



Zoning Case No. C14-05-0023

RESTRICTIVE COVENANT

OWNER: Thomas Oran Murphey, Jr.

ADDRESS: 517-C South Lamar Blvd., Austin, Texas 78704

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: A 48.117 acre tract of land, more or less, consisting of three parcels of land out of the Thomas Anderson Survey No. 17, Abstract No. 2, Travis County, Texas, the tract being more particularly described by metes and bounds in Exhibits "A", "B" and "C", attached and incorporated into this covenant.

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

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated February 4, 2005, 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 March 28, 2005. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. The use of coal tar based asphalt sealants for construction or repair of asphaltic concrete paving is prohibited on the Property.
3. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

6-23-05

* 130

4. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "D". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "E", may not be included.
5. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
6. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
7. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
8. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 23rd day of JUNE 2005.

OWNER:


Thomas Oran Murphey


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 23 day of June, 2005, by Thomas Oran Murphey.





Notary Public, State of Texas

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

1.403 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT A

FN. NO. 05-230 (MJJ)
APRIL 29, 2005
BPI JOB NO. 258-38.08

**TRACT ONE
DESCRIPTION**

OF A 1.403 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.024 ACRES ALSO BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.403 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of said 48.86 acre tract and the northeasterly corner of that certain 5.0 acre tract of land conveyed to Elizabeth Dee Reynolds by deed of record in Document No. 2000091061 of the Official Public Records of Travis County, Texas;

THENCE, S30°09'25"W, leaving the southerly right-of-way line of Southwest Parkway, along a portion of the easterly line of said 5.0 acre tract, being a portion of the westerly line of said 48.86 acre tract, a distance of 620.18 feet to a point, from which a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract bears S30°09'25"W, a distance of 423.12 feet;

THENCE, S59°50'35"E, leaving the easterly line of said 5.0 acre tract, over and across said 48.86 acre tract, a distance of 55.53 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing over and across said 48.86 acre tract, for the northerly, easterly, southerly and westerly lines hereof, the following twelve (12) courses and distances:

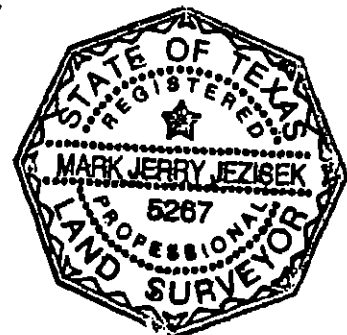
- 1) S60°06'26"E, a distance of 205.00 feet to an angle point;
- 2) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 3) S60°06'26"E, a distance of 30.00 feet to an angle point;
- 4) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 5) S60°06'26"E, a distance of 185.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of that certain 9.989 acre tract of land conveyed to Travis Office I, L.P. by deed of record in Document No. 2001043547 of said Official Public Records bears, N50°43'34"E, a distance of 657.32 feet;

- 6) S29°53'34"W, a distance of 145.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract bears, S46°31'06"E, a distance of 239.32 feet;
- 7) N60°06'26"W, a distance of 205.00 feet to an angle point;
- 8) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 9) N60°06'26"W, a distance of 30.00 feet to an angle point;
- 10) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 11) N60°06'26"W, a distance of 185.00 feet to the southwesterly corner hereof;
- 12) N29°53'34"E, a distance of 145.00 feet to the POINT OF BEGINNING, containing an area of 1.403 acres (61,100 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

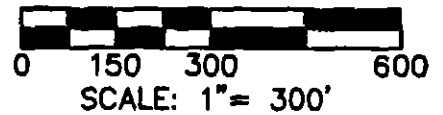
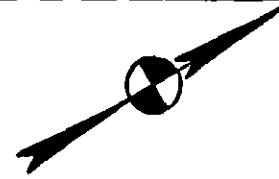
Mark J. Jezisek 4/29/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

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

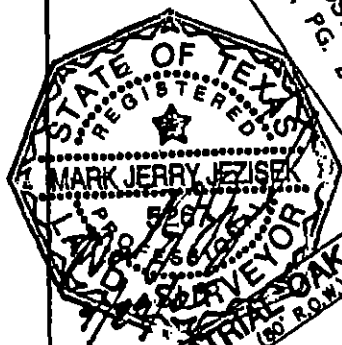
50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



21.37 ACRES
RANDALL W. KRUMHOLTZ
VOL. 11839, PG. 2742

14.441 ACRES
GENE D. GILLIAM III
DOC. NO. 2002091616

LOT 1, BLOCK 'B'
OAK HILL INDUSTRIAL PARK
VOL. 75, PG. 227



INDUSTRIAL OAKS BLVD.
120' R.O.W.

RESUBDIVISION OF
LOT 1-A, BLOCK A
OAK HILL INDUSTRIAL
PARK SECTION 2
VOL. 77, PG. 11

0.588 ACRES
STATE OF TEXAS
VOL. 12123, PG. 846

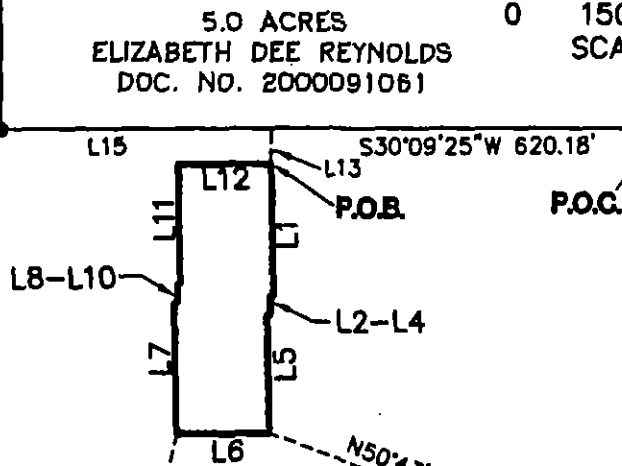
LOT 2-A LOT 3-A
OAK HILL INDUSTRIAL
PARK SECTION TWO
VOL. 76, PG. 142

LOT 1, BLOCK 'A',
OAK HILL TECHNOLOGY PARK
SUBDIVISION SECTION IV
DOC. NO. 200300035

48.86 ACRES
THOMAS ORAN MURPHEY,
JR. VOL. 13224, PG. 869

9.989 ACRES
TRAVIS OFFICE I, L.P.
DOCUMENT NO. 2001043547

"BEARING BASIS"



SOUTHWEST PARKWAY (120' R.O.W.)

CITY OF AUSTIN
VOL. 5029, PG. 25

LOT 4, BLOCK T
AMENDED PLAT OF LOTS 4, 5, AND 6,
VILLAGE PARK 2 AT TRAVIS COUNTRY
VOL. 101, PG. 325

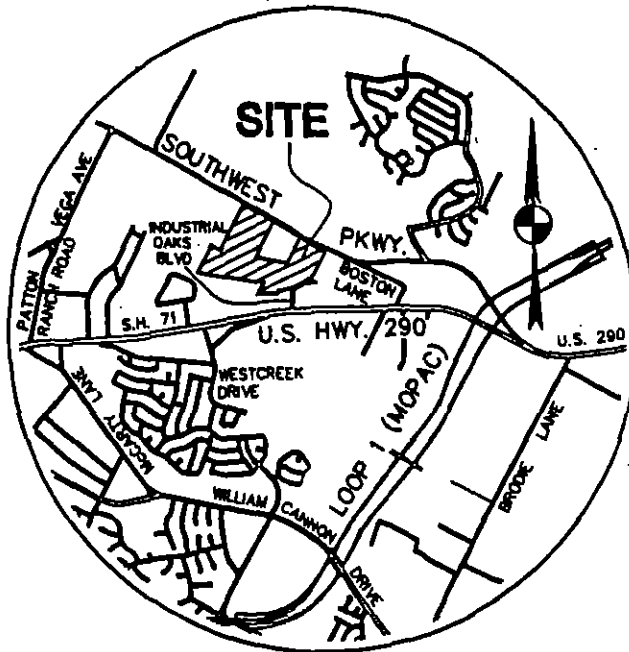
MISSION OAKS BOULEVARD

SHEET 1 OF 2

Bury+Partners
ENGINEERING SOLUTIONS
3346 Bee Caves Road, Suite 200
Austin, Texas 78748
Tel. (512)328-9011 Fax (512)328-9035
Bury+Partners, Inc. ©Copyright 2006

SKETCH TO ACCOMPANY DESCRIPTION
OF 1.403 ACRES OF LAND SITUATED IN TRAVIS COUNTY,
TEXAS, BEING A PORTION OF THAT CERTAIN 48.86
ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN
MURPHEY JR. BY DEED OF RECORD IN VOLUME 13224,
PAGE 869 OF THE REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S60°06'26"E	205.00'
L2	S29°53'34"W	5.00'
L3	S60°06'26"E	30.00'
L4	S29°53'34"W	5.00'
L5	S60°06'26"E	185.00'
L6	S29°53'34"W	145.00'
L7	N60°06'26"W	205.00'
L8	N29°53'34"E	5.00'
L9	N60°06'26"W	30.00'
L10	N29°53'34"E	5.00'
L11	N60°06'26"W	185.00'
L12	N29°53'34"E	145.00'
L13	S59°50'35"E	55.53'
L14	S46°31'06"E	239.32'
L15	S30°09'25"W	423.12'

SHEET 2 OF 2

Bury+Partners

ENGINEERING SOLUTIONS

3348 Bee Caves Road, Suite 200

Austin, Texas 78746

Tel. (512)328-0011 Fax (512)328-0325

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SKETCH TO ACCOMPANY DESCRIPTION
OF 1.403 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**

DATE: 04/29/05 FILE: H:\258\38\25838EX5.dwg

FN No.: 05-230(MJJ) DRAWN BY: M.J.J.

PROJ. No: 258-38.08

40.450 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT B

FN. NO. 05-229 (MJJ)
APRIL 29, 2005
BPI JOB NO. 258-38.08

TRACT TWO
DESCRIPTION

OF A 40.450 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.829 ACRES ALSO BEING A PORTION OF THAT CERATIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.450 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of said 48.86 acre tract, same being the northeasterly corner of that certain 5.0 acre tract of land conveyed to Elizabeth Dee Reynolds by deed of record in Document No. 2000091061 of the Official Public Records of Travis County, Texas for the northwesterly corner hereof;

THENCE, along the southerly line of Southwest Parkway, being the irregular northerly line of said 48.86 acre tract, same being the irregular northerly line hereof, the following two (2) courses and distances:

- 1) S56°19'29"E, a distance of 167.97 feet to a 60d nail found for an angle point;
- 2) S59°34'33"E, a distance of 538.86 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain 9.989 acre tract of land conveyed to Travis Office I, L.P. by deed of record in Document No. 2001043547 of said Official Public Records for an angle point in the northerly line hereof;

THENCE, leaving the southerly line of Southwest Parkway, along the irregular northerly line of said 48.86 acre tract, being the irregular northerly line hereof, same being the westerly, southerly and easterly lines of said 9.989 acre tract, the following three (3) courses and distances:

- 1) S29°58'26"W, a distance of 815.58 to a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract for an angle point hereof;
- 2) S80°05'39"E, a distance of 661.85 feet to a 1/2 inch iron rod found at the southeasterly corner of said 9.989 acre tract for an angle point hereof;
- 3) N29°59'19"E, a distance of 584.84 feet to a 1/2 inch iron rod with cap set in the southerly line of Southwest Parkway, for an angle point hereof, being the northeasterly corner of said 9.989 acre tract;

THENCE, along the southerly line of Southwest Parkway, being the irregular northerly line of said 48.86 acre tract, same being the irregular northerly line hereof, the following three (3) courses and distances:

- 1) S59°41'29"E, a distance of 49.96 feet to a 1/2 inch iron rod found for an angle point;
- 2) S55°19'00"E, a distance of 331.88 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S59°47'03"E, a distance of 208.53 feet to a 1/2 inch iron rod with cap set for the northeasterly corner hereof, being the northeasterly corner of said 48.86 acre tract, same being the northwesterly corner of Lot 1, Block "A", Oak Hill Technology Park Subdivision Section IV, a subdivision of record in Document No. 200300035 of said Official Public Records;

THENCE, S29°28'01"W, leaving the southerly line of Southwest Parkway, along a portion of the westerly line of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, for the easterly line hereof, a distance of 396.57 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said Lot 1, over and across said 48.86 acre tract, for a portion of the southerly line hereof, the following eight (8) courses and distances:

- 1) S65°14'58"W, a distance of 88.16 feet to an angle point;
- 2) S86°35'23"W, a distance of 95.24 feet to an angle point;
- 3) S72°10'47"W, a distance of 240.51 feet to an angle point;
- 4) S77°52'00"W, a distance of 166.74 feet to an angle point;
- 5) S82°15'59"W, a distance of 156.78 feet to an angle point;
- 6) S88°20'43"W, a distance of 293.25 feet to an angle point;
- 7) N81°20'07"W, a distance of 337.30 feet to an angle point;
- 8) N89°07'44"W, a distance of 322.67 feet to a point in the northerly line of that certain 14.441 acre tract of land conveyed to Gene D. Gilliam III by deed of record in Document No. 2002091616 of said Official Public Records, being the southerly line of said 48.86 acre tract, for an angle point hereof;

THENCE, N80°04'59"W, along the northerly lines of said 14.441 acre tract and that certain 21.37 acre tract of land conveyed to Randall W. Krumm by deed of record in Volume 11839, Page 2742 of said Real Property Records, being a portion of the southerly line of said 48.86 acre tract, for the southerly line hereof, a distance of 797.98 feet to an iron pipe found in the easterly line of that certain 50.04 acre tract of land conveyed to The Carl and Verne Roe Family Trust by deed of record in Volume 13401, Page 459 of said Real Property Records, being the northwesterly corner of said 21.37 acre tract, same being the southwesterly corner of said 48.86 acre tract, for the southwesterly corner hereof;

THENCE, N30°11'42"E, along the easterly line of said 50.04 acre tract, being the westerly line of said 48.86 acre tract, same being the westerly line hereof, a distance of 620.03 feet to an iron pipe found at the southwesterly corner of said 5.0 acre tract for an angle point hereof;

THENCE, leaving the easterly line of said 50.04 acre tract, along the westerly line of said 48.86 acre tract, being the southerly and easterly lines of said 5.0 acre tract, same being the westerly line hereof, the following two (2) courses and distances:

- 1) S59°21'20"E, a distance of 208.45 feet to a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract for an angle point;
- 2) N30°09'25"E, a distance of 1043.30 feet to the **POINT OF BEGINNING**, containing an area of 41.853 acres (1,823,134 sq. ft.) of land, more or less, within these metes and bounds. **SAVE AND EXCEPT**, therefrom from the following 1.403 acre tract of land described by metes and bounds as follows:

COMMENCING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of said 48.86 acre tract and the northeasterly corner of said 5.0 acre tract;

THENCE, S30°09'25"W, leaving the southerly right-of-way line of Southwest Parkway, along a portion of the easterly line of said 5.0 acre tract, being a portion of the westerly line of said 48.86 acre tract, a distance of 620.18 feet to a point, from which a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract bears S30°09'25"W, a distance of 423.12 feet;


THENCE, S59°50'35"E, leaving the easterly line of said 5.0 acre tract, over and across said 48.86 acre tract, a distance of 55.53 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing over and across said 48.86 acre tract, for the northerly, easterly, southerly and westerly lines hereof, the following twelve (12) courses and distances:

- 1) S60°06'26"E, a distance of 205.00 feet to an angle point;
- 2) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 3) S60°06'26"E, a distance of 30.00 feet to an angle point;
- 4) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 5) S60°06'26"E, a distance of 185.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of said 9.989 acre tract bears, N50°43'34"E, a distance of 657.32 feet;
- 6) S29°53'34"W, a distance of 145.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract bears, S46°31'06"E, a distance of 239.32 feet;
- 7) N60°06'26"W, a distance of 205.00 feet to an angle point;
- 8) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 9) N60°06'26"W, a distance of 30.00 feet to an angle point;
- 10) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 11) N60°06'26"W, a distance of 185.00 feet to the southwesterly corner hereof;
- 12) N29°53'34"E, a distance of 145.00 feet to the POINT OF BEGINNING, containing an area of 1.403 acres (61,100 sq. ft.) of land, more or less, LEAVING A TOTAL NET AREA of 40.450 acres (1,762,034 sq. ft.) of land, more or less, within these metes and bounds for the tract herein described.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

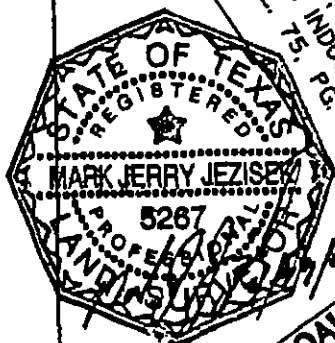
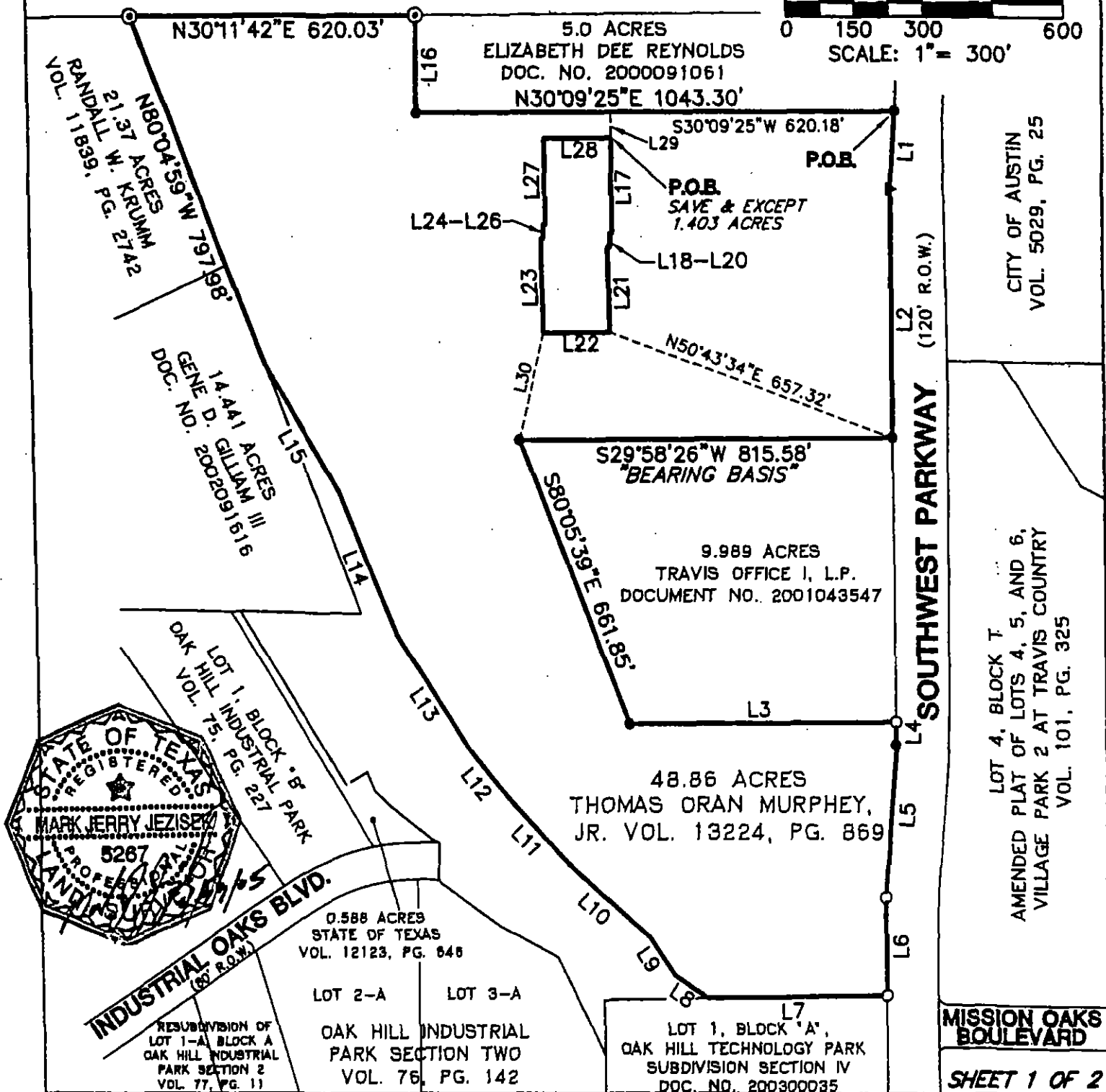
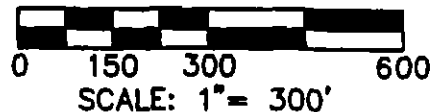
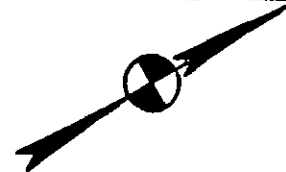

MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- P.O.B. POINT OF BEGINNING

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



SHEET 1 OF 2

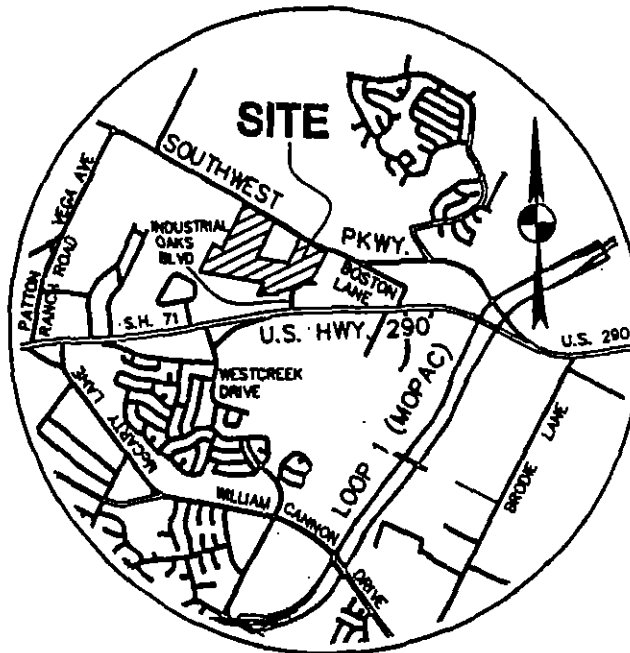
Bury+Partners

ENGINEERING SOLUTIONS
3345 Bee Cave Road, Suite 200
Austin, Texas 78746
Tel. (512)325-0011 Fax (512)325-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 40.450 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S56°19'29"E	167.97'
L2	S59°34'33"E	538.86'
L3	N29°59'19"E	584.84'
L4	S59°41'29"E	49.96'
L5	S55°19'00"E	331.88'
L6	S59°47'03"E	208.53'
L7	S29°28'01"W	396.57'
L8	S65°14'58"W	88.16'
L9	S86°35'23"W	95.24'
L10	S72°10'47"W	240.51'
L11	S77°52'00"W	166.74'
L12	S82°15'59"W	156.78'
L13	S88°20'43"W	293.25'
L14	N81°20'07"W	337.30'
L15	N89°07'44"W	322.67'

No.	Bearing	Distance
L16	S59°21'20"E	208.45'
L17	S60°06'26"E	205.00'
L18	S29°53'34"W	5.00'
L19	S60°06'26"E	30.00'
L20	S29°53'34"W	5.00'
L21	S60°06'26"E	185.00'
L22	S29°53'34"W	145.00'
L23	N60°06'26"W	205.00'
L24	N29°53'34"E	5.00'
L25	N60°06'26"W	30.00'
L26	N29°53'34"E	5.00'
L27	N60°06'26"W	185.00'
L28	N29°53'34"E	145.00'
L29	S59°50'35"E	55.53'
L30	S46°31'06"E	239.32'

SHEET 2 OF 2

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SKETCH TO ACCOMPANY DESCRIPTION

OF 40.450 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**

DATE: 02/08/05 FILE: H:\258\38\25838EX4.dwg

FN No.: 05-229(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 258-38.08

6.264 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT C
TRACT THREE

FN. NO. 05-091(MJJ)
FEBRUARY 8, 2005
BPI JOB NO. 258-38.08

DESCRIPTION

OF A 6.264 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.264 ACRES ALSO BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.264 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap set in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northeasterly corner of said 48.86 acre tract and the northwesterly corner of Lot 1, Block "A", Oak Hill Technology Park Subdivision Section IV, a subdivision of record in Document No. 200300035 of the Official Public Records of Travis County, Texas;

THENCE, S29°28'01"W, leaving the southerly line of Southwest Parkway, along a portion of the westerly line of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, a distance of 396.57 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along a portion of the westerly and southerly lines of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S29°28'01"W, a distance of 225.65 feet to an iron pipe found for an angle point;
- 2) S59°54'31"E, a distance of 116.96 feet to a 5/8 inch iron rod found at an angle point in the northerly line of Lot 3-A, Oak Hill Industrial Park Section Two, a subdivision of record in Volume 76, Page 142 of said Plat Records for the southeasterly corner of said 48.86 acre tract, for the southeasterly corner hereof;

THENCE, leaving the westerly line of said Lot 1, along the northerly line of said Lot 3-A, being the southerly line of said 48.86 acre tract, same being a portion of the southerly line hereof, the following four (4) courses and distances:

- 1) N85°55'34"W, a distance of 231.33 feet to a 5/8 inch iron rod found for an angle point;
- 2) S58°39'37"W, a distance of 141.01 feet to a 1/2 inch iron rod with cap set for an angle point;

- 3) S65°58'37"W, a distance of 159.96 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) N89°48'22"W, a distance of 7.52 feet to a 1/2 inch iron rod with cap set for the northeasterly corner of the northerly terminus of Industrial Oaks Boulevard (80' R.O.W.), being the northwesterly corner of said Lot 3-A for an angle point hereof;

THENCE, N59°43'23"W, leaving said northwesterly corner, along the northerly terminus of Industrial Oaks Boulevard, being a portion of the southerly line of said 48.86 acre tract, for a portion of the southerly line hereof, a distance of 79.88 feet to a 5/8 inch iron rod found at the northwesterly corner of said northerly terminus, being the northeasterly corner of that certain 0.588 acre tract of land conveyed to the State of Texas by deed of record in Volume 12123, Page 646 of said Real Property Records, for an angle point hereof;

THENCE, leaving the northwesterly corner of said northerly terminus, along the northerly line of said 0.588 acre tract, being a portion of the southerly line hereof, the following six (6) courses and distances:

- 1) S55°52'08"W, a distance of 18.51 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) S69°02'32"W, a distance of 109.22 feet to a 5/8 inch iron rod found for an angle point;
- 3) S74°43'59"W, a distance of 51.61 feet to a 5/8 inch iron rod found for an angle point;
- 4) N82°45'17"W, a distance of 46.05 feet to a 5/8 inch iron rod found for an angle point;
- 5) S00°31'05"E, a distance of 54.63 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S89°37'10"W, a distance of 439.76 feet to a 5/8 inch iron rod found in the westerly line of said 48.86 acre tract, being the easterly line of that certain 14.441 acre tract of land conveyed to Gene D. Gilliam III by deed of record in Document No. 2002091616 of said Official Public Records, same being the northwesterly corner of said 0.588 acre tract, for the southernmost southwesterly corner hereof;

THENCE, along a portion of the southerly line of said 48.86 acre tract, being a portion of the easterly and northerly lines of said 14.441 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N31°28'06"E, a distance of 265.10 feet to a 1/2 inch iron rod found at the northeasterly corner of said 14.441 acre tract for an angle point hereof;

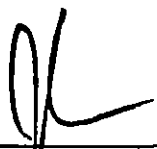
- 2) N80°04'59"W, a distance of 583.13 feet to the northwesterly corner hereof, from which an iron pipe found in the easterly line of that certain 50.04 acre tract of land conveyed to The Carl and Verne Roe Family Trust by deed of record in Volume 13401, Page 459 of said Real Property Records, being the northwesterly corner of that certain 21.37 acre tract of land conveyed to Randall W. Krumm by deed of record in Volume 11839, Page 2742 of said Real Property Records and the southwesterly corner of said 48.86 acre tract bears N80°04'59"W, a distance of 797.98 feet;

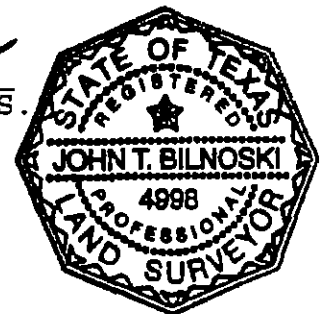
THENCE, leaving the northerly line of said 14.441 acre tract, over and across said 48.86 acre tract, for the northerly line hereof, the following eight (8) courses and distances:

- 1) S89°07'44"E, a distance of 322.67 feet to an angle point;
- 2) S81°20'07"E, a distance of 337.30 feet to an angle point;
- 3) N88°20'43"E, a distance of 293.25 feet to an angle point;
- 4) N82°15'59"E, a distance of 156.78 feet to an angle point;
- 5) N77°52'00"E, a distance of 166.74 feet to an angle point;
- 6) N72°10'47"E, a distance of 240.51 feet to an angle point;
- 7) N86°35'23"E, a distance of 95.24 feet to an angle point;
- 8) N65°14'58"E, a distance of 88.16 feet to the POINT OF BEGINNING, containing an area of 6.264 acres (272,851 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

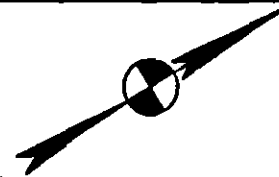

JOHN T. BILNOSKI, R.P.L.S.
NO. 4998
STATE OF TEXAS



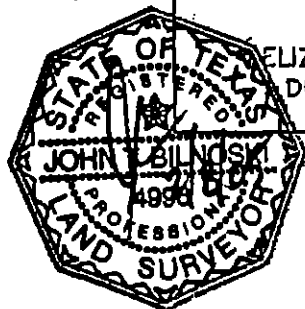
LEGEND

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

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



0 150 300 600
SCALE: 1" = 300'



5.0 ACRES
ELIZABETH DEE REYNOLDS
DOC. NO. 2000091061

48.86 ACRES
THOMAS ORAN MURPHEY,
JR. VOL. 13224, PG. 869

21.37 ACRES
RANDALL W. KRUMHOLTZ
VOL. 11839, PG. 2742

14.441 ACRES
GENE D. GILLIAM III
DOC. NO. 2002091616

LOT 1, BLOCK "B"
OAK HILL INDUSTRIAL PARK
VOL. 75, PG. 227

INDUSTRIAL OAKS BLVD.
(30' R.O.W.)

RESUBDIVISION OF
LOT 1-A, BLOCK A
OAK HILL INDUSTRIAL
PARK SECTION 2
VOL. 77, PG. 11

0.588 ACRES
STATE OF TEXAS
VOL. 12123, PG. 645

LOT 2-A LOT 3-A
OAK HILL INDUSTRIAL
PARK SECTION TWO
VOL. 76, PG. 142

"BEARING BASIS"

9.989 ACRES
TRAVIS OFFICE I, L.P.
DOCUMENT NO. 2001043547

P.O.C.

P.O.B.

LOT 1, BLOCK "A",
OAK HILL TECHNOLOGY PARK
SUBDIVISION SECTION IV
DOC. NO. 200300035

SOUTHWEST PARKWAY (120' R.O.W.)

CITY OF AUSTIN
VOL. 5029, PG. 25

LOT 4, BLOCK T
AMENDED PLAT OF LOTS 4, 5, AND 6,
VILLAGE PARK 2 AT TRAVIS COUNTRY
VOL. 101, PG. 325

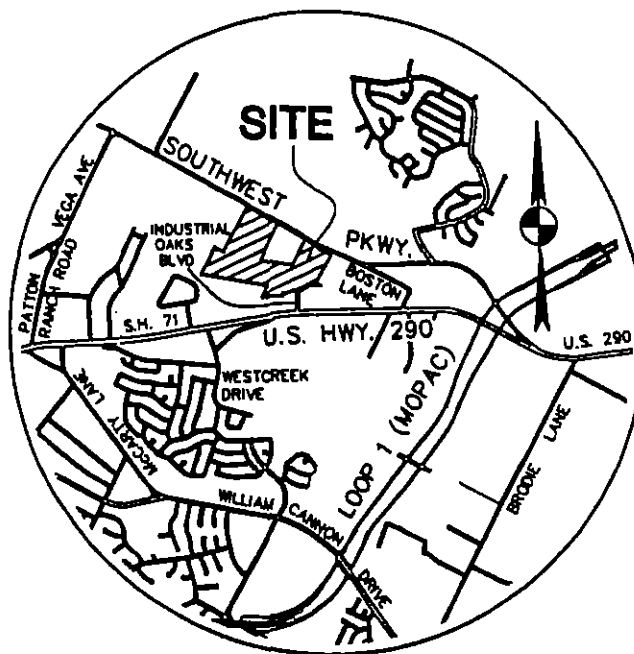
MISSION OAKS
BOULEVARD

SHEET 1 OF 2

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SKETCH TO ACCOMPANY DESCRIPTION
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COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
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ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME
13224, PAGE 869 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S29°28'01"W	225.65'
L2	S59°54'31"E	116.96'
L3	N85°55'34"W	231.33'
L4	S58°39'37"W	141.01'
L5	S65°58'37"W	159.96'
L6	N89°48'22"W	7.52'
L7	N59°43'23"W	79.88'
L8	S55°52'08"W	18.51'
L9	S69°02'32"W	109.22'
L10	S74°43'59"W	51.61'
L11	N82°45'17"W	46.05'
L12	S00°31'05"E	54.63'

No.	Bearing	Distance
L13	S89°37'10"W	439.76'
L14	N31°28'06"E	265.10'
L15	N80°04'59"W	583.13'
L16	S89°07'44"E	322.67'
L17	S81°20'07"E	337.30'
L18	N88°20'43"E	293.25'
L19	N82°15'59"E	156.78'
L20	N77°52'00"E	166.74'
L21	N72°10'47"E	240.51'
L22	N86°35'23"E	95.24'
L23	N65°14'58"E	88.16'
L24	S29°28'01"W	396.57'

SHEET 2 OF 2

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SKETCH TO ACCOMPANY DESCRIPTION
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**TRANSWESTERN
PROPERTY CO.**

EXHIBIT D

Grow Green Native and Adapted Landscape Plants

Trees

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

Small Trees/Large Shrubs

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

Shrubs

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

Perennials

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

Ornamental Grasses

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

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

Vines

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

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

Groundcover

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

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

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
Buffalo '609', 'Stampede', 'Prairie'
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

EXHIBIT E

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

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

Do Not Plant

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

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

Do Not Plant Near

Parks/Preserves/Greenbelts

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

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

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

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Jun 25 04:33 PM 2005115463

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DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

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