

EXHIBIT A

Shops at 279, LLC Planned Unit Development

A. Purpose and Intent

1. The Shops at 279, LLC PUD is composed of approximately 10.0231 acres, as shown in **Exhibit B**. The development of this property includes existing structure as per Continuation of Use permit issued by the City.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.

GC-4-C (General Commercial)

LO-2-A (Local Office)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Prohibited Uses

1. The Prohibited Uses in the GC area exclude:
 - a. Restaurants
 - b. Banks
 - c. Grocery Sales
 - d. Pharmacy
 - e. Colleges and Universities
 - f. Bars
 - g. Nightclubs
 - h. Hospitals
 - i. Hotels
 - j. Liquor Sales
 - k. Furniture Stores
 - l. Pet Shops

The intent is to be compliant with is currently in place.

2. The LO section would allow for any and all uses under this zoning district

EXHIBIT B

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR 10.0261 ACRES OUT OF THE CHARLES COCHRAN SURVEY NO. 134 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1 AND LOT 2 BAGDAD ESTATES, A SUBDIVISION RECORDED IN CAB. B. SLIDES 392 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS. SAID 10.0261 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron pin found on the apparent new West R.O.W. of County Road 279 (Bagdad Road)(no deed found) being on the South line of said Lot 1 and the North line of a 33.523 acre tract conveyed to Francis Eggleston in Vol. 788 Pg. 131 of the Williamson County, Texas Deed Records, from which the original Northwest corner of said 33.523 acre tract and the Southeast corner of Lot 1 bears N 70° 13' 00" W about 7.08 feet for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S 70° 13' 00" W, 1237.92 feet to a ½" iron pin found at the West common corner of said Lot 1 and said 33.523 acre tract, also being on the East line of a 112.389 acre tract conveyed to Lackey Holdings Ltd. in Doc. No. 9859224 of the Official Records of Williamson County, Texas for the Southwest corner of Lot 1 and this tract.

THENCE N 19° 52' 35" W with the East line of said 112.389 acre tract. 291.61 feet to a ½" iron pin found at the West common corner of said Lots 1 and 2.

THENCE with the East line of said Lot 2 and the West line of said 112.389 acre tract the following two (2) courses:

- 1) N 19° 52' 35" W, 141.35 feet to a ½" iron pin set.
- 2) N 19° 30' 33" W, 92.92 feet to a ½" iron pin found at the West common corner of said Lot 2 and Lot 3 for the Northwest corner of this tract.

THENCE N 70° 15' 12" E with the common line of said Lots 2 and 3, 376.77 feet to a ½" iron pin set for a corner.

THENCE S 19° 44' 48" E through the interior of said Lot 2, 234.14 feet to a ½" iron pin set on the common line of said Lots 1 and 2.

THENCE N 70° 14' 01" E with the common line of said Lots 1 and 2, 776.50 feet to a ½" iron pin found on the apparent new West R.O.W. of County Road 279 for the Northeast corner of this tract.

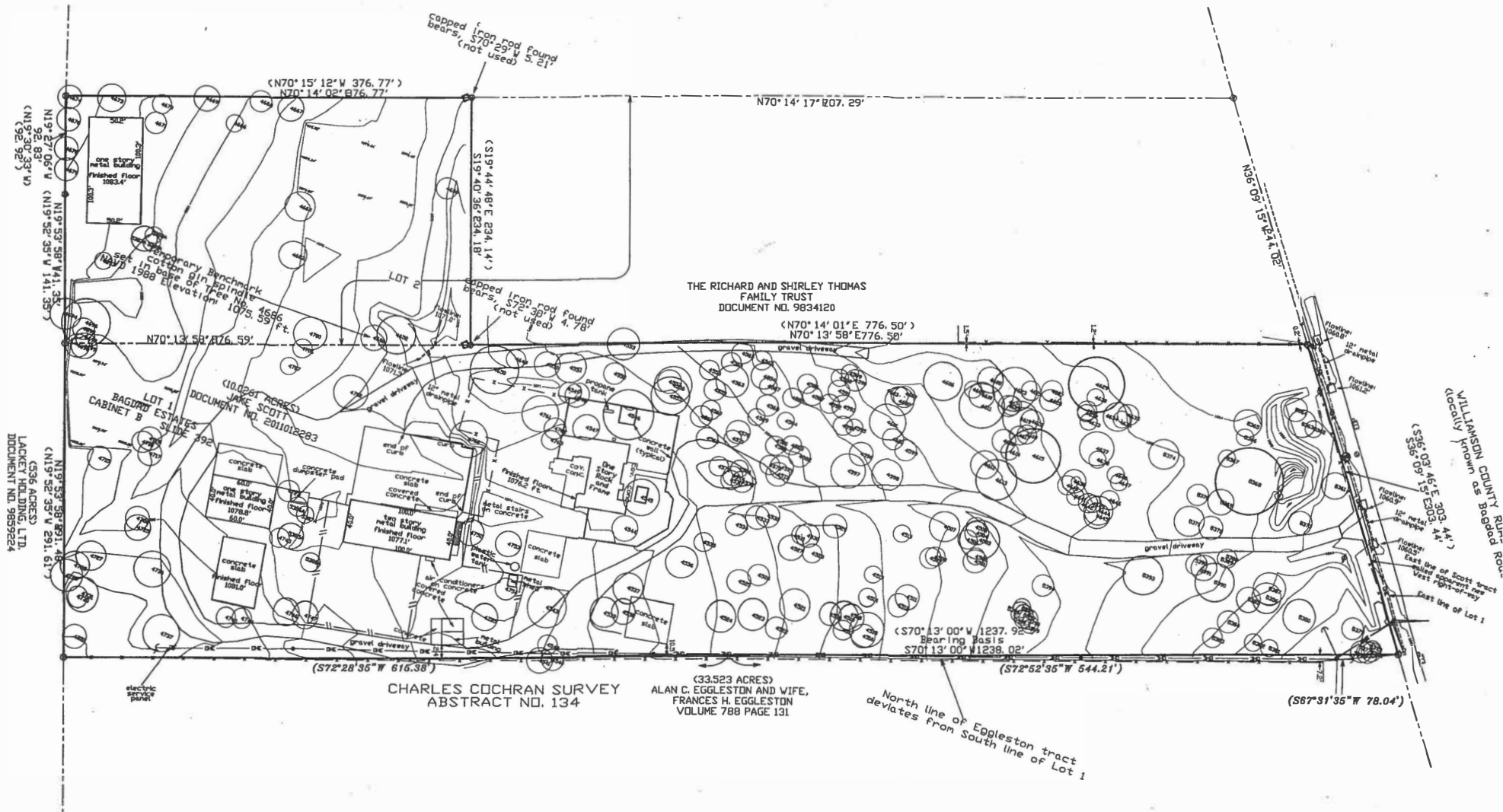
THENCE S 36° 03' 46" E with the apparent new West R.O.W. of County Road 279, 303.44 feet to the POINT OF BEGINNING and containing 10.0261 acres more or less

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal this the 16th day of November, 2011
Herman Crichton, R.P.L.S. 4046
11-124



EXHIBIT C - CONCEPTUAL SITE LAYOUT & LAND USE PLAN



This plan is conceptual and has not been reviewed for compliance with the Subdivision or Composite Zoning Ordinances