



Zoning Case No. C14-03-0098

RESTRICTIVE COVENANT

OWNER: HILLTOP JOINT VENTURE

ADDRESS: P.O. Box 383, Austin, TX 76634-383

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 59.5 acre tract of land, more or less, out of the August Herold Survey No. 59 and the Josiah Hudson Survey No 590, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" 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. 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.
2. 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.
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, 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 "B". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "C", may not be included.
4. The use of coal tar based sealants for the construction or repair of asphaltic concrete paving on the Property is prohibited.
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.

5-27-04

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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 19th day of May, 2004.

OWNER:

HILLTOP JOINT VENTURE,
A Texas joint venture

By: Mac Spellman, Jr.
Mac Spellman, Jr.,
Partner

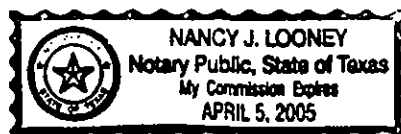
APPROVED AS TO FORM:

Debra Thomas
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 19 day of May, 2004, by Mac Spellman, Partner, on behalf of Hilltop Joint Venture, a Texas joint venture.



Nancy J. Looney
Notary Public, State of Texas

DESCRIPTION

DESCRIBING 64.70 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUSTHEROLD SURVEY NO. 59, ABSTRACT 2547 AND THE JOSIAH HUDSON SURVEY NO. 590, ABSTRACT 410 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 10 (3.01 ACRES), TRACT 13 (7.17 ACRES) AND TRACT 15 (0.38 ACRE) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2166; ----- ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 11 (9.98 ACRES) AND TRACT 12 (9.52 ACRES) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2187; ALL OF THAT CERTAIN 20.2337 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 13090, PAGE 2248, ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.); AND ALL OF THAT CERTAIN 9.163 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2000167046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 64.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at an iron rod on the northerly R.O.W. of Southwest Parkway as described in a deed recorded in Volume 11208, Page 1646 of said Deed Records for the most easterly southeast corner hereof and said 20.2337 acre tract;

THENCE, along the northerly R.O.W. of said Southwest Parkway, the following eleven (11) courses:

- 1) S87°06'16"W, a distance of 559.20 feet to an iron rod for point of curvature of a curve to the right;
- 2) a length of 274.50 feet along the arc of said curve to the right having a radius of 1415.00 feet, passing an iron rod at a distance of 29.89 feet along said arc for the southeast corner of said 0.39 acre tract and passing an iron rod for the most easterly corner of said 9.163 acre tract at a distance of 120.84 feet along said arc, said curve having a chord of N87°21'22"W, a distance of 273.99 feet to an iron rod for end of curve;
- 3) N81°43'22"W, a distance of 94.46 feet to an iron rod for an angle point hereof;
- 4) N76°05'03"W, a distance of 94.52 feet to an iron rod for an angle point hereof;
- 5) N71°19'03"W, a distance of 94.56 feet to an iron rod for a point of curvature of a curve to the right;
- 6) a length of 472.92 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N60°52'16"W, a distance of 469.98 feet to an iron rod for end of curve;
- 7) N48°07'58"W, a distance of 94.40 feet to an iron rod for a point of curvature of a curve to the right;
- 8) a length of 420.59 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N38°55'37"W, a distance of 418.75 feet to an iron rod for end of curve;
- 9) N30°25'04"W, a distance of 154.46 feet to an iron rod for angle point hereof;

- 10) N16°22'54"W, a distance of 103.08 feet to an iron rod for angle point hereof;
- 11) N30°25'04"W, a distance of 178.77 feet to an iron rod for the most westerly southwest corner hereof and said 9.163 acre tract;

THENCE, N39°57'37"E, a distance of 91.67 feet along the westerly line of said 9.163 acre tract to an iron pipe for the northwest corner of said 9.163 acre tract;

THENCE, S48°35'31"E, a distance of 488.78 feet along the northerly line of said 9.163 acre tract to an iron rod for the southwest corner of said Tract 13 and the southeast corner of that certain 20.63 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.);

THENCE, along the easterly line of said 20.63 acre tract, the following five (5) courses:

- 1) N31°28'49"E, a distance of 550.84 feet to a 5/8" iron pipe for an angle point hereof;
- 2) N23°16'30"E, a distance of 51.41 feet to a 5/8" iron pipe for an angle point hereof;
- 3) N30°16'26"E, a distance of 207.46 feet to an iron rod for the northwest corner of said Tract 13 and most westerly southwest corner of said 20.2337 acre tract;
- 4) N30°20'04"E, a distance of 191.07 feet to an iron rod for an angle point hereof;
- 5) N31°41'43"E, a distance of 237.74 feet to an iron rod on the southerly line of that certain 237.97 acre tract of land recorded in Volume 11706, Page 698, (R.P.R.T.C.T.) For the northeast corner of said 20.63 acre tract and the northwest corner of said 20.2337 acre tract;

THENCE, along the southerly line of the said 237.97 acre tract, the following nine (9) courses:

- 1) S60°14'48"E, a distance of 451.10 feet to an iron rod for an angle point hereof;
- 2) S61°20'48"E, a distance of 182.45 feet to an iron rod for an angle point hereof;
- 3) S55°00'43"E, a distance of 49.70 feet to an iron rod for an angle point hereof;
- 4) S59°46'27"E, a distance of 180.35 feet to an iron rod for an angle point hereof;
- 5) S59°40'16"E, a distance of 309.53 feet to a 5/8" iron pipe for the most northerly northeast corner of said 20.2337 acre tract and the northwest corner of said Tract 11;
- 6) S61°09'40"E, a distance of 172.59 feet to an iron rod for an angle point hereof;
- 7) S60°07'28"E, a distance of 180.22 feet to a 60d nail in a fence post for an angle point hereof;
- 8) S68°52'58"E, a distance of 204.65 feet to an iron rod for an angle point hereof;
- 9) S67°05'52"E, a distance of 48.10 feet to a 60d nail in a fence post on the westerly line of that certain 327.894 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.) for the southeast corner of said 237.97 acre tract and the most northerly northeast corner hereof and said Tract 11;

THENCE, along the westerly line of said 327.894 acre tract, the following four (4) courses:

- 1) S29°03'20"W, a distance of 743.52 feet to an iron rod for the southerly corner of said Tract 11, the easterly corner of said Tract 10 and an angle point hereof;
- 2) S29°47'35"W, a distance of 247.25 feet to an iron rod for the southerly corner of said Tract 10, the most easterly northeast corner of said 20.2337 acre tract and an angle point hereof;
- 3) S30°00'28"W, a distance of 156.05 feet to an iron rod for an angle point hereof;

- 4) S27°41'28"W, a distance of 14.78 feet to the POINT OF BEGINNING and containing 64.70 acres of land.

SAVE AND EXCEPT

5.20 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUST HEROLD SURVEY NO. 59, ABSTRACT 2547 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 5.198 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A" DESCRIBED IN A DEED RECORDED IN VOLUME 11208, PAGE 1668 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND FROM PREVIOUS SURVEYS PERFORMED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES;

BEGINNING at an iron rod on the northerly line of that certain 9.163 acre tract of land described in a deed recorded in Document No. 2000167046 of said records for the southwest corner of that certain 0.39 acre tract of land described as "Tract 15" described in a deed recorded in Volume 12828, Page 2166 of said records and the southeast corner hereof;

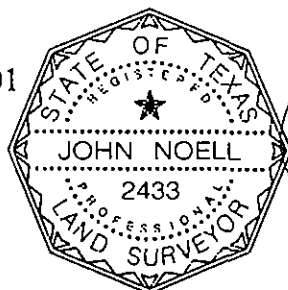
THENCE, along the northerly line of said 9.163 acre tract, N48°37'12"W, a distance of 305.95 feet to an iron rod for a corner of that certain 9.82 acre tract of land described as Tract 12 described in a deed recorded in Volume 12828, Page 2187 of said records and the southwest corner hereof;

THENCE, along the common line of said 9.82 acre tract, the following five (5) courses:

- 1) N04°50'51"E, a distance of 339.56 feet to an iron pipe for an angle point;
- 2) N47°43'10"E, a distance of 219.92 feet to an iron pipe for an angle point;
- 3) S89°24'29"E, a distance of 259.82 feet to an iron rod for an angle point;
- 4) S01°48'56"E, a distance of 300.05 feet to an iron pipe for an angle point;
- 5) S30°55'04"W, a distance of 388.85 feet passing an iron pipe at 61.03 feet and continuing for a total distance of 449.88 feet to the POINT OF BEGINNING and containing 5.20 acres of land, more or less, and as shown on map of survey prepared herewith.

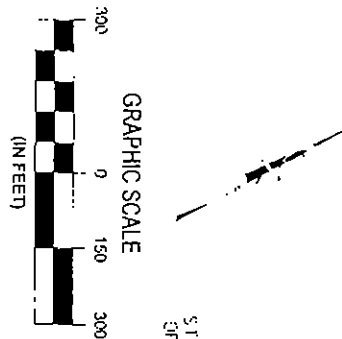
Field Notes Prepared by

URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433

Date: April 22, 2003



GRAPHIC SCALE

STRATUS PROPERTIES
OPERATING COMPANY
30.025 ACRES
(12467/391)

STRATUS PROPERTIES
OPERATING COMPANY
439.859 ACRES
(11705/447)

HILLTOP JOINT VENTURE
REMAINDER OF 29.5018 ACRES
(13090/2248)

59.50 ACRES

HILLTOP JOINT VENTURE
3.169 ACRES
(17928/2187)

STRATUS PROPERTIES
OPERATING COMPANY
24.576 ACRES
(11048/401)
1021.175 ACRES
(12467/391)

STRATUS PROPERTIES
OPERATING COMPANY
327.894 ACRES
(12467/391)

TAXES TO HIGH LID.
PARTNERSHIP
2.52 ACRES
(17038/394)

HILLTOP JOINT VENTURE
7.117 ACRES
(12323/2166)

HILLTOP JOINT VENTURE
9.534 ACRES
(12323/2166)

SAVE AND EXCEPT
SOUTHWEST TRAVIS COUNTY
5.26 ACRES
(11208/1693)

HILLTOP JOINT VENTURE
3.115 ACRES
(17928/2187)

POINT OF BEGINNING

EXHIBIT "A"

TO ACCOMPANY F.N. #525

UDG

Urban Design Group

3560 S. RICHMOND AVE.
SUITE 101
AUSTIN, TEXAS 78746
PHONE (512) 447-0000
FAX (512) 447-1111
WWW.UDGDESIGN.COM

JANE E. BAUMERT &
JAMES B. WIER
6.989 ACRES
(11969/36)

JAMES H. ARNOLD JR.
45.25 ACRES
(13321/342)

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

HILLTOP JOINT VENTURE
10.020 ACRES
(12828/2187)

NUMBER	BEARING	RADIUS	ARC	CHORD
C1	N87°27'22"W	1415.00	274.50	273.99
C2	N60°52'6"W	1415.00	472.32	469.98
C3	N38°55'17"W	1415.00	420.69	418.75

EXHIBIT B

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>
Carolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus 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, Woolly <i>Buddleja marrubifolia</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rock Rose <i>Pavonia lasiopetala</i>
Cotoneaster <i>Cotoneaster sp.</i>	Rosemary <i>Rosmarinus officinalis</i>
Eleagnus <i>Eleagnus pungens</i>	Sage, Mountain <i>Salvia regia</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i> 'Rotunda nana'	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	Texas Sotol <i>Dasylirion texanum</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Kidneywood <i>Eysenhardtia texana</i>	Yucca, Paleleaf <i>Yucca pallida</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	Yucca, Twistleaf <i>Yucca rupicola</i>
Mock Orange <i>Philadelphus coronarius</i>	

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Poliomintha longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassivica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
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>Perovskia atricplifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetaneuris 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 *Secreusea pallida*
 Santolina (Lavender Cotton) *Santolina*
chamaecyparissus
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
(Stemodia tomentosa)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Bahy',
 '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 C

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

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

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DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

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