

DEVELOPMENT AGREEMENT

This Agreement ("Agreement") is entered into pursuant to the Texas Local Government Code, section 43.035 and Chapter 21, Subchapter G, and is entered into to be effective December 13, 2016 between the City of Bee Cave ("City"), and property owners Cassandra Interests, Ltd. ("Owners").

RECITALS

WHEREAS:

- (1) The City of Bee Cave has authority to annex property in its extraterritorial jurisdiction pursuant to Chapter 43 of the Texas Local Government Code; and
- (2) The City may negotiate a development agreement with property owners who own land that is tax exempt for agricultural, wildlife management, or timber purposes under section 212.172 of the Local Government Code; and
- (3) The City may annex 92.425 acres of land more or less, (the "Annexation Area"), of which a portion of such proposed Annexation Area includes property owned by Cassandra Interests, Ltd. which is qualified for a development Agreement pursuant to section 212.172 of the Local Government Code, and which property is more properly described as shown in Exhibit "A" (the "Property"); and
- (4) The Owners have certified that the Property has been appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter;

NOW THEREFORE, in consideration of the mutual benefit to be derived there from by the Parties hereto and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION ONE:

The City of Bee Cave agrees as follows:

- (1) The City will not annex the Property for a period of ten (10) years from the date of this Agreement.

SECTION TWO:

Owners agree as follows:

- (1) At the expiration of ten (10) years from the date of this Agreement, Owners will not object to and do hereby agree to the annexation of the Property. This Agreement will be binding on the heirs, successors and assigns of Owners.
- (2) Owners agree that immediately upon the execution of this Agreement, the City may enforce upon the Property all regulations and planning authority of the City that does not interfere with the use of the Property for agriculture, wildlife management, or timber use.
- (3) Owners agree that if at any time the Owners file any type of subdivision plat, permit application or related development document (except for permit applications related to agricultural, wildlife management or timber purposes) for the Property, or a portion of the Property, with a governmental entity that has jurisdiction over the Property or such portion, regardless of how the Property is appraised for ad valorem tax purposes, that in addition to the City's other remedies, such action will constitute a petition for voluntary annexation by the Owners, and the Property or such portion, will be immediately subject to annexation at the discretion of the City Council. The Owners agree that any filing of a permit application, subdivision plat or other development documents (except for development for agricultural, wildlife management or timber purposes) shall not give rise to development rights that might otherwise be available to Owners pursuant to Section 245 or Section 43.002 of the Texas Local Government Code. All future development of the Property for a use other than agricultural, wildlife management, or timber purposes shall be in accordance with the zoning approved by the City after the Property is annexed into the City. The Property is projected to be zoned as SF-20 according to the City's Comprehensive Plan. Owners agree that future use of the Property will be in accordance with the SF-20 zoning regulations of the City unless the City approves alternative zoning at the request of the Owner. Owners hereby agree that such annexation shall be voluntary, and Owners hereby consent to such annexation as though a petition for such annexation had been tendered to the City by Owners.
- (4) Owners agree that if at any time during the period in which this Agreement is in effect the Owners use the Property or a portion of the Property, for any purpose other than agriculture, wildlife management or timber, regardless of how the Property is appraised for ad valorem tax purposes, that in addition to the City's other remedies, such change

in use by the Owners will constitute a petition for voluntary annexation by the Owners, and the Property or such portion will be immediately subject to annexation at the discretion of the City Council. The Owners agree that any change of use or partial change of use of the Property shall not give rise to development rights that might otherwise be available to Owners pursuant to Section 245 or Section 43.002 of the Texas Local Government Code. All future development of the Property for a use other than agricultural, wildlife management, or timber purposes shall be according to the zoning approved by the City after the Property is annexed into the City. The Property is projected to be zoned as SF-20 according to the City's Comprehensive Plan. Owners agree that future use of the Property will be in accordance with the SF-20 zoning regulations of the City unless the City approves alternative zoning at the request of the Owner. Owners hereby agree that such annexation shall be voluntary, and Owners hereby consent to such annexation as though a petition for such annexation had been tendered to the City by Owners.

- (5) Owners understand and agree that the Travis County Central Appraisal District, not the City, is the entity that is responsible for making the determination of whether the Property is appraised for ad valorem tax purposes as land for agricultural or wildlife management or timber.
- (6) Owners acknowledge that each and every owner of the Property must sign the Agreement in order for the Agreement to take full effect, and each Owner who signs this Agreement covenants and agrees, jointly and severally, to indemnify, hold harmless, and defend the City against any and all legal claims, by any persons claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

SECTION THREE:

The term of this Agreement shall be for ten years (10) years from the date of its execution or until the City completes annexation of the property which ever event occurs first.

This Agreement may be supplemented or amended under terms and conditions mutually agreeable to the Parties, provided that all such changes, amendments, supplements or modifications shall be in writing.

If any term(s) or provision(s) of this Agreement are held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no

way be effected, impaired or invalidated, unless such holding causes the obligations of the Parties hereto to be impossible to perform or shall render the terms of this Agreement to be inconsistent with the intent of the Parties hereto.

This Agreement contains the entire agreement of the Parties hereto with respect to the matters covered by its terms and it may not be modified in any manner without the express written consent of the Parties.

No assignment of this Agreement, in whole or in part, or of any duty or obligation of performance hereunder shall be made in whole or in part by any Party hereto without the prior written consent of the other Party hereto.

No waiver of a breach of any provision of this Agreement shall be construed to be a waiver of any breach of any other provision. No delay in acting with regard to any breach of any provision shall be construed to be a waiver of such breach.

No party to this Agreement waives or relinquishes any immunity or defense on behalf of themselves, their trustees, officers, employees and agents as a result of its execution of this Agreement and performance of the functions and obligations described herein.

Owners' Mailing Address:

Cassandra Interests, Ltd
4101 Benedict Lane
Austin, TX 78746

City of Bee Cave, a Home Rule Municipal Corporation

City's Mailing Address:

City of Bee Cave
4000 Galleria Parkway
Bee Cave, Texas 78738
Travis County

Owners:

Cassandra Interests, Ltd.

[Signature]

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ and Harris R. Koffie, known to me to be the persons whose names are subscribed to the foregoing Agreement and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 9 day of December, 2011.

[Signature]

Notary Public, State of Texas

My Commission expires: 12/9/2016



City of Bee Cave

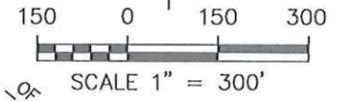
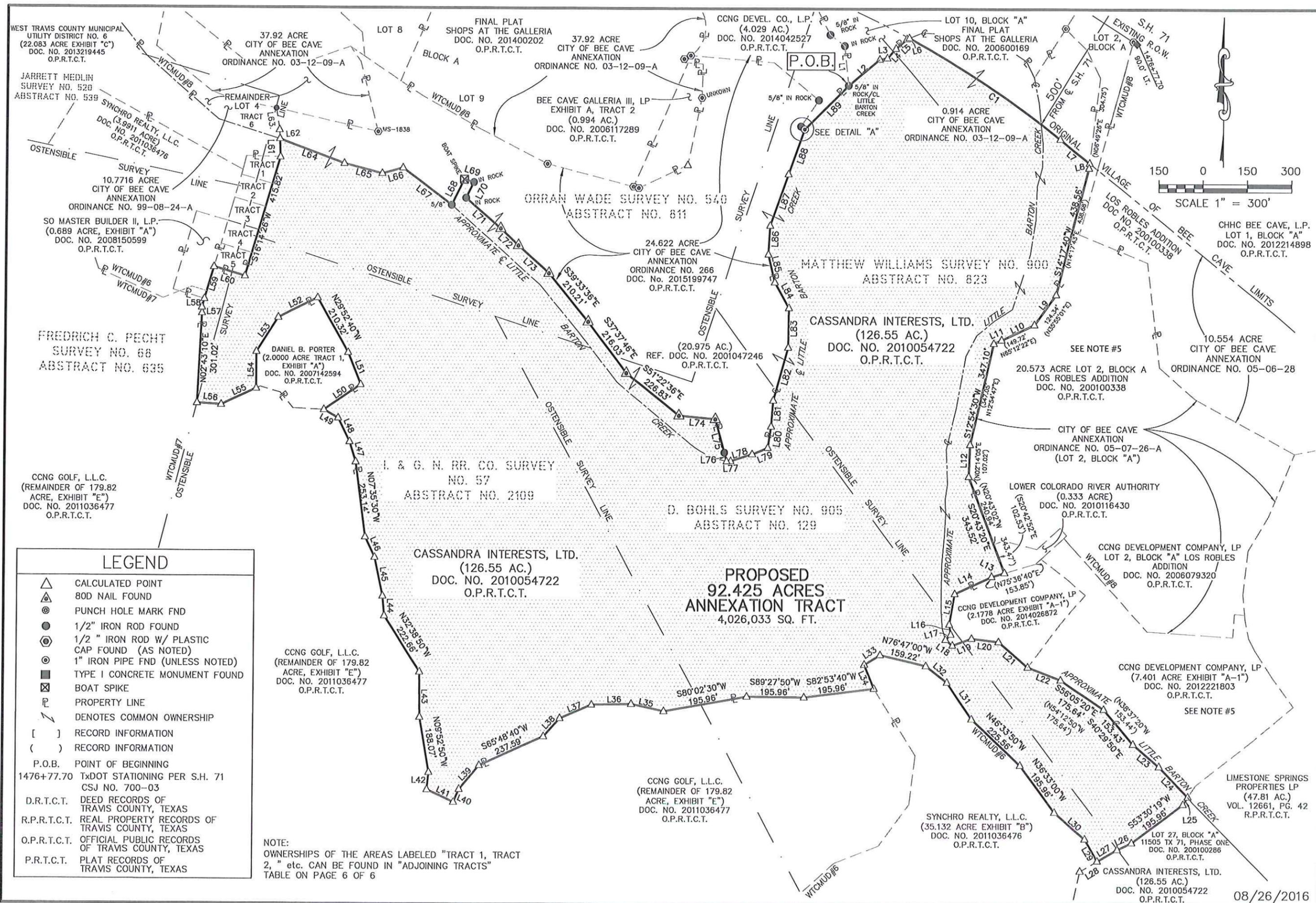
Caroline Murphy
Caroline Murphy, Mayor

STATE OF TEXAS §
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COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Caroline Murphy, known to me to be the person whose name is subscribed to the foregoing Agreement and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 13th day of December, 2016.

Kaylynn Holloway
Kaylynn Holloway, Notary Public, State of Texas
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-05-2019
My Commission expires: 4-5-2019



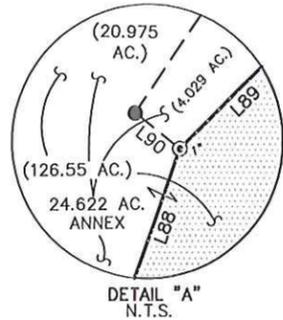
**CITY OF BEE CAVE, TEXAS
2016 ANNEXATION—AREA A
92.425 ACRES
4,026,033 SQUARE FEET**

LEGEND	
△	CALCULATED POINT
▲	80D NAIL FOUND
⊙	PUNCH HOLE MARK FND
●	1/2" IRON ROD FOUND
⊕	1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
⊙	1" IRON PIPE FND (UNLESS NOTED)
■	TYPE I CONCRETE MONUMENT FOUND
⊠	BOAT SPIKE
—	PROPERTY LINE
—	DENOTES COMMON OWNERSHIP
[]	RECORD INFORMATION
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
1476+77.70	TxDOT STATIONING PER S.H. 71 CSJ NO. 700-03
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE:
OWNERSHIPS OF THE AREAS LABELED "TRACT 1, TRACT 2," etc. CAN BE FOUND IN "ADJOINING TRACTS" TABLE ON PAGE 6 OF 6

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

08/26/2016



NO.	BEARING	DISTANCE
L1	N 06°10'53" W	133.28'
(L1)	(S04°20'10"E)	(133.27')
L2	N 50°03'52" E	135.83'
(L2)	(S50°03'53"W)	(135.83')
L3	N 80°44'50" E	25.82'
(L3)	(S80°40'07"W)	(25.74')
L4	N 41°57'50" E	43.22'
(L4)	(S41°58'03"W)	(43.22')
L5	N 49°15'10" E	49.09'
(L5)	(S49°15'40"W)	(49.11')
L6	N 68°10'10" E	8.50'
(L6)	(S68°10'40"W)	
L7	S 51°19'39" E	127.88'
L8	S 06°50'20" W	16.62'
(L8)	(N06°49'26"E)	
L9	S 35°54'00" W	124.49'
L10	S 65°15'20" W	121.27'
L11	S 65°15'20" W	28.45'
L12	S 02°13'50" W	107.04'
(L12)	(N02°14'05"E)	(107.02')
L13	S 73°36'40" W	44.38'
L14	S 64°54'10" W	136.60'
(L14)	(N66°46'50"E)	(136.59')
L15	S 10°12'30" W	103.90'
(L15)	(N12°05'00"E)	(103.90')
L16	S 09°02'40" E	33.75'
(L16)	(N07°10'10"W)	(33.75')
L17	S 44°42'40" W	25.23'
(L17)	(N46°35'20"E)	
L18	S 51°10'40" E	30.33'
(L18)	(N49°18'00"W)	(30.33')
L19	N 70°14'40" E	68.80'
(L19)	(S72°07'20"W)	(68.80')
L20	S 83°02'30" E	91.26'
(L20)	(N81°09'50"W)	(91.26')
L21	S 49°14'50" E	130.01'
(L21)	(N47°22'20"W)	(130.01')

NO.	BEARING	DISTANCE
L22	S 69°01'20" E	119.41'
(L22)	(N67°08'50"W)	(119.41')
L23	S 49°31'40" E	115.51'
(L23)	(N47°39'20"W)	(115.52')
L24	S 44°33'00" E	142.22'
(L24)	(N42°40'20"W)	142.21'
L25	S 33°02'09" W	29.64'
(L25)	(N33°01'32"E)	(29.63')
L26	S 64°38'40" W	53.84'
(L26)	(N64°59'07"E)	(45.46')
(L26)	(N62°47'50"E)	(8.39')
L27	S 59°47'20" W	76.77'
(L27)	(N59°47'16"E)	
L28	S 59°47'20" W	67.45'
(L28)	(N59°47'20"W)	(67.45')
L29	N 30°12'40" W	85.08'
L30	N 49°20'40" W	136.63'
L31	N 34°28'00" W	148.83'
L32	N 52°11'50" W	90.70'
L33	S 58°38'20" W	62.11'
L34	S 21°59'20" E	86.88'
L35	N 77°36'30" W	110.59'
L36	S 88°50'10" W	135.67'
L37	S 66°45'10" W	115.95'
L38	S 41°55'20" W	82.46'
L39	S 40°00'50" W	104.94'
L40	S 23°48'10" W	47.13'
L41	N 65°10'20" W	99.27'
L42	N 06°17'10" E	58.04'
L43	N 00°34'20" W	151.61'
L44	N 05°02'20" W	66.52'
L45	N 12°14'00" W	132.54'
L46	N 25°38'20" W	75.19'
L47	N 17°07'00" W	70.47'
L48	N 26°43'10" W	88.42'
L49	N 60°19'30" W	55.75'
L50	N 55°46'00" E	149.78'

NO.	BEARING	DISTANCE
L51	N 21°52'20" W	115.44'
L52	S 63°50'10" W	149.12'
L53	S 32°32'00" W	135.99'
L54	S 00°04'00" E	123.06'
L55	S 65°09'10" W	129.48'
L56	N 86°17'20" W	80.86'
L57	N 00°57'00" W	19.54'
L58	N 16°14'10" E	28.81'
L59	N 16°14'10" E	111.66'
(L59)	(S16°14'10"W)	(111.84')
L60	S 73°45'50" E	108.12'
L61	N 02°19'56" W	60.32'
(L61)	(S02°13'05"E)	(60.06')
L62	N 02°19'56" W	30.82'
(L62)	(N02°19'40"W)	(30.82')
L63	N 09°01'36" W	73.48'
(L63)	(N09°01'20"W)	(73.48')
L64	S 69°48'56" E	234.94'
(L64)	(N69°48'40"W)	(234.94')
L65	S 75°30'26" E	132.83'
(L65)	(N75°30'10"W)	(132.83')
L66	N 74°52'34" E	73.04'
(L66)	(S74°52'50"W)	(73.04')
L67	S 53°04'06" E	205.86'
(L67)	(N53°03'50"W)	(205.86')
L68	N 26°23'04" E	95.97'
(L68)	(S26°23'20"W)	(95.97')
L69	S 73°07'16" E	33.46'
(L69)	(N73°07'00"W)	(33.46')
L70	S 26°25'04" W	58.90'
(L70)	(N26°25'20"E)	(58.90')
L71	S 49°11'16" E	156.12'
(L71)	(N49°11'00"W)	(156.12')
L72	S 47°06'36" E	83.42'
(L72)	(N47°06'20"W)	(83.42')
L73	S 48°13'06" E	138.83'
(L73)	(N48°12'50"W)	(138.83')

NO.	BEARING	DISTANCE
L74	S 84°31'36" E	123.75'
(L74)	(N84°31'20"W)	(123.75')
L75	S 15°36'36" E	115.88'
(L75)	(N15°36'20"W)	(115.88')
L76	S 15°36'36" E	29.92'
(L76)	(N15°36'20"W)	(29.92')
L77	N 87°28'34" E	14.56'
(L77)	(S87°28'50"W)	(14.56')
L78	N 72°32'04" E	76.36'
(L78)	(S72°32'20"W)	(76.36')
L79	N 67°34'54" E	57.18'
(L79)	(S67°35'10"W)	(57.18')
L80	N 08°59'44" E	72.16'
(L80)	(S09°00'00"W)	(72.16')
L81	N 04°10'24" E	87.48'
(L81)	(S04°10'40"W)	(87.48')
L82	N 15°31'44" E	183.41'
(L82)	(S15°32'00"W)	(183.41')
L83	N 00°31'24" E	132.29'
(L83)	(S00°31'40"W)	(132.29')
L84	N 29°07'06" W	97.98'
(L84)	(S29°06'50"E)	(97.98')
L85	N 13°28'36" W	96.43'
(L85)	(S13°28'20"E)	(96.43')
L86	N 03°10'24" E	96.39'
(L86)	(S03°10'40"W)	(96.39')
L87	N 19°21'14" E	184.11'
(L87)	(S19°21'30"W)	(184.11')
L88	N 19°23'14" E	158.84'
(L88)	(S19°22'30"W)	(158.84')
L89	N 45°06'39" E	208.19'
(L89)	(S47°00'00"W)	(208.25')
L90	N 52°08'53" W	15.84'
(L90)	(S52°15'40"E)	(15.92')
(L90)	(N50°22'40"W)	(15.92')

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

3) THE DANIEL B. PORTER 2.00 ACRE TRACT DEPICTED HEREON HAS A BLANKET ACCESS EASEMENT AS PER DOCUMENT No. 2002192635 OF THE OFFICIAL PUBLIC RECORDS THAT AFFECTS THE PROPOSED ANNEXATION AREA SHOWN HEREON.

4) EASEMENTS PLATTED OR OTHERWISE WERE NOT ADDRESSED HEREON.

5) ADJOINER LOTS - LOT 2, BLOCK "A", FINAL PLAT OF LOS ROBLES OWNED BY CCNG DEVELOPMENT COMPANY, LP, - CCNG DEVELOPMENT COMPANY, LP 7.401 ACRE TRACT AND - CCNG DEVELOPMENT COMPANY, LP 2.1778 AC TRACT ARE NOW SUBJECT TO "DECLARATION OF CONDOMINIUM REGIME" RECORDED IN DOCUMENT No. 2014059249 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 09/09/2016
 LAWRENCE M. RUSSO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 INLAND GEODETICS, LLC
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681



CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	10°36'59"	3319.73'	615.12'	614.24'	S56°38'07"E

ADJOINING TRACTS			
TRACT	OWNER	ACREAGE	RECORD INFO.
TRACT 1	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2006152718 O.P.R.T.C.T.
TRACT 2	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022303 O.P.R.T.C.T.
TRACT 3	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022304 O.P.R.T.C.T.
TRACT 4	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022305 O.P.R.T.C.T.
TRACT 5	DANIEL B. PORTER	0.2000 ACRES	DOC. No. 2009022306 O.P.R.T.C.T.
TRACT 6	REMAINDER LOT 4, BLOCK "A" SHOPS AT THE GALLERIA		DOC. No. 201400202 O.P.R.T.C.T.

LEGEND	
	CALCULATED POINT
	80D NAIL FOUND
	PUNCH HOLE MARK FND
	1/2" IRON ROD FOUND
	1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
	1" IRON PIPE FND (UNLESS NOTED)
	TYPE I CONCRETE MONUMENT FOUND
	BOAT SPIKE
	PROPERTY LINE
	DENOTES COMMON OWNERSHIP
[]	RECORD INFORMATION
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS



08/26/2016

EXHIBIT _____
PROPERTY DESCRIPTION

DESCRIPTION OF A 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ORRAN WADE SURVEY NO. 540, ABSTRACT NO. 811, THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, THE I. & G.N.R.R. CO. SURVEY NO. 57, ABSTRACT NO. 2109, AND THE D. BOHLS SURVEY NO. 905, ABSTRACT NO. 129 IN TRAVIS COUNTY, TEXAS, SAID 92.425 ACRES BEING A PORTION OF THAT CALLED 126.55 ACRE TRACT OF LAND CONVEYED TO CASSANDRA INTERESTS, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010054722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the approximate center line of Little Barton Creek, for the southerly corner of Lot 10, Block "A", Shops At The Galleria, a subdivision of record in Document No. 200600169 of the Official Public Records of Travis County, Texas, same being the southerly corner of that 0.914 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 03-12-09-A, also being the easterly corner of that called 4.029 acre tract of land conveyed to CCNG Development Company, LP by instrument recorded in Document No. 2014042527 of the Official Public Records of Travis County, Texas, also being an angle point in the easterly boundary line of that 24.622 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 266 filed in Document No. 2015199747 of the Official Public Records of Travis County, Texas, also being the northeasterly corner of that called 20.975 acre tract of land (a portion of said 126.55 acre tract), reference Document No. 2001047246, also being in the northerly boundary line of said 126.55 acre tract, for an angle point in the herein described tract, and from which a 1/2" iron rod found in rock in the common boundary between said Lot 10, Block "A" and said 4.029 acre tract, same being in the common City of Bee Cave Annexation tract boundaries between said 0.914 acre and said 24.622 acre tracts bears N 06°10'53" W at a distance of 133.28 feet;

THENCE, departing said 4.029 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, with the common boundary line between said Lot 10, Block "A", said 0.914 acre City of Bee Cave Annexation Tract and said 126.55 acre tract, same being in said approximate center line of Little Barton Creek, the following five (5) courses:

- 1) N 50°03'52" E for a distance of 135.83 feet to a calculated angle point;
- 2) N 80°44'50" E for a distance of 25.82 feet to a calculated angle point;
- 3) N 41°57'50" E for a distance of 43.22 feet to a calculated angle point;
- 4) N 49°15'10" E for a distance of 49.09 feet to a calculated angle point;
- 5) N 68°10'10" E for a distance of 8.50 feet to a calculated point, being in the southerly line of the original Village (City) of Bee Cave Corporate Limits (1,279.5 acre tract), same being in the southerly boundary line of said Lot 10, Block "A", for the most northerly corner of the herein described tract and a point of non-tangency of a curve to the right;

THENCE, departing said Lot 10, Block "A", same being said approximate center line of Little Barton Creek, through the interior of said 126.55 acre tract, with said original Village (City) of Bee Cave Corporate Limits, the following two (2) courses:

- 6) along said curve to the right having a delta angle of 10°36'59", a radius of 3319.73 feet, an arc length of 615.12 feet, and a chord which bears S 56°38'07" E at a distance of 614.24 feet, crossing said approximate center line of Little Barton Creek to a calculated point of tangency;

- 7) **S 51°19'39" E** for a distance of **127.88** feet to a calculated point, being in the westerly boundary line of Final Plat of Los Robles, a subdivision of record in Document No. 200100338 of the Official Public Records of Travis County, Texas, same being in the westerly boundary line of Lot 2, Block "A" of said subdivision conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2006079320 of the Official Public Records of Travis County, Texas, also being in the westerly boundary line of that City of Bee Cave Annexation of said Lot 2, Block "A" by Ordinance No. 05-07-26-A, for the northeasterly corner of the herein described tract;

THENCE, departing said original Village (City) of Bee Cave Corporate Limits, with the common boundary line between said 126.55 acre tract, in part with said Lot 2, Block "A", and in part with that called 0.333 acre tract of land out of said Lot 2, Block "A" conveyed to the Lower Colorado River Authority (LCRA) by instrument recorded in Document No. 2009020974 and corrected in Document No. 2010116430, both of the Official Public Records of Travis County, Texas, same being said City of Bee Cave Annexation Tract (Ordinance No. 05-07-26-A), the following eight (8) courses:

- 8) **S 06°50'20" W** for a distance of **16.62** feet to a calculated angle point;
- 9) **S 14°17'40" W** for a distance of **438.56** feet to a calculated angle point;
- 10) **S 35°54'00" W** for a distance of **124.49** feet to a calculated angle point;
- 11) **S 65°15'20" W** for a distance of **121.27** feet to a calculated point on line;
- 12) **S 65°15'20" W** for a distance of **28.45** feet to a calculated angle point;
- 13) **S 12°54'30" W** for a distance of **347.10** feet to a calculated angle point;
- 14) **S 02°13'50" W** for a distance of **107.04** feet to a calculated angle point;
- 15) **S 20°43'20" E**, at a distance of 240.94 feet, pass the northwesterly corner of said 0.333 acre tract, and continuing for a total distance of **343.52** feet to a calculated ell corner, being the southwesterly corner of said 0.333 acre tract in the northerly boundary line of that called 2.1778 acre tract of land conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 20140026872 of the Official Public Records of Travis County, Texas;

THENCE, departing said 0.333 acre tract, with the common boundary line of said 126.55 acre tract and said 2.1778 acre tract, the following five (5) courses:

- 16) **S 73°36'40" W** for a distance of **44.38** feet to a calculated angle point;
- 17) **S 64°54'10" W** for a distance of **136.60** feet to a calculated angle point;
- 18) **S 10°12'30" W** for a distance of **103.90** feet to a calculated angle point;
- 19) **S 09°02'40" E** for a distance of **33.75** feet to a calculated angle point;
- 20) **S 44°42'40" W** for a distance of **25.23** feet to a calculated angle point in the said approximate center line of Little Barton Creek;

THENCE, continuing with said common boundary line of said 126.55 acre tract and said 2.1778 acre tract, with said approximate center line of Little Barton Creek, the following four (4) courses:

- 21) **S 51°10'40" E** for a distance of **30.33** feet to a calculated angle point;
- 22) **N 70°14'40" E** for a distance of **68.80** feet to a calculated angle point;
- 23) **S 83°02'30" E** for a distance of **91.26** feet to a calculated angle point;

- 24) **S 49°14'50" E** for a distance of **130.01** feet to a calculated angle point, being the most southerly corner of said 2.1778 acre tract, same being the most southerly southwest corner of that called 7.401 acre tract of land (Exhibit "A-1") conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2012221803 of the Official Public Records of Travis County, Texas;

THENCE, with the common boundary line of said 126.55 acre tract and said 7.401 acre tract, with said approximate center line of Little Barton Creek, the following five (5) courses:

- 25) **S 69°01'20" E** for a distance of **119.41** feet to a calculated angle point;
- 26) **S 56°05'20" E** for a distance of **175.64** feet to a calculated angle point;
- 27) **S 40°29'50" E** for a distance of **153.43** feet to a calculated angle point;
- 28) **S 49°31'40" E** for a distance of **115.51** feet to a calculated angle point;
- 29) **S 44°33'00" E** for a distance of **142.22** feet to a calculated ell corner, being the southerly corner of said 7.401 acre tract, same being the southwesterly corner of that called 47.81 acre tract of land (Tract 1) conveyed to Limestone Springs Properties L.P. by instrument recorded in Volume 12661, Page 42 of the Real Property Records of Travis County, Texas, also being the northwesterly corner of Lot 27, Block "A" 11505 TX 71, Phase 1, a subdivision of record in Document No. 200100286 of the Official Public Records of Travis County, Texas, said Lot 27, Block "A" being the southerly portion of said 126.55 acre tract, for the southeasterly corner of the herein described tract;

THENCE, departing said 7.401 acre tract and said 47.81 acre tract, through the interior of said 126.55 acre tract, same being the northerly line of said Lot 27, Block "A", the following four (4) courses:

- 30) **S 33°02'09" W** for a distance of **29.64** feet to a calculated angle point;
- 31) **S 53°30'19" W** for a distance of **217.12** feet to a calculated angle point;
- 32) **S 64°38'40" W** for a distance of **53.84** feet to a calculated angle point;
- 33) **S 59°47'20" W** for a distance of **76.77** feet to a calculated angle point, being an ell corner in the easterly boundary line of that called 35.132 acre tract of land conveyed to Synchro Realty, L.L.C. by instrument recorded in Document No. 2011036476 of the Official Public Records of Travis County, Texas, for the most southerly corner of the herein described tract, and from which a calculated angle point in the said easterly boundary line of said 35.132 acre tract, same being an angle point in both said 126.55 acre tract and said Lot 27, Block "A", bears S 59°47'20" W at a distance of 67.45 feet;

THENCE, departing said Lot 27, Block "A", same being said southerly portion of the 126.55 acre tract, with the common boundary line between said 126.55 acre tract and said 35.132 acre tract, the following nine (9) courses:

- 34) **N 30°12'40" W** for a distance of **85.08** feet to a calculated angle point;
- 35) **N 49°20'40" W** for a distance of **136.63** feet to a calculated angle point;
- 36) **N 36°33'00" W** for a distance of **195.96** feet to a calculated angle point;
- 37) **N 46°33'50" W** for a distance of **225.56** feet to a calculated angle point;
- 38) **N 34°28'00" W** for a distance of **148.83** feet to a calculated angle point;
- 39) **N 52°11'50" W** for a distance of **90.70** feet to a calculated angle point;
- 40) **N 76°47'00" W** for a distance of **159.22** feet to a calculated angle point;
- 41) **S 58°38'20" W** for a distance of **62.11** feet to a calculated angle point;

42) **S 21°59'20" E** for a distance of **86.88** feet to a calculated angle point, being the most northerly northeast corner of that called remainder of 179.82 acre tract (Exhibit "E") of land conveyed to CCNG Golf, L.L.C. by instrument recorded in Document No. 2011036477 of the Official Public Records of Travis County, Texas;

THENCE, departing said 35.132 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following twenty-two (22) courses:

43) **S 82°53'40" W** for a distance of **237.22** feet to a calculated angle point;

44) **S 89°27'50" W** for a distance of **192.72** feet to a calculated angle point;

45) **S 80°02'30" W** for a distance of **286.47** feet to a calculated angle point;

46) **N 77°36'30" W** for a distance of **110.59** feet to a calculated angle point;

47) **S 88°50'10" W** for a distance of **135.67** feet to a calculated angle point;

48) **S 66°45'10" W** for a distance of **115.95** feet to a calculated angle point;

49) **S 41°55'20" W** for a distance of **82.46** feet to a calculated angle point;

50) **S 65°48'40" W** for a distance of **237.59** feet to a calculated angle point;

51) **S 40°00'50" W** for a distance of **104.94** feet to a calculated angle point;

52) **S 23°48'10" W** for a distance of **47.13** feet to a calculated angle point;

53) **N 65°10'20" W** for a distance of **99.27** feet to a calculated angle point;

54) **N 06°17'10" E** for a distance of **58.04** feet to a calculated angle point;

55) **N 09°52'50" W** for a distance of **188.07** feet to a calculated angle point;

56) **N 00°34'20" W** for a distance of **151.61** feet to a calculated angle point;

57) **N 32°38'50" W** for a distance of **222.66** feet to a calculated angle point;

58) **N 05°02'20" W** for a distance of **66.52** feet to a calculated angle point;

59) **N 12°14'00" W** for a distance of **132.54** feet to a calculated angle point;

60) **N 25°38'20" W** for a distance of **75.19** feet to a calculated angle point;

61) **N 07°35'30" W** for a distance of **253.14** feet to a calculated angle point;

62) **N 17°07'00" W** for a distance of **70.47** feet to a calculated angle point;

63) **N 26°43'10" W** for a distance of **88.42** feet to a calculated angle point;

64) **N 60°19'30" W** for a distance of **55.75** feet to a calculated angle point, same being the southeasterly corner of that called 2.0000 acre tract of land (Tract 1, Exhibit "A") conveyed to Daniel B. Porter by instrument recorded in Document No. 2007142594 of the Official Public Records of Travis County, Texas;

THENCE, departing said remainder of 179.82 acre tract, with the common boundary line between said 126.55 acre tract and said 2.0000 acre tract, the following six (6) courses:

- 65) **N 55°46'00" E** for a distance of **149.78** feet to a calculated angle point, for the most easterly corner of said 2.0000 acre tract;
- 66) **N 21°52'20" W** for a distance of **115.44** feet to a calculated angle point;
- 67) **N 29°52'40" W** for a distance of **210.32** feet to a calculated angle point, for the most northerly corner of said 2.0000 acre tract;
- 68) **S 63°50'10" W** for a distance of **149.12** feet to a calculated angle point;
- 69) **S 32°32'00" W** for a distance of **135.99** feet to a calculated angle point;
- 70) **S 00°04'00" E** for a distance of **123.06** feet to a calculated angle point, for the southwesterly corner of said 2.0000 acre tract in the northerly boundary line of said remainder of 179.82 acre tract;

THENCE, departing said 2.000 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following five (5) courses:

- 71) **S 65°09'10" W** for a distance of **129.48** feet to a calculated angle point;
- 72) **N 86°17'20" W** for a distance of **80.86** feet to a calculated angle point, for the southwesterly corner of the herein described tract;
- 73) **N 02°43'10" E** for a distance of **301.02** feet to a calculated angle point;
- 74) **N 00°57'00" W** for a distance of **19.54** feet to a calculated angle point;
- 75) **N 16°14'10" E** for a distance of **28.81** feet to a calculated angle point, being the southeasterly corner of that called 0.689 acre tract of land (Exhibit "A") conveyed to SO Master Builder II. L.P. by instrument recorded in Document No. 2008150599 of the Official Public Records of Travis County, Texas, same being an angle point in the northerly boundary line of said remainder of 179.82 acre tract;
- 76) **THENCE**, departing said remainder of 179.82 acre tract, with the common boundary line of said 0.689 acre tract and said 126.55 acre tract, **N 16°14'10" E** for a distance of **111.66** feet to a calculated point, being the southwesterly corner of that called 0.2000 acre tract of land conveyed to said Daniel B. Porter by instrument recorded in Document No. 2009022306 of the Official Public Records of Travis County, Texas, for an ell corner;
- 77) **THENCE**, departing said 0.689 acre tract, with the southerly boundary of said 0.2000 acre tract, **S 73°45'50" E** for a distance of **108.12** feet to the southeasterly corner of said 0.2000 acre tract, for an ell corner;
- 78) **THENCE**, with the common boundary line between said 126.55 acre tract and the easterly boundary lines of those 0.2000 acre tracts conveyed to said Daniel B. Porter by instruments recorded in said Document No. 2009022306, Document No. 2009022305, Document No. 2009022304, Document No. 2009022303 and Document No. 2006152718, all of the Official Public Records of Travis County, Texas, **N 16°14'10" E** for a distance of **415.82** feet, being the northeasterly corner of said 0.2000 acre tract (Document No. 2006152718), same being an angle point in the easterly boundary line of that called 22.083 acre tract of land (Exhibit "C") conveyed to West Travis County Municipal Utility District No. 6 by instrument recorded in Document No. 2013219445 of the Official Public Records of Travis County, Texas, for a calculated angle point;

79) **THENCE**, with the common boundary line between said 126.55 acre tract and said 22.083 acre tract, **N 02°19'56" W** for a distance of **60.32** feet to a calculated point in the approximate center line of said Little Barton Creek, being the northeasterly corner of said 22.083 acre tract, same being the southwesterly corner of said 20.975 acre tract of land (a portion of said 126.55 acre tract), same being the most southerly southeast corner of the remainder of Lot 4, Block "A", said Shops At The Galleria (Document No. 200600169), also being the southwesterly corner of said 24.622 acre City of Bee Cave Annexation Tract, for the northwesterly corner of the herein described tract;

THENCE, departing said 22.083 acre tract, same being said remainder of Lot 4, Block "A", through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, along the approximate center line of said Little Barton Creek, the following four (4) courses:

80) **S 69°48'56" E** for a distance of **234.94** feet to a calculated angle point;

81) **S 75°30'26" E** for a distance of **132.83** feet to a calculated angle point;

82) **N 74°52'34" E** for a distance of **73.04** feet to a calculated angle point;

83) **S 53°04'06" E** for a distance of **205.86** feet to a 5/8 inch iron rod found, for an angle point;

THENCE, departing said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following twelve (12) courses:

84) **N 26°23'04" E** for a distance of **95.97** feet to a boat spike found for an angle point;

85) **S 73°07'16" E** for a distance of **33.46** feet to a 1/2 inch iron rod in rock found for an angle point;

86) **S 26°25'04" W** for a distance of **58.90** feet to a 1/2 inch iron rod in rock found for an angle point;

87) **S 49°11'16" E** for a distance of **156.12** feet to an 80d nail found for an angle point;

88) **S 47°06'36" E** for a distance of **83.42** feet to an 80d nail found for an angle point;

89) **S 48°13'06" E** for a distance of **138.83** feet to an 80d nail found for an angle point;

90) **S 39°33'36" E** for a distance of **210.21** feet to an 80d nail found for an angle point;

91) **S 37°37'46" E** for a distance of **216.03** feet to an 80d nail found for an angle point;

92) **S 51°22'36" E** for a distance of **226.83** feet to an 80d nail found for an angle point;

93) **S 84°31'36" E** for a distance of **123.75** feet to an 80d nail found for an angle point;

94) **S 15°36'36" E** for a distance of **115.88** feet to a 1/2 inch iron rod found for a point on line;

95) **N 15°36'36" W** for a distance of **29.92** feet to a calculated point in the said approximate center line of Little Barton Creek, for an angle point;

THENCE, with said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following thirteen (13) courses:

96) **N 87°28'34" E** for a distance of **14.56** feet to a calculated angle point;

97) **N 72°32'04" E** for a distance of **76.36** feet to a calculated angle point;

