

April 3, 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:

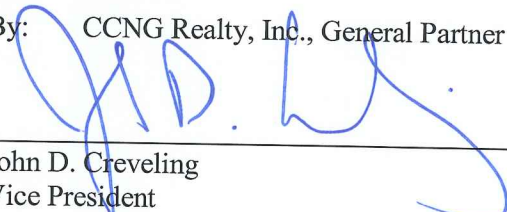
I am writing in reference to the Development Agreement between the City of Bee Cave, Texas ("City") and CCNG Development Company, L.P. ("CCNG") dated April 26, 1999 ("Development Agreement").

CCNG 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 our Project becomes fully developed.

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

RECEIVED  
APR 03 2014  
City of Bee Cave

**Exhibit A**

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# METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS  
AUSTIN, TEXAS 78745  
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

## 4.029 ACRES

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 4.029 ACRES OF LAND, A PORTION OF THE ORRAN WADE SURVEY NO. 540, ABSTRACT NO. 811 AND A PORTION OF THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, IN TRAVIS COUNTY, TEXAS, SAID 4.029 ACRES OF LAND BEING A PORTION OF THAT 377.50 ACRE TRACT, A PORTION OF THE SAID ORRAN WADE SURVEY NO. 540, AND OTHERS, IN TRAVIS COUNTY, TEXAS, AS CONVEYED IN A CORRECTION WARRANTY DEED FROM NELLIE M. HAMPE TO NELLIE HAMPE PARTNERSHIP I, LTD. IN VOLUME 13080, PAGE 427, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED FOR THE NELLIE HAMPE PARTNERSHIP I, LTD. BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 4.029 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2" steel pin set at an angle point in the south line of State Highway No. 71 at a northwest corner of that 377.50 acre tract, a portion of the Orran Wade Survey No. 540, Abstract No. 811 and others, in Travis County, Texas, as conveyed in a Correction Warranty Deed from Nellie M. Hampe to Nellie Hampe Partnership I, Ltd. in Volume 13080, Page 427, Real Property Records of Travis County, Texas, said 1/2" steel pin set being also in the east line of Lot 1, Amended Plat of Lots 1 And 2, Trading Post Subdivision, a subdivision of a portion of the said Orran Wade Survey No. 540 and the Matthew Williams Survey No. 900, Abstract No. 823, of record in Plat Book 99, Page 135, Plat Records of Travis County, Texas, and from which 1/2" steel pin set, a 1/2" iron pipe found at an interior corner of the said Nellie Hampe Partnership I, Ltd. 377.50 acre tract, bears S 25° 47' 30" W 133.94 feet:

Thence S 18°03'30" W 672.03 feet to a 5/8" steel pin in rock found in the approximate center line of Little Barton Creek for the POINT OF BEGINNING and most easterly corner of the herein described 4.029 acre tract, and from which 5/8" steel pin in rock found, a 5/8" steel pin found at a west corner of that 230.92 acre tract, a portion of the said Matthew Williams Survey No. 900, the said Orran Wade Survey No. 540, and others, in Travis County, Texas, as described in a deed from Nellie Hampe Partnership I, Ltd. to Daniel B. Porter in Volume 13212, Page 2535, Real Property Records of Travis County, Texas, and in the approximate center line of Little Barton Creek, bears N 51°54'40" E 135.83 feet;

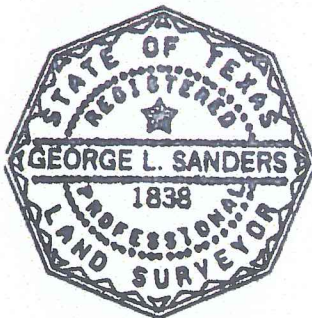
(1) THENCE with the approximate center line of Little Barton Creek , S 47°00'00" W 208.25 feet to a 1" steel pin found in top of a concrete structure, for the most southerly corner of the herein described tract;

(2) THENCE N 50°22'40" W 15.92 feet to a 1/2" steel pin set, for a west corner of the herein described tract;



- (3) THENCE N 35°56'40" E 105.98 feet to a 1/2" steel pin set in rock, for an interior corner of the herein described tract;
- (4) THENCE N 48°21'10" W 195.91 feet to a 1/2" steel pin set in rock;
- (5) THENCE N 83°27'40" W 286.26 feet to a 1/2" steel pin set at the south end of a curve for the southwest corner of the herein described tract;
- (6) THENCE with a curve to the left, an arc distance of 224.56 feet, said curve having a radius of 113.58 feet, a central angle of 113°16'34", and a chord of which bears N 1°36'40" E 189.73 feet to a 1/2" steel pin set at point of reverse curve;
- (7) THENCE with a curve to the right, an arc distance of 44.01 feet, said curve having a radius of 30.45 feet, a central angle of 82°49'11", and a chord of which bears N 21°18'00" W 40.28 feet to a 1/2" steel pin set at point of compound curve;
- (8) THENCE with a curve to the right, an arc distance of 219.26 feet, said curve having a radius of 298.35 feet, a central angle of 42°06'23", and a chord of which bears N 36°31'50" E 214.36 feet to a 1/2" steel pin set in rock, for the northwest corner of the herein described tract;
- (9) THENCE S 64°28'30" E 276.40 feet to a 1/2" steel pin set in rock;
- (10) THENCE S 25°28'50" E 249.84 feet to a 1/2" steel pin set in rock;
- (11) THENCE S 51°06'20" E 61.51 feet to a 1/2" steel pin set in rock;
- (12) THENCE S 4°20'10" E 133.27 feet to the POINT OF BEGINNING of the herein described tract, containing 4.029 acres of land.

Metes and Bounds Description Revised January 25, 2000  
From a Metes and Bounds Description Prepared  
December 20, 1999.  
Survey Completed December 20, 1999.



METCALFE & SANDERS, INC.  
Land Surveyors

By:

George L. Sanders  
Texas Registered Professional  
Land Surveyor No. 1838

Plan 7839G  
Ref Plan 7839F  
Ref Plan 5556  
FB 843, P 1-42 & DC  
FB 822, P 1-24 & DC  
FB 607, P 55-56  
FB 590, P 7-19

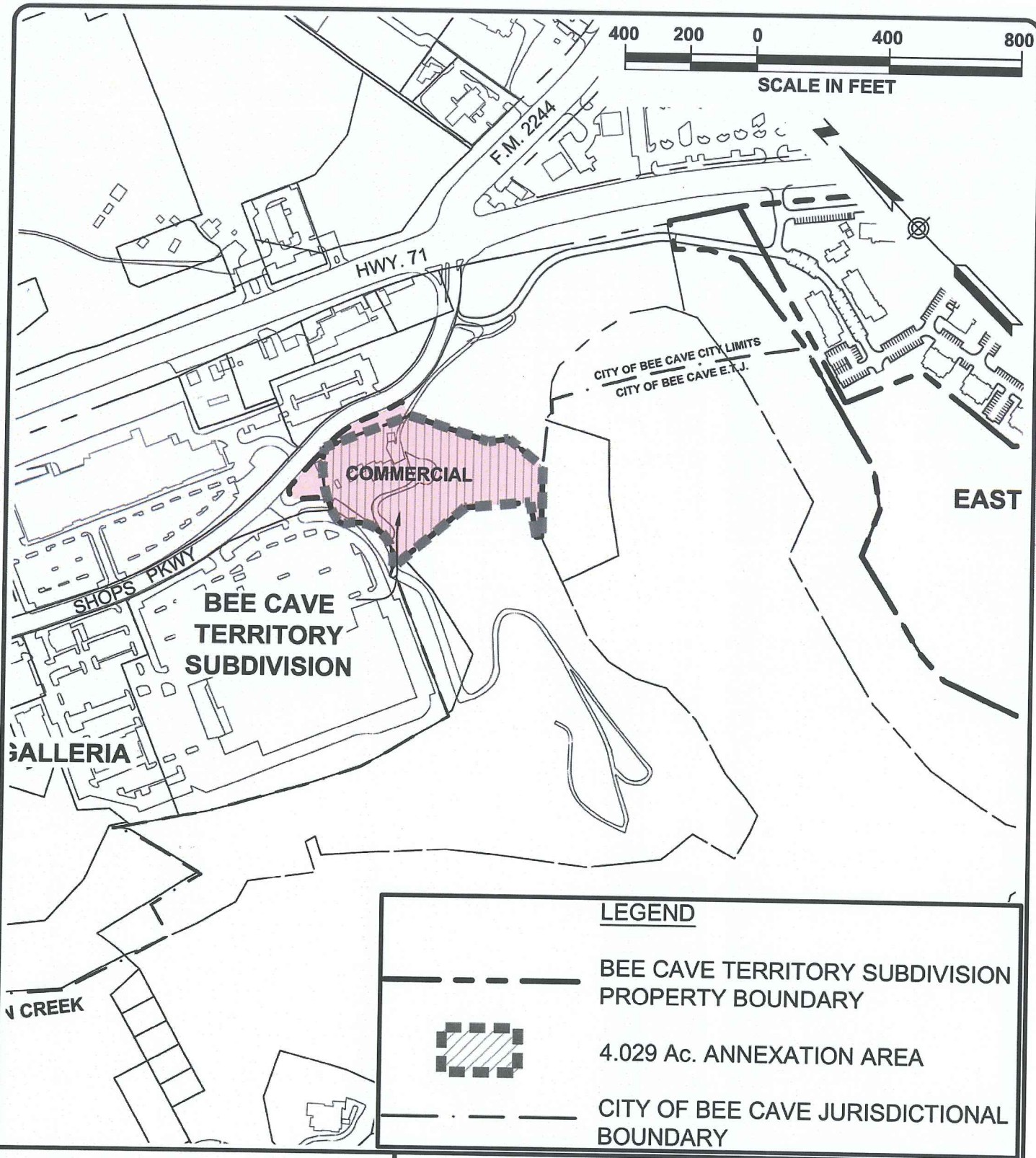
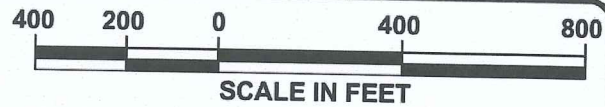
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**Exhibit B**

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LEGEND	
	BEE CAVE TERRITORY SUBDIVISION PROPERTY BOUNDARY
	4.029 Ac. ANNEXATION AREA
	CITY OF BEE CAVE JURISDICTIONAL BOUNDARY

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



Phone 512.439.4700  
 Fax 512.439.4716  
 FRN - F-1386

**BEE CAVE TERRITORY  
 SUBDIVISION**

**ANNEXATION EXHIBIT**

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**1 OF 1**