

EXHIBIT E
TO MASTER DEVELOPMENT AGREEMENT

Phasing Plan

[SEE ATTACHED PAGE]

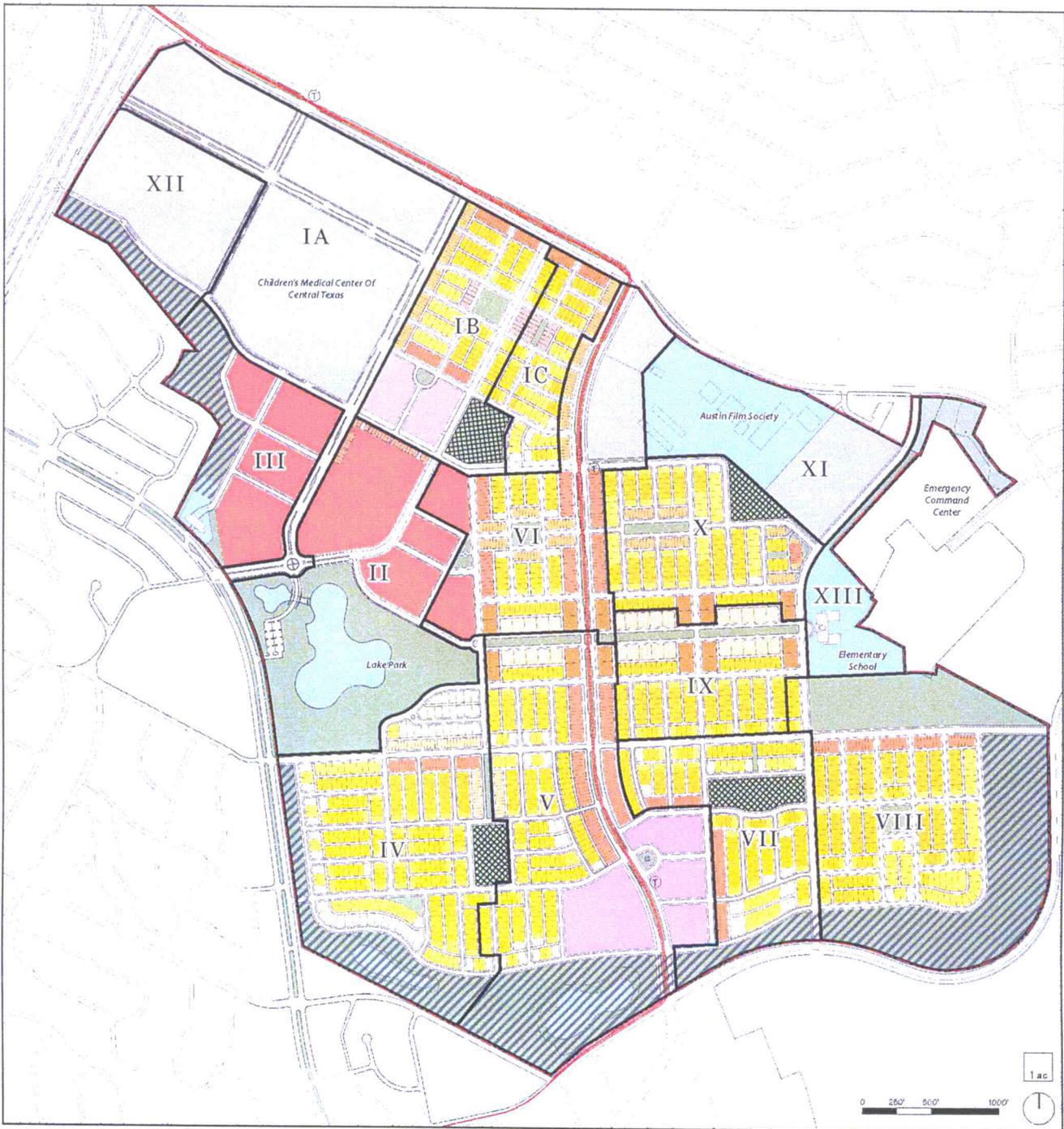


EXHIBIT E: PHASING PLAN

-  Perimeter Parks
-  Neighborhood Parks

Phase	(acre)
IA	81.4
IB	37.5
IC	18.3
II	59.4
III	28.3
IV	69.5
V	92.9
VI	52.0
VII	38.0
VIII	80.6
IX	28.3
X	34.8
XI	33.9
XII	30.0
XIII	15.5
Total	700.4

Illustrative Development Program: Breakdown of Building Types

December 12, 2003

Parcel	(acres)
Urban Campus Employment MU District	
	83.7
UC-1 Office/R&D at FAR 1.0	13.6
UC-2 Office/R&D at FAR 1.0	23.2
UC-3 Office/R&D at FAR 1.0	14.1
UC-4 Medical Office and Hospital	32.8
Town Center Mixed Use District	
	41.4
TC-1 Apartments/Condos at 40 du/ac	6.6
TC-2 Apartments/Condos at 40 du/ac	4.1
TC-3 Office/Commercial at FAR 1.0	6.2
TC-4 Supermarket/Retail/Office/Loft Townhouses	10.3
TC-5 Retail/Apartments	2.6
TC-6 Retail/Apartments	2.0
TC-7 Retail/Apartments	2.3
TC-8 Retail/Office/Public Parking	3.3
TC-9 Apartments/Condos at 60 du/ac	4.0
Neighborhood One	
	81.1
N1-A Rowhouses and Yard Houses	5.4
N1-B Mansion Homes and Yard Houses	3.6
N1-C Row Houses and Yard Houses	6.7
N1-D Row Houses and Yard Houses	26.3
N1-E Row Houses/ Yard Houses/ Apartments	15.2
N1-F Yard Houses	7.3
N1-G Row Houses/ Yard Houses/ Apartments	16.6
Neighborhood Two	
	87.0
N2-A Mansion Homes and Yard Houses	3.6
N2-B Mansion Homes and Yard Houses	4.0
N2-C Row Houses and Yard Houses	6.8
N2-D Row Houses and Yard Houses	6.4
N2-E Apartments/ Condos at 40 du/ac	7.3
N2-F Row Houses/ Yard houses/ Apartments	11.4
N2-G Yard Houses	3.3
N2-H Row Houses and Yard Houses	10.0
N2-J Apartments/ Condos and Yard Houses	19.2
N2-K Yard Houses	15.0
Neighborhood Three	
	52.3
N3-A Office/ R&D at FAR 1.0	10.3
N3-B Office/ R&D at FAR 0.5	10.8
N3-C Row Houses and Yard Houses	14.1
N3-D Row Houses Yard Houses and Apartments	9.9
N3-E Mansion Homes and Yard Houses	3.6
N3-F Mansion Homes and Yard Houses	3.6
Neighborhood Four	
	57.8
N4-A Row Houses and Apartments @ 60 du/ac	6.5
N4-B Row Houses and Apartments @ 60 du/ac	6.4
N4-C Row Houses and Yard Houses	8.3
N4-D Row Houses and Yard Houses	9.1
N4-E Row Houses and Yard Houses	4.6
N4-F Row Houses and Yard Houses	4.6
N4-G Row Houses and Yard Houses	14.8
N4-H Mansion Homes and Yard Houses	3.5
Community Facilities	
	44.4
Elementary School	9.7
Austin Film Society	20.8
Emergency Command Center	13.9
Open Space	
	149.1
Greenways/ Lake Park	127.8
Interior Parks/Community Center Sites	21.3
Roadways/ Alleys/ Rights-of-Way	
	111.0
Total	707.8