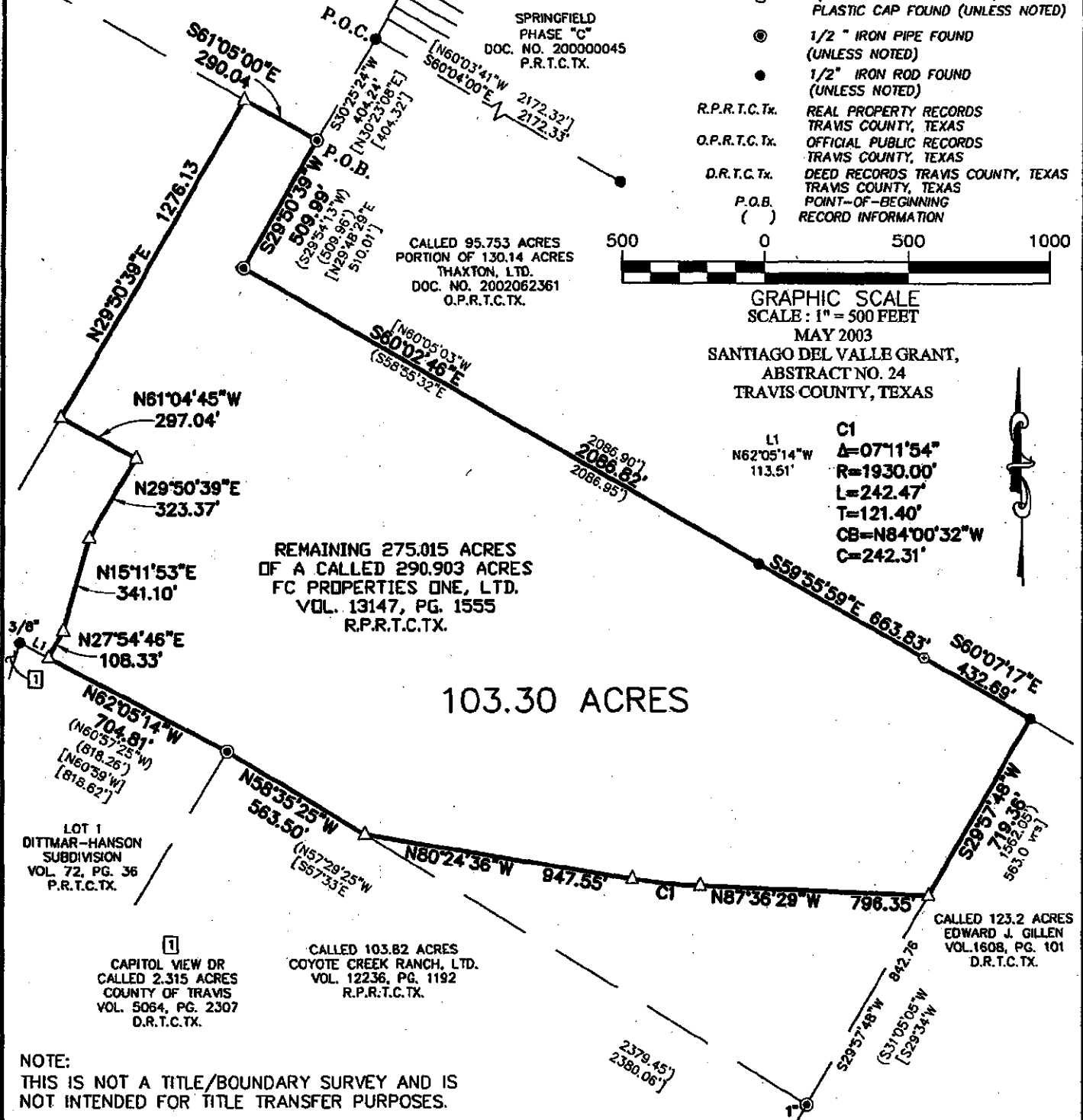


GRAPHIC SCALE
SCALE: 1" = 500 FEET

MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

L1
N62°05'14"W
113.51'

C1
Δ=07°11'54"
R=1930.00'
L=242.47'
T=121.40'
CB=N84°00'32"W
C=242.31'



NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT:	KB ZONING 230
JOB NUMBER:	23142-20
DATE:	MAY 26, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FW2867
TECHNICIAN:	ALG
DRAWING:	FW2867.DWG
SCALE:	1"=350'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0576
FAX: (512) 326-5029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2967
PAGE 3 OF 3

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

Tract #7

1-SF-2; 1-SF-4A to SF-2

DESCRIPTION OF A 6.393 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.393 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the south line of said remainder tract, same being the northwest corner of a called 103.82 acre tract conveyed to Coyote Creek Ranch, Ltd., by deed recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas and the northeast corner of Lot 1, Dittmar-Hanson Subdivision as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, from which a 1-inch iron pipe found on the west line of a called 123.2 acre tract of land conveyed to Edward J. Gillen by deed recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas, for a southeast corner of said remainder tract, same being the northeast corner of said 103.82 acre tract;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein,

THENCE continuing with said common line, N 62° 05' 14" W, a distance of 113.51 feet to a 3/8-inch iron rod found for the northwest corner of said Lot 1, same being the northeast corner of a called 2.315 acre tract known as Capitol View Drive conveyed to the County of Travis by deed recorded in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas;

THENCE continuing with said south line, and the north line of said 2.315 acre tract, N 61° 04' 45" W, passing at a distance of 61.19 feet a 3/4-inch iron rod found 1.42 feet south of said line for the northwest corner of said 2.315 acre tract, same being the northeast corner and the north line of a called 22.80 acre tract described in the deed to the Veterans Land Board (Frank J. Dannelly) in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas, continuing in all a total distance of 425.51 feet to a calculated point;

THENCE leaving said south line and over and across said remainder tract the following seven (7) courses and distances:

1. N 29° 50' 39" E, a distance of 180.02 feet to a calculated point,
2. S 61° 04' 45" E, a distance of 152.02 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 585.03 feet to a calculated point,
4. S 61° 05' 14" E, a distance of 297.04 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 323.37 feet to a calculated point,
6. S 15° 11' 53" W, a distance of 341.10 feet to a calculated point, and

EXHIBIT G

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

7. S 27° 54' 46" W, a distance of a 108.33 feet to the **POINT OF BEGINNING** and containing 6.393 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent 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.

THE STATE OF TEXAS

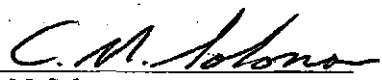
KNOW ALL MEN BY THESE PRESENTS:

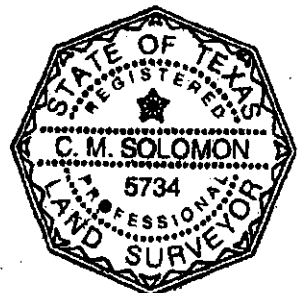
COUNTY OF TRAVIS

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 July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 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



BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.



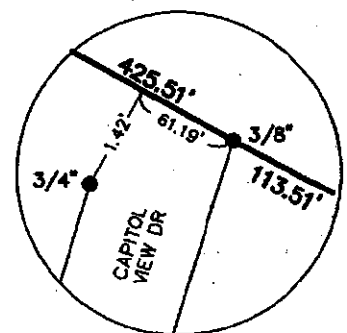
GRAPHIC SCALE

SCALE: 1" = 300 FEET
MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

L1 N62°05'14"W 113.51'	L2 N29°50'39"E 180.02'
L3 S61°04'45"E 152.02'	L4 S27°54'46"W 108.33'

DETAIL "A"



NOT TO SCALE

CALLED 22.80 ACRES
FRANK J. DANNELLEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

CALLED 2.315 ACRES
COUNTY OF TRAVIS
VOL. 5064, PG. 2307
D.R.T.C.TX.

LOT 1
DITTMAR-HANSON
SUBDIVISION
VOL. 72, PG. 36
P.R.T.C.TX.

CALLED 103.82 ACRES
COYOTE CREEK RANCH, LTD.
VOL. 12236, PG. 1192
R.P.R.T.C.TX.

CALLED 123.2 ACRES
EDWARD J. GILLEN
VOL. 1608, PG. 101
D.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.C. POINT-OF-COMMENCING
P.O.B. POINT-OF-BEGINNING
() RECORD INFORMATION

NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT
INTENDED FOR TITLE TRANSFER PURPOSES.

PROJECT: KB ZONING 230
JOB NUMBER: 23142-20
DATE: MAY 08, 2003
SURVEYOR: CMS
PARTY CHIEF: HA
FIELDBOOK: HA
FIELDNOTE: FN2927
TECHNICIAN: ALS
DRAWING: FN2927.DWG
SCALE: 1" = 300'



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SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2927
PAGE 3 OF 3

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Legal Assistant

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: December 22, 2003

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-03-0090.SH

4. C14-03-0090.SH – KB SHELDON 230, By: KB Home Lone Star L.P. (John Zinsmeyer), Longaro & Clarke, Inc. (Alex Clarke), Southeast of Thaxton Road at Salt Springs Drive. (Onion Creek/Marble Creek). **FROM I-SF-2, SF-3, I-SF-4A TO RR, SF-2, SF-4A. RECOMMENDED WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS. City Staff: Wendy Walsh, 974-7719. POSTPONED FROM 11-18 (STAFF).**

SUMMARY

Wendy Walsh, staff – “This is undeveloped property and is zoned Interim Single-Family Residence, as well as Family Residence; SF-3 and I-SF-4A. It was annexed into the City in March of 2003; access is taken from Salt Springs Drive and Thaxton Road and there are three other connectivity points from the McKinney Park east subdivision, which is located to the north of this property. The applicant is asking to zone to the SF-2 district for two of the tracts. The zoning map on page 5 shows the location of those different tracts. Rural residence for the 100-year floodplain for two of the tracts and SF-4A for three tracts located on the east side of the property. Tract 7 did not show up on the zoning; it’s between tracts 1 and 6 on the south side of the property. Development is proposed to occur in two phases; the west side of the property has 296 single-family residences; two drainage easements; 1 open space and 1 landscape lot. The second phase has 634 residences, as well as drainage, open space, landscape lots and one park lot. The preliminary plan, there’s also a future development lot that’s generally located southeast of tract 6. The preliminary plan was approved in February 2003; at that time it was outside of the City, in the County and the property was then annexed in March. The preliminary plan was approved by ZAP in April of this year. Then we received a zoning application in June of 2003. The reason why it has taken so long to come before the commission is because of the Traffic Impact Analysis that was being worked out. SMART Housing policy is that developers must obtain permanent proper zoning before final plat approval; the final plats have not yet been approved. Staff is supportive of the SF-2, RR and SF-4A districts, based on adjacent development and consistent with the approved preliminary plan. With regards to the traffic impact analysis, the applicant is in agreement with that; there are various intersection improvements that require posting of fiscal, as well as widening of Salt Springs Drive. I do have SMART Housing and Transportation Staff here to go over the details of that, if you’d like. One issue I did write about because I received it right before the packet was going out, was from A.I.S.D, citing the need for additional elementary and middle schools in this area. I did speak with the director of A.I.S.D late today and he tells me that a representative of KB Homes had given him information regarding the annual number of new homes, new single-family residences within this development. This allows for him to estimate the impact to nearby schools and when they will generate the need for additional schools. The director added in his conversation that he is now comfortable with the zoning; and that KB will continue to work with him with school issues in this area”.

Commissioner Baker – “Is there a request for postponement? Why is it a discussion item, is what I’m really asking?”

Wendy Walsh, staff – “I’m sorry, I thought you wanted this to be a discussion item”.

Commissioner Baker – “I’d like to discuss it, but I really don’t want to. Does anyone want to discuss it”? “My reason for even thinking about it is; I want somebody, even if we have to, to write a memo to Council. I don’t like to have cases before me in which I have no discretion; and this is one of those cases”.

Wendy Walsh – “Yes, this is similar to the one that you considered a couple weeks ago”.

Commissioner Baker – “When you look at the memo in the packet; and I know you said that the Director at A.I.S.D said; but you look at the packet... the school situation out there is going to be horrendous; and we’re coming in with hundreds of homes. I don’t know how we expect them to educate all those children. I will abstain on the case because I don’t feel comfortable when we have something annexed as I-SF-4A; thereby removing completely any discretion of this Commission”. “Does anybody want to speak in favor or in opposition?”

Javier Delgado, staff – “We will be having meetings with A.I.S.D from now on, in this area about coordinating the need for schools; so we will make sure that their concerns are addressed”.

Commissioner Baker – “I appreciate that, but when I look at the memo, a discussion is not going to help very much. If they are looking at 148% occupancy, with the Palm, Langford and Manchaca Schools are at 148%, 127%, 165% of their capacity in 2007 and 2008, without this development”.

Mr. Delgado – “That’s why A.I.S.D and myself have agreed to try to get on the same page and work together”.

Commissioner Baker – “Well, y’all better go build some schools”.

Commissioner Cortez – “I know that there’s already a group that’s been appointed by the school district that’s developing the next bond proposal in the construction of new schools. And I’m sure that they’ve already identified this area as one for expansion”.

Commissioner Baker – “They indicate that even in their memo, but they’re looking for sites”.

Commissioner Donisi – “Is there any information about the distance from...if someone purchased a home on the southeast corner of tract 6, to get to a Capital Metro bus service, Salt Springs and Terra Drive is the closest place?” “It would be interesting to know how far someone would have to go to get a bus”.

Mr. Delgado – “Terra Drive is located in an existing subdivision that’s north of KB Sheldon. It is a street that fronts Palm Elementary School. I would guess that it would be about 1 to 1 ½ miles”.

Commissioner Baker – “That would be a long walk, wouldn’t it?”

Commissioner Jackson and Martinez moved to close the public hearing.

Commissioner Jackson – “I make a motion to approve the zoning per staff recommendation”.

Commissioner Cortez – “Second”.

Commissioner Baker – “I will be abstaining”.

Commissioner Whaley – “I will also be abstaining”.

Commissioner Martinez – “I will also be abstaining”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

**JACKSON, CORTEZ
APPROVED STAFF’S
RECOMMENDATION FOR RR, SF-2
AND SF-4A WITH CONDITIONS OF
THE T.I.A.**

AYES:

**PINNELLI, CORTEZ, GOHIL,
JACKSON, DONISI, HAMMOND,
MARTINEZ, WHALEY, BAKER**

ABSTAINED:

MOTION CARRIED WITH VOTE: 6-0-3.