

January 27, 2014

VIA HAND DELIVERY

Mr. Frank Salvato
City Administrator
CITY OF BEE CAVE
4000 Galleria Parkway
Bee Cave, TX 78738

Re: Development Agreement / CCNG Development Company, L.P.

Dear Mr. Salvato:

I am writing in reference to the Development Agreement between the City of Bee Cave, Texas ("City") and CCNG Development Company, L.P. ("CCNG") dated April 26, 1999 ("Development Agreement").

CCNG through its affiliated company, Synchro Realty, L.L.C., desires to incorporate an additional tract into the Development Agreement. Pursuant to Section 9.02 of the Development Agreement, please be advised that CCNG has elected to add the land more fully described on Exhibit A, as further illustrated on the proposed concept plan for the property on Exhibit B ("Land") to the Development Agreement as part of the "Bee Cave Area".

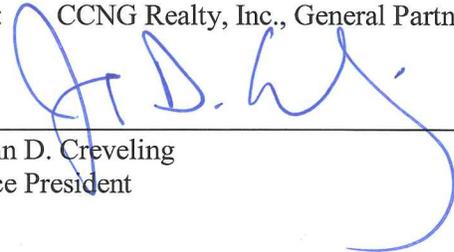
We have enjoyed our working relationship with the City and look forward to continuing it in the future as Spanish Oaks becomes fully developed.

As has been the custom for previous annexations, we would appreciate your acknowledging receipt of this notification (two copies enclosed) and returning a copy of Exhibit C to this letter for our records. Please do not hesitate to call, if you have any questions or comments.

Sincerely,

CCNG DEVELOPMENT COMPANY, LP, a Texas
limited partnership

By: CCNG Realty, Inc., General Partner



John D. Creveling
Vice President

C: Daniel B. Porter
David Armbrust
Jim Ballard

Exhibit A

63.790 ACRES

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 63.790 ACRES OF LAND, BEING A PORTION OF THE FOLLOWING SURVEYS, ALL IN TRAVIS COUNTY, TEXAS: A PORTION OF THE I. & G. N. R.R. CO. SURVEY NO. 57, ABSTRACT NO. 2109; A PORTION OF THE D. BOHLS SURVEY NO. 905, ABSTRACT NO. 129; AND A PORTION OF THE TYLER TAP R.R. CO. SURVEY NO. 169, ABSTRACT NO. 2179, SAID 63.790 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 63.77 ACRE TRACT, A PORTION OF THE SAID I. & G. N. R.R. CO. SURVEY NO. 57, AND OTHERS, IN TRAVIS COUNTY, TEXAS, DESCRIBED IN EXHIBIT A IN A GENERAL WARRANTY DEED FROM LIMESTONE WOLF PROPERTIES, L.P., LIMESTONE ROST PROPERTIES, L.P. AND LIMESTONE COOPER PROPERTIES, L.P. TO SALMIRA PROPERTIES, LLC, IN DOCUMENT NO. 2010190598, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED FOR CCNG PROPERTIES, INC., SAID 63.790 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap stamped "M&S 1838" found at the intersection of the north line of Spanish Oaks Club Boulevard with the west line of La Barzola Bend at the southeast corner of the said Salmira Properties, LLC 63.77 acre tract, said 1/2" iron rod with plastic cap stamped M&S 1838 found being in a west line of Lot 1, Block "H", 11505 TX 71, Phase One, a subdivision of a portion of the said D. Bohls Survey No. 905 and others, in Travis County, Texas, of record in Document No. 200100286, Official Public (Plat) Records of Travis County, Texas, said Lot 1, Block "H" being a Private Street, Electric, Access, Drainage, Water and Wastewater Easement, said 1/2" iron rod with plastic cap stamped M&S 1838 found, being also the northeast corner of Lot 1, Block "C", Spanish Oaks, Phase II-B, a subdivision of a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, of record in Document No. 200400261, Official Public (Plat) Records of Travis County, Texas, said Lot 1, Block "C", Spanish Oaks, Phase II-B, being a Private Street, Electric, Access, Drainage, Water and Wastewater Easement, for the **POINT OF BEGINNING** and southeast corner of the herein described tract;

THENCE with the south line of the said Salmira Properties, LLC 63.77 acre tract and the north line of said Spanish Oaks Club Boulevard and being also with the north line of said Lot 1, Block "C", Spanish Oaks, Phase II-B, and the north line of Lot 1, Block "B", Spanish Oaks, Section 7, a subdivision of a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, of record in Document No. 200600085, Official Public (Plat) Records of Travis County, Texas, courses numbered 1 through 12, inclusive as follows:

1. With a curve to the left, an arc distance of 72.27 feet, said curve having a radius of 330.00 feet, and a chord of which bears S 38°45'23" W, a distance of 72.13 feet to a 1/2" iron rod found at point of tangency;
2. S 32°28'01" W, a distance of 64.78 feet to a 1/2" iron rod with plastic cap stamped "BCG" set for point of curve;
3. With a curve to the right, an arc distance of 66.41 feet, said curve having a radius of 377.75 feet, and a chord of which bears S 37°29'14" W, a distance of 66.30 feet to a 1/2" iron rod with plastic cap stamped "BCG" set for point of tangency;

4. S 42°31'18" W, a distance of 108.93 feet to a 1/2" iron rod with plastic cap stamped "BCG" set for point of curve;
5. With a curve to the right, an arc distance of 155.79 feet, said curve having a radius of 1307.09 feet, and a chord of which bears S 45°56'10" W, a distance of 155.70 feet to a 1/2" iron rod found at point of tangency;
6. S 49°19'04" W, a distance of 227.88 feet to a 1/2" iron rod found at point of curve;
7. With a curve to the right, an arc distance of 93.13 feet, said curve having a radius of 304.84 feet, and a chord of which bears S 58°04'05" W, a distance of 92.76 feet to a 1/2" iron rod found at point of tangency;
8. S 66°50'51" W, at 76.30 feet passing a 1/2" iron rod with plastic cap stamped "RPLS 3103" found at the northwest corner of Lot 1, Block "C", Spanish Oaks, Phase II-B and the northeast corner of Lot 1, Block "B", Spanish Oaks, Section 7, in all a distance of 118.76 feet to a 1/2" iron rod with plastic cap found (no markings) for point of curve;
9. With a curve to the right, an arc distance of 175.58 feet, said curve having a radius of 784.77 feet, and a chord of which bears S 73°16'24" W, a distance of 175.21 feet to a 1/2" iron rod with plastic cap stamped "RPLS 3103" found at point of tangency;
10. S 79°41'39" W, a distance of 170.47 feet to a 1/2" iron rod with plastic cap stamped "RPLS 3103" found at point of curve;
11. With a curve to the left, an arc distance of 82.02 feet, said curve having a radius of 500.65 feet, and a chord of which bears S 74°54'42" W, a distance of 81.92 feet to a 1/2" iron rod with plastic cap stamped "RPLS 3103" found at point of tangency, and
12. S 70°18'10" W, a distance of 267.79 feet to a 1/2" iron rod with plastic cap stamped "R&L Surveying RPLS 4532" found at point of curve and at the most southerly east corner of that 5.730 acre tract, a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, said 5.730 acre tract being a portion of that 346.42 acre tract, a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, said 346.42 acre tract being designated as Tract 6 and further described in Exhibit 6A-1 in a Special Warranty Deed from Comerica Bank to Synchro Realty, L.L.C. of record in Document No. 2011036476, Official Public Records of Travis County, Texas;

THENCE with the south and west line of the said Salmira Properties, LLC 63.77 acre tract and a north and east line of the said Synchro Realty, L.L.C. 5.730 acre tract, courses numbered 1 through 9, inclusive as follows:

1. S 70°18'10" W, a distance of 409.65 feet to a 6 inch iron fence post found;
2. N 87°16'35" W, a distance of 190.86 feet to a 6 inch iron fence post found at the southwest corner of the said Salmira Properties, LLC 63.77 acre tract and a reentrant corner of the said Synchro Realty, L.L.C. 5.730 acre tract, for a southwest corner of the herein described tract;
3. N 18°29'58" W, a distance of 96.42 feet to a 6 inch iron fence post found;
4. N 22°21'49" E, a distance of 130.39 feet to a 6 inch iron fence post found;
5. N 18°45'02" W, a distance of 283.10 feet to a 6 inch iron fence post found;
6. N 14°35'04" E, a distance of 141.21 feet to a 6 inch iron fence post found;

7. N 34°56'32" E, a distance of 163.52 feet to a 6 inch iron fence post found;
8. N 17°39'16" W, a distance of 218.42 feet to a 6 inch iron fence post found, and
9. N 36°48'27" W, a distance of 74.09 feet to a 1/2" iron rod with plastic cap stamped "M&S 1838" found at the north corner of the said Synchro Realty, L.L.C. 5.730 acre tract and an angle point in the east line of that 179.97 acre tract, a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, designated as Tract 11 and described in Exhibit E in that Special Warranty Deed from Comerica Bank to CCNG Golf, LLC in Document No. 2011036477, Official Public Records of Travis County, Texas, save and except, that 0.1458 of one acre tract, a portion of the Jarrett Medlin Survey No. 520, Abstract No. 539, in Travis County, Texas, described in Exhibit E-1 in said Document No. 2011036477, Official Public Records of Travis County, Texas;

THENCE N 36°48'27" W, continuing with the west line of the said Salmira Properties, LLC 63.77 acre tract and an east line of the said CCNG Golf, LLC 179.97 acre tract, save and except 0.1458 of one acre tract, a distance of 218.99 feet to a 1/2" iron rod found at the northwest corner of the said Salmira Properties, LLC 63.77 acre tract and a reentrant corner of the said CCNG Golf, LLC 179.97 acre tract, save and except 0.1458 of one acre tract, for the northwest corner of the herein described tract;

THENCE N 58°57'10" E, with the north line of the said Salmira Properties, LLC 63.77 acre tract and a south line of the said CCNG Golf, LLC 179.97 acre tract, save and except 0.1458 of one acre tract, a distance of 147.10 feet to a 1/2" iron pipe found at a southeast corner of the said CCNG Golf, LLC 179.97 acre tract, save and except 0.1458 of one acre tract and the southwest corner of that 35.132 acre tract, a portion of the said Tyler Tap R.R. Co. Survey No. 169, and others, in Travis County, Texas, said 35.132 acre tract being all of that tract designated as Tract 7 and further described in Exhibit B in a Special Warranty Deed from Comerica Bank to Synchro Realty, L.L.C. of record in Document No. 2011036476, Official Public Records of Travis County, Texas;

THENCE with the north line of the said Salmira Properties, LLC 63.77 acre tract and a south line the said Synchro Realty, L.L.C. 35.132 acre tract, courses numbered 1 through 8, inclusive as follows:

1. N 59°09'08" E, a distance of 242.44 feet to a 3/4 inch iron pipe found;
2. N 59°22'06" E, a distance of 62.84 feet to a 3/4 inch iron pipe found;
3. N 59°18'56" E, a distance of 105.33 feet to a 1/2 inch iron pipe found;
4. N 58°32'01" E, a distance of 322.64 feet to a 1/2 inch iron pipe found;
5. N 58°05'54" E, a distance of 247.98 feet to a 3/4 inch iron pipe found;
6. N 59°02'02" E, a distance of 220.26 feet to a 1/2 inch iron pipe found;
7. N 59°26'22" E, a distance of 227.68 feet to a 3/4 inch iron pipe found, and
8. N 59°14'24" E, a distance of 410.17 feet to a 3/4 inch iron pipe found at the northeast corner of the said Salmira Properties, LLC 63.77 acre tract and a reentrant corner of the said Synchro Realty, L.L.C. 35.132 acre tract, for the northeast corner of the herein described tract;

63.790 Acres, A Portion of the
I & G N RR CO Survey No. 57, A-2109
Tyler Tap RR CO Survey No. 169, A-2179
D. Bohis Survey No. 905, A-129
Travis County, Texas

Job No. 005970-01-001
FN1501R3(gls)
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THENCE with the east line of the said Salmira Properties, LLC 63.77 acre tract and a west line of the said Synchro Realty, L.L.C. 35.132 acre tract, and being also with the west line of Lot 26, Block "A", of said 11505 TX 71, Phase One and with the west line of said Lot 1, Block "H", of said 11505 TX 71, Phase One, and being also with a west line of La Barzola Bend, courses numbered 1 through 3, inclusive as follows:

1. S 16°57'36" E, a distance of 197.95 feet to a 1/2 inch iron rod found;
2. S 16°44'52" E, a distance of 821.15 feet to a 1/2 inch iron rod found with plastic cap stamped "M&S 1838" found at the most easterly south corner of the said Synchro Realty, L.L.C. 35.132 acre tract and an angle point in the west line of said Lot 26, Block "A", of said 11505 TX 71, Phase One, and
3. S 16°47'28" E, at 199.00 feet passing a 1/2 inch iron rod with plastic cap stamped "Capital Surveying Co. Inc." found, at 328.81 feet passing a 1/2 inch iron rod with plastic cap stamped "M&S 1838" found, 0.05 feet west on line, in all a distance of 337.77 feet to the **POINT OF BEGINNING** of the herein described tract containing 63.790 acres of land.

Bearing basis is Grid North, NAD 83, Texas Coordinate System, Central Zone.

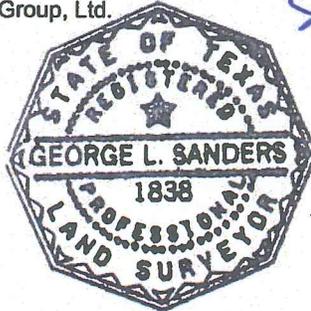
PLAN #: 3424.2A

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, George L. Sanders, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey 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 in September and October of 2013, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 26TH day of November 2013 A.D.

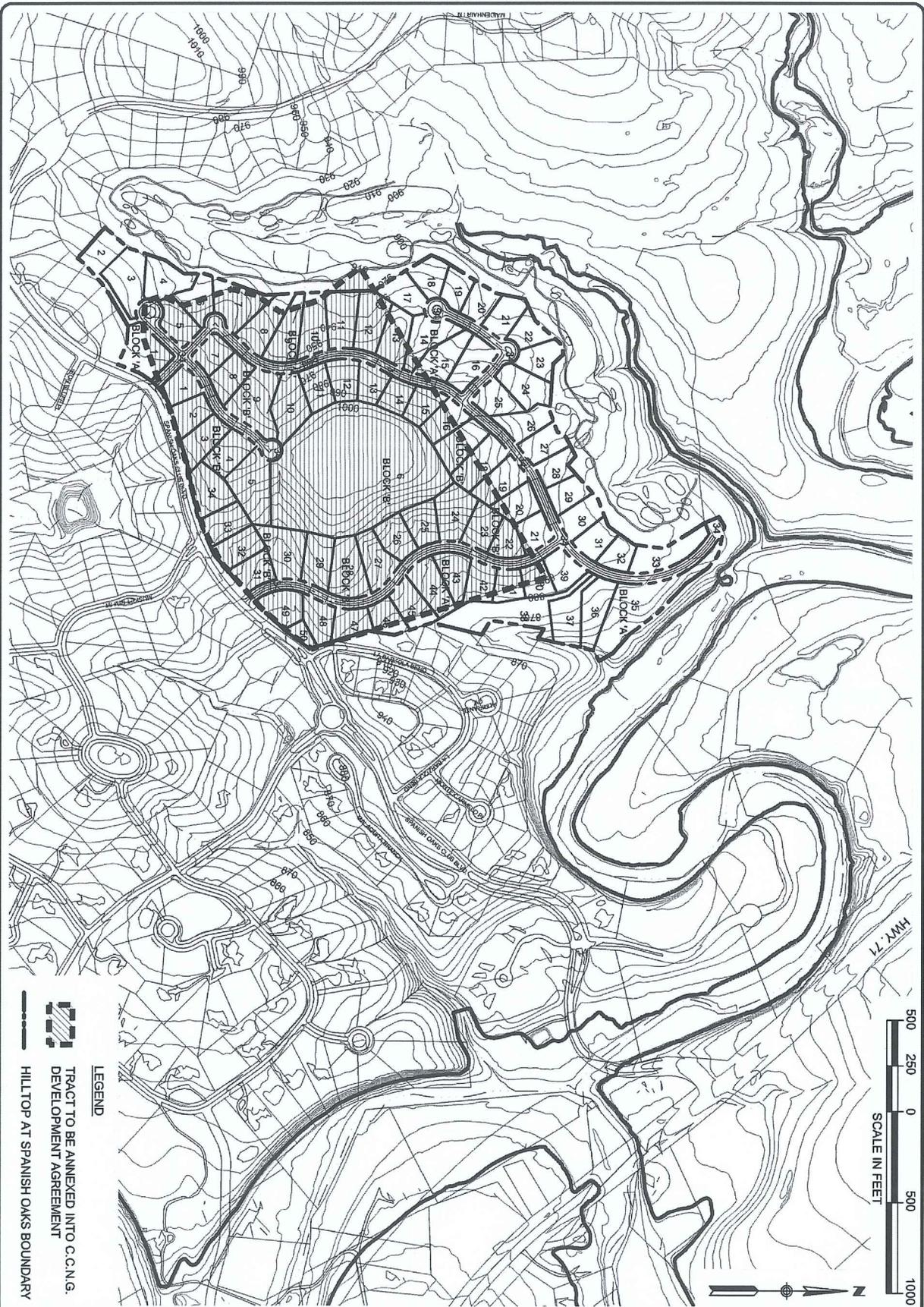
Bowman Consulting Group, Ltd.
Austin, Texas 78746



A handwritten signature in blue ink that reads "George L. Sanders".

George L. Sanders
Registered Professional Land Surveyor
No. 1838 - State of Texas

Exhibit B



LEGEND

 TRACT TO BE ANNEXED INTO C.C.N.G. DEVELOPMENT AGREEMENT

 HILLTOP AT SPANISH OAKS BOUNDARY

LJA Engineering, Inc.
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78735


 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

HILLTOP AT SPANISH OAKS

ANNEXATION EXHIBIT

annex-11x17.dwg

Exhibit C to CCNG Development Company, L.P. letter dated January 27, 2014

The City of Bee Cave hereby acknowledges notice of the Additional Land to be added to the Development Agreement between the City of Bee Cave and CCNG Development Company, L.P. dated April 26, 1999 and confirms that the Additional Land shall be included within the terms "Land" and "Bee Cave Area" as those terms are used in the Development Agreement.

CITY OF BEE CAVE

By: _____
Frank Salvato, City Administrator

Date: _____

Exhibit C to CCNG Development Company, L.P. letter dated January 27, 2014

The City of Bee Cave hereby acknowledges notice of the Additional Land to be added to the Development Agreement between the City of Bee Cave and CCNG Development Company, L.P. dated April 26, 1999 and confirms that the Additional Land shall be included within the terms "Land" and "Bee Cave Area" as those terms are used in the Development Agreement.

CITY OF BEE CAVE

By: _____
Frank Salvato, City Administrator

Date: _____

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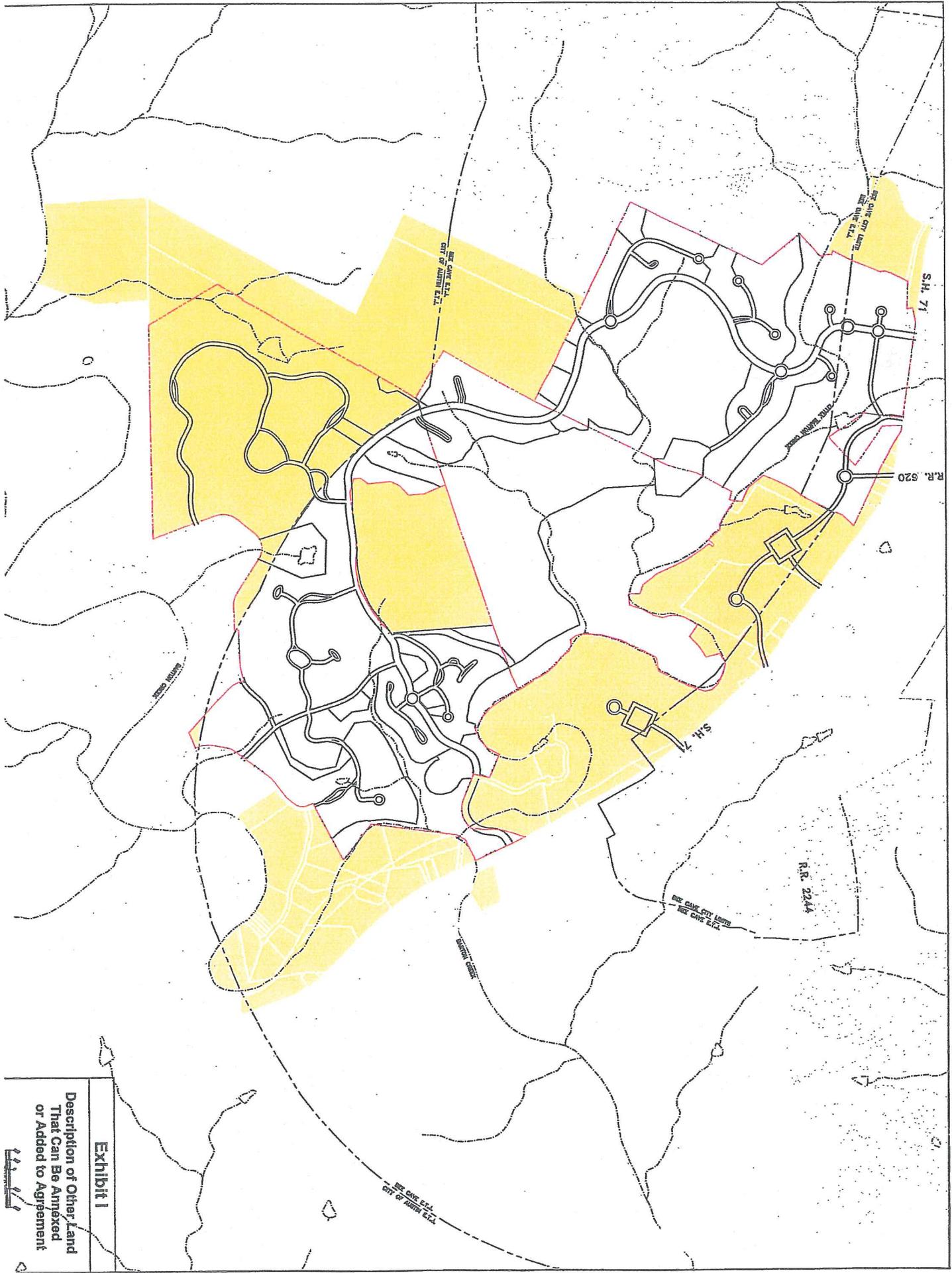


Exhibit I

Description of Other Land
That Can Be Annexed
or Added to Agreement

