

RESOLUTION NO. 2021-06

A RESOLUTION OF THE CITY OF BEE CAVE, TEXAS, SETTING THE PUBLIC HEARING ON THE CREATION OF THE SPANISH TRAILS PUBLIC IMPROVEMENT DISTRICT WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF BEE CAVE, TEXAS, PURSUANT TO CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the City of Bee Cave, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its extraterritorial jurisdiction and its corporate limits; and

WHEREAS, on May 21, 2021, CCNG Real Estate Investors II, L.P., a Texas limited partnership (the "Petitioner"), the (i) owner of taxable real property representing more than 50% of the appraised value of taxable real property liable for assessment under the Petition (as defined herein), as determined by the current roll of the appraisal district in which the proposed district is located and (ii) record owner of more than 50% of real property liable for assessment under the Petition, submitted and filed with the City Secretary of Bee Cave (the "City Secretary") a petition (the "Petition"), attached as Exhibit A, requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition has been examined, verified, and found to meet the requirements of Section 372.005(b), did not include a request to defer assessment as set forth in Section 372.0055 and is sufficient for consideration by the City Council of the City (the "City Council"); and

WHEREAS, the City Council will hold a public hearing in accordance with Section 372.009 of the Act regarding the establishment of a public improvement district in the corporate limits of the City in accordance with the Petition; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality in which the proposed public improvement district will be located before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS, THAT:

SECTION 1. All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully

set forth herein.

SECTION 2. The Petition submitted to the City was filed with the City Secretary and complies with the Act.

SECTION 3. That a public hearing is hereby called for July 13, 2021 at 6:00 p.m. at the City Hall, 4000 Galleria Parkway, Bee Cave, Texas 78738 for the purpose of hearing public testimony with respect to the creation of the public improvement district, and that any interested person may appear and provide testimony and comment on the advisability of the creation of the public improvement district.

SECTION 4. That attached hereto as Exhibit A is the Petition for the Creation of a Public Improvement District within the City of Bee Cave, Texas for the Spanish Oaks Public Improvement District. Attached hereto as Exhibit B is a legal description of the approximately 80.370 acres of property to be included in the proposed public improvement district. Attached hereto as Exhibit C is a form of the Notice of Public Hearing (the "Notice"), the form and substance of which is hereby adopted and approved.

SECTION 5. That the City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the municipality in which the proposed public improvement district will be located, and to notify any affected landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide notice before the 15th day before date of the public hearing.

SECTION 6. That City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the July 13, 2021 meeting of the City Council.

SECTION 7. That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 8. That this Resolution shall take effect from and after its passage and it is accordingly so resolved.

[Signature page follows]

PASSED AND APPROVED on this _____, 2021.

CITY OF BEE CAVE, TEXAS

By: _____
Kara King, Mayor

ATTEST:

Kaylynn Holloway, City Secretary

EXHIBIT A
PETITION FOR CREATION OF THE PID

[see attached]

STATE OF TEXAS

§

PETITION TO ESTABLISH CITY OF BEE CAVE

§

PUBLIC IMPROVEMENT DISTRICT NO. 2

COUNTY OF TRAVIS

§

TO THE HONORABLE GOVERNING BODY OF THE CITY OF BEE CAVE:

COMES NOW CCNG REAL ESTATE INVESTORS II, L.P., a Texas limited partnership (collectively with its successors and assigns, the "Petitioner"), and hereby requests and petitions the City of Bee Cave (the "City") to establish the City of Bee Cave Public Improvement District No. 2 (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City of Bee Cave, and in support thereof would respectfully show the following:

I.

The general nature of the proposed public improvements to be provided by the District is expected to include (a) acquisition, construction and improvements, and maintenance of the improvements, consisting of (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction, or improvement of libraries; (7) acquisition, construction, or improvement of off-street parking facilities; (8) acquisition, construction, improvement, or rerouting of mass transportation facilities; (9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (10) the establishment or improvement of parks; (11) projects similar to those listed in (1)-(10) including but not limited to underground electric improvements; (12) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (13) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement (collectively, the "Authorized Improvements"); and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary.

II.

The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each

authorized improvement, is presently estimated to be a total of approximately \$18,000,000 based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District's boundaries for the Authorized Improvements.

III.

The boundaries of the proposed District are fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioner requests the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Bee Cave (the "Council"). The Petitioner requests that if the Council

establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner or their designees.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Travis County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed Authorized Improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Bee Cave are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the Authorized Improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

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IN WITNESS WHEREOF, this Petition has been executed by the Petitioner, CCNG Real Estate Investors II, L.P. on May 21, 2021.

CCNG REAL ESTATE INVESTORS II, L.P.

By: [Signature]

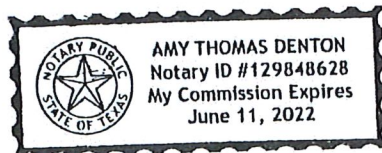
Printed Name: DANIEL B. PORTER

Title: MANAGER, CCNG R.E.I. GP II, L.L.C.
GENERAL PARTNER

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on the 21 day of May, 2021, by Daniel B. Porter, Manager of CCNG Real Estate Investors II, L.P., a Texas limited partnership, on behalf of said partnership.

(Seal)



[Signature]
Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION

DESCRIPTION OF 80.370 ACRES OF LAND IN THE NANCY GIBSON SURVEY NO. 521, ABSTRACT NO. 322 AND THE JARRETT MEDLIN SURVEY NO. 520, ABSTRACT NO. 539, TRAVIS COUNTY, TEXAS, SAID 80.370 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN CALLED 26.762 ACRES (28.613 ACRES, SAVE AND EXCEPT 1.821 ACRES), DESIGNATED AS EXHIBIT A-1, AND ALSO BEING ALL OF THAT CERTAIN CALLED 18.716 ACRES, DESIGNATED AS EXHIBIT A-5, AND, ALSO BEING ALL OF THAT CERTAIN CALLED 5.278 ACRES DESIGNATED AS TRACT 1, EXHIBIT A-4 AND ALL OF THAT CERTAIN CALLED 25.592 ACRES, DESIGNATED AS TRACT 2, EXHIBIT A-4 AND ALL DESCRIBED IN THE SPECIAL WARRANTY DEED TO CCNG REAL ESTATE INVESTORS II, L.P. IN DOCUMENT NO. 2006123897, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 80.370 ACRES, BEING ALL OF LOT 1 AND LOT 2, BLOCK 'A', DESIGNATED AS SPANISH OAKS CLUB BOULEVARD, A VARIABLE WIDTH PRIVATE STREET, AND SHOWN ON SPANISH OAKS, SECTION V, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200300184, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 1, BLOCK A, SPANISH OAKS OFFICE PARK PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 201200109, OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS; SAID 80.370 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH AS TRACT 1 (75.092 ACRES) AND TRACT 2 (5.278 ACRES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1 ~ 75.092 ACRES:

BEGINNING at a 5/8-inch steel rod found in the intersecting south right-of-way line of State Highway No. 71 and the west right-of-way line of Great Divide Drive, a 70 foot right-of-way as shown on The Homestead, a subdivision according to the plat of record in Plat Book 75, Page 132, Plat Records of Travis County, Texas, at the northwest corner of the said 25.592 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the south right-of-way line of State Highway No. 71 and with the north lines of the said 25.592 acre tract, said Lot 1, Block A, Spanish Oaks, Section V, said Lot 1, Block A, Spanish Oaks Office Park Phase One, and the said 26.792 acre tract, with the north line of the tract described herein, the following five (5) courses and distances:

1. with an arc of curve to the left, having a radius of 2954.80 feet, an arc distance of 647.03 feet, and a chord which bears S 89°02'19" E, a distance 645.74 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set for a point of curvature,
2. N 84°41'28" E, a distance 532.28 feet to a mag nail found in the intersecting south right-of-way line of State Highway No. 71 and the west line of said Spanish Oaks Club Boulevard, at the northwest corner of said Lot 1, Block A, Spanish Oaks, Section V and the northeast corner of the said 25.592 acre tract,
3. N 84°41'49" E, a distance 104.95 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at the northeast corner of said Lot 1, Block A, Spanish Oaks, Section V and the northwest corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One;
4. N 84°41'28" E, a distance 516.01 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set in the south right-of-way line of State Highway No. 71, same being the north line of the said 26.792 acre tract, for the northeast corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One, and

80.370 Acres of Land
Nancy Gibson Survey No. 521, A-322
Jarrett Medlin Survey No. 520, A-539
City of Bee Cave, Travis County, Texas

Bowman Job No. 5562-01-009
FN2162R1(km)

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5. N 84°41'28" E, a distance 488.25 feet to a 1/2-inch steel rod found at the northwest corner of that certain called 1.821 acres described in the Special Warranty Deed to Tosk, Inc. of record in Document No. 2005023259, Official Public Records of Travis County, Texas, for the most northerly northeast corner of the tract described herein;

THENCE leaving the south right-of-way line of State Highway No. 71, crossing the said 26.792 acre tract, with the west and south lines of the said 1.821 acre tract, with a northeast line of the tract described herein, the following three (3) courses and distances:

1. S 05°20'57" E, a distance 69.81 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. S 43°56'53" E, a distance 382.33 feet to a 1/2-inch steel rod found at an angle point, and
3. S 82°27'19" E, a distance 73.30 feet to a 1/2-inch steel rod found in the east line of the said 26.792 acre tract and the west line of Lot 1, Park Place, a subdivision according to the plat of record in Plat Book 94, Pages 47 and 48, Plat Records of Travis County, Texas, at the southeast corner of the 1.821 acre tract, for an angle point in the northeast line of the tract described herein;

THENCE with the east line of the said 26.792 acre tract and the west line of said Lot 1, Park Place, continuing with the northeast line of the tract described herein, the following two (2) courses and distances:

1. S 05°14'49" E, a distance 121.48 feet to a 1/2-inch steel rod found at an angle point, and
2. S 47°51'03" E, a distance 279.51 feet to a calculated point for the southeast corner of the said 26.792 acre tract, same being the north corner of Lot 3, Shops at the Galleria, a subdivision according to the plat of record in Document No. 200600169, Official Public records of Travis County, Texas, for the most easterly corner of the tract described herein;

THENCE S 42°08'57" W with the southeast line of the said 26.792 acre tract and the northwest line of Lot 3, Shops at the Galleria, with a southeast line of the tract described herein, a distance 285.43 feet to a calculated point in the approximate centerline of Little Barton Creek, for angle point in the north line of that certain called 22.083 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the west corner of said Lot 3, Shops at the Galleria, for the southeast corner of the tract described herein;

THENCE with the approximate centerline of Little Barton Creek, with the south line of the said 26.792 acre tract and the north line of the said 22.083 acre MUD No. 6 tract, with a south line of the tract described herein, the following six (6) courses and distances:

1. N 59°55'12" W, a distance 5.46 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. N 75°55'38" W, a distance 195.72 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
3. N 80°10'09" W, a distance 248.06 feet to a calculated angle point,
4. S 59°30'39" W, a distance 262.05 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
5. S 31°38'55" W, a distance 99.41 feet to a calculated angle point, and

80.370 Acres of Land
Nancy Gibson Survey No. 521, A-322
Jarrett Medlin Survey No. 520, A-539
City of Bee Cave, Travis County, Texas

Bowman Job No. 5562-01-009
FN2162R1(km)

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6. S 02°59'52" W, a distance 24.87 feet to a calculated point for the northeast corner of that certain called 2.0000 acres described in the deed to Stu Stubbs of record in Document No. 2006076446, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

THENCE continuing with the south and southeast lines of the said 26.792 acre tract and of the tract described herein, the following two (2) courses and distances:

1. N 87°00'20" W, a distance 133.97 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found at a re-entrant corner of the said 26.792 acre tract, at the northwest corner of the Stubbs Tract, for a re-entrant corner of the tract described herein, and
2. S 03°00'46" W, a distance 272.96 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found in the northeast line of Spanish Oaks Club Boulevard, same being the northeast line of said Lot 2, Block A, Spanish Oaks, Section V, at the southwest corner of the said 26.792 acre tract, same being a westerly southwest corner of that certain called 2.0000 acres described in the deed to Joseph A. Diqinzion, Jr. of record in Document No. 2002244048, Official Public Records of Travis County, Texas;

THENCE with the northeast line of Spanish Oaks Club Boulevard, with the northeast line of said Lot 2, Block A, Spanish Oaks, Section V and with the southwest line of the said 2.0000 acre Diqinzion tract, with a northeast line of the tract described herein, the following two (2) courses and distances:

1. with an arc of a curve to the right, having a radius of 24.00 feet and an arc distance of 34.24 feet, with a chord which bears S 14°17'18" E, a distance 31.41 feet to a calculated point of non-tangency, and
2. S 63°47'25" E, a distance 128.81 feet to a calculated point for the east corner of said Lot 2, Block A, Spanish Oaks, Section V and the southeast corner of the said 2.0000 acre Diqinzion tract, for a southeast corner of the tract described herein;

THENCE S 36°57'30" W, crossing Spanish Oaks Club Boulevard, with the southeast line of said Lot 2, Block A, Spanish Oaks, Section V and the northwest line of Lot 3, Block A, said Spanish Oaks, Section V, with a southeast line of the tract described herein, a distance 61.01 feet to a calculated point in the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, for the south corner of said Lot 2, Block A, Spanish Oaks, Section V and the west corner of said Lot 3, Block A, Spanish Oaks, Section V, for a re-entrant corner of the tract described herein;

THENCE S 63°47'25" E with the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, with a northeast line of the tract described herein, a distance 10.50 feet to a calculated point in the approximate centerline of Little Barton Creek, for the southeast corner of the said 18.716 acre tract, same being the northeast corner of that certain called 5.846 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the most southerly southeast corner of the tract described herein;

THENCE with the approximate centerline of Little Barton Creek, with the south line of the said 18.716 acre tract and the north line of the said 5.846 acre MUD No. 6 tract, with the south line of the tract described herein, the following six (6) courses and distances:

1. S 31°32'35" W, a distance 27.33 feet to a 1/2-inch steel rod found at an angle point,
2. S 63°00'35" W, a distance 129.30 feet to a 1/2-inch steel rod found at an angle point,
3. S 80°14'28" W, a distance 265.18 feet to a 1/2-inch steel rod found at an angle point,

4. N 87°20'45" W, a distance 270.10 feet to a 1/2-inch steel rod found at an angle point,
5. N 77°06'02" W, a distance 361.92 feet to a 1/2-inch steel rod found at an angle point, and
6. N 75°18'11" W, a distance 175.51 feet to a 5/8-inch steel rod found at the southwest corner of the said 18.716 acre tract, same being the southeast corner of the said 25.592 acre tract, same being the northwest corner of the said 5.846 acre MUD No. 6 tract, same being the northeast corner of Lot 3, Block A, The Homestead Section Three, a subdivision according to the plat of record in Plat Book 78, Pages 165 thru 167, Plat Records of Travis County, Texas, for an angle point in the south line of the tract described herein;

THENCE continuing with the approximate centerline of Little Barton Creek, with the south line of the said 25.592 acre tract, with the north lines of Lot 3, Lot 2, Lot 1-A and Lot 1, said Block A, The Homestead Section Three, continuing with the south line of the tract described herein, the following seven (7) courses and distances:

1. N 79°52'21" W, a distance 149.09 feet to a 1/2-inch steel rod found at an angle point,
2. N 78°20'19" W, a distance 169.00 feet to a 1/2-inch steel rod found at an angle point,
3. N 62°38'03" W, a distance 170.19 feet to a 1-inch steel axel found at the northwest corner of said Lot 2, Block A, same being the northeast corner of said Lot 1-A, Block A,
4. N 55°41'08" W, a distance 309.14 feet to a 1/2-inch steel rod found at an angle point,
5. N 68°30'38" W, a distance 174.23 feet to a 1/2-inch steel rod found at an angle point,
6. S 88°51'51" W, a distance 186.06 feet to a 5/8-inch steel rod found at an angle point, and
7. S 55°33'31" W, a distance 130.70 feet to a 1/2-inch steel rod found in the east right-of-way line of Great Divide Drive, at the southwest corner of the said 25.592 acre tract, same being the northwest corner of said Lot 1, Block A, The Homestead Section Three, for an angle point in the south line of the tract described herein;

THENCE with an east, southeast, south and east line of Great Divide Drive and a west, northwest, north and west line of the said 25.592 acre tract, with the west line of the tract described herein, the following five (5) courses and distances:

1. N 00°54'20" W, a distance of 211.89 feet to a 5/8-inch steel pin found at a point of curvature,
2. with an arc of a curve to the right, having a radius of 276.99 feet and an arc distance of 308.09 feet, with a chord which bears N 31°03'10" E, a distance 292.46 feet to a 5/8-inch steel pin found at point of tangency,
3. N 62°54'10" E, a distance of 147.33 feet to a 5/8-inch steel pin found at a point of curvature,
4. with an arc of a curve to the left, having a radius of 363.19 feet and an arc distance 397.42 feet, with a chord which bears N 31°34'40" E a distance of 377.92 feet to a 5/8-inch steel pin found at a point of tangency, and
5. N 00°08'31" E, a distance of 128.08 feet to the **POINT OF BEGINNING** of the herein described tract, containing 75.092 acres of land, more or less.

TRACT 2 ~ 5.278 ACRES:

BEGINNING at a 5/8-inch steel pin found at the intersection of the curving south right-of-way line of State Highway No. 71 and the west right-of-line of said Great Divide Drive, at the northeast corner of the said 5.278 acre tract, for the northeast corner and the **POINT OF BEGINNING** the tract described herein;

THENCE with the west right-of-way line of said Great Divide Drive and the east line of the said 5.278 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

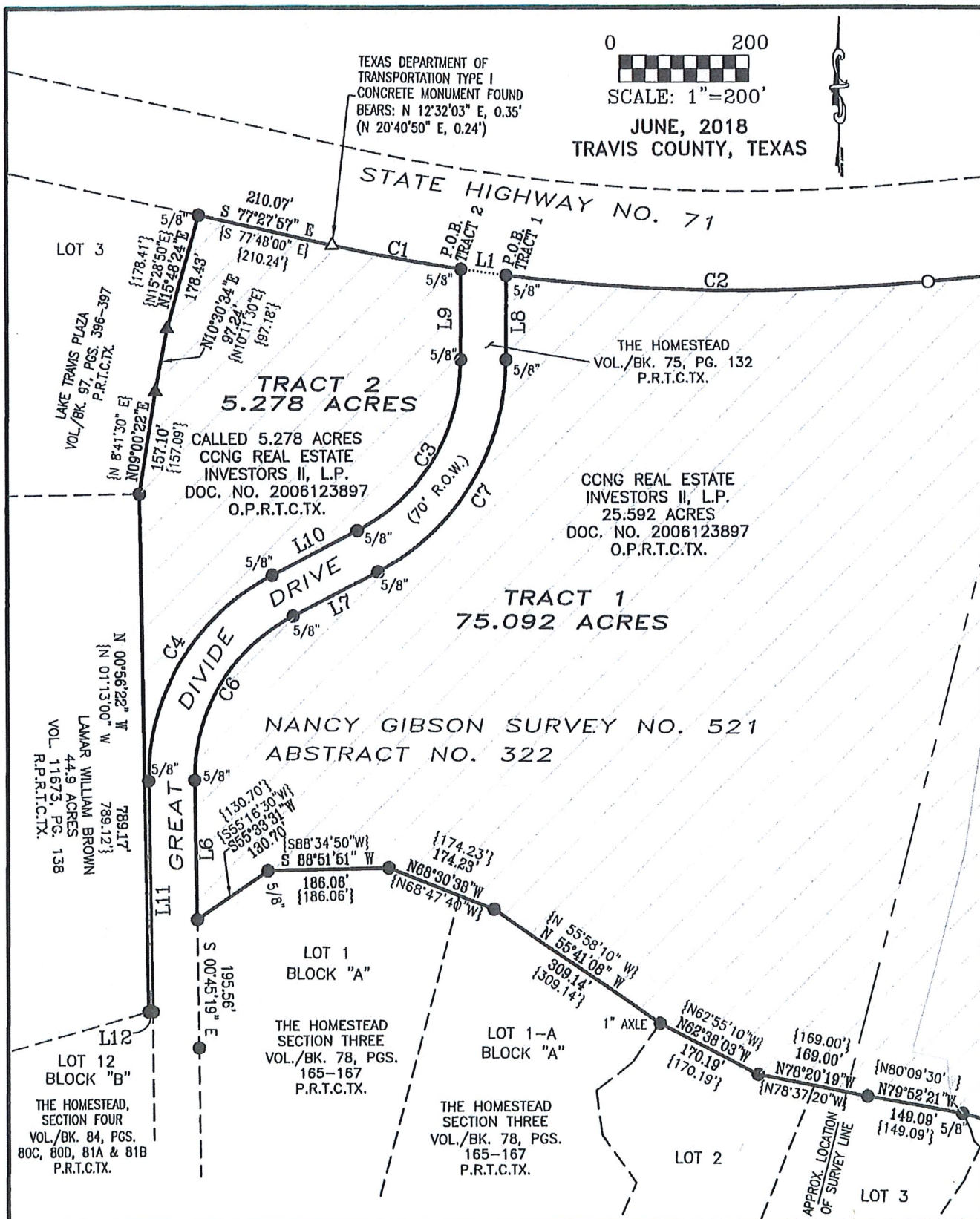
1. S 0°10'13" W, a distance of 137.59 feet to a 5/8-inch steel pin found at point of curvature,
2. with a curve to the right an arc distance of 320.59 feet, said curve having a radius of 293.19 feet and a chord of which bears S 31°35'20" W, a distance of 304.86 feet to a 5/8-inch steel pin found at point of tangency,
3. S 62°53'18" W, a distance of 147.49 feet to a 5/8-inch steel pin found at point of curvature,
4. with a curve to the left an arc distance of 385.89 feet, said curve having a radius of 346.99 feet and chord of which bears S 31°03'02" W 366.31 feet to a 5/8-inch steel pin found at point of tangency, and
5. S 00°52'16" E, a distance of 350.74 feet to a 1/2" steel pin found at the southeast corner of the said CCNG Real Estate Investors II, L.P. 5.278 acre tract and a northeast corner of Lot 12, Block B, The Homestead, Section Four, a subdivision of according to the plat of record in Plat Book 84, Pages 80C, 80D, 81A, 81B, Plat Records of Travis County, Texas, for the southeast corner of the herein described tract;

THENCE S 88°20'53" W, a distance of 5.65 feet to a 1/2-inch steel pin found at the southwest corner of the said 5.278 acre tract, same being an angle point in the north line of said Lot 12, Block B, The Homestead, Section Four, said 1/2-inch steel pin found being also the southeast corner of that certain called 44.9 acre tract described in a deed from Marcia Brown to Lamar William Brown in Volume 11673, Page 138, Real Property Records of Travis County, Texas, for the southwest corner of the tract described herein;

THENCE N 00°56'22" W, with the west line of the said 5.278 acre tract and the east line of the said Brown 44.9 acre tract, with the west line of the tract described herein, a distance of 789.17 feet to 1/2-inch steel pin found at the northeast corner of the said Brown 44.9 acre tract, same being an angle point in the west line of the said 5.278 acre tract, said 1/2-inch steel pin found being also the southeast corner of said Lot 3, Lake Travis Plaza, a subdivision according to the plat of record in Plat Book 97, Pages 396 and 397, Plat Records of Travis County, Texas;

THENCE continuing with the west line of the said 5.278 acre tract, with the east line of said Lot 3, Lake Travis Plaza, continuing with the west line of the tract described herein, the following three (3) courses and distances:

1. N 09°00'22" E, a distance of 157.10 feet to a 60d nail found in the west side of a 13" cedar tree;
2. N 10°30'34" E, a distance of 97.24 feet to a 60d nail found in the west side of a 15" cedar tree and from which 60d nail found, a second 60d nail found bears S 02°28'16" W 0.43 of one foot, and

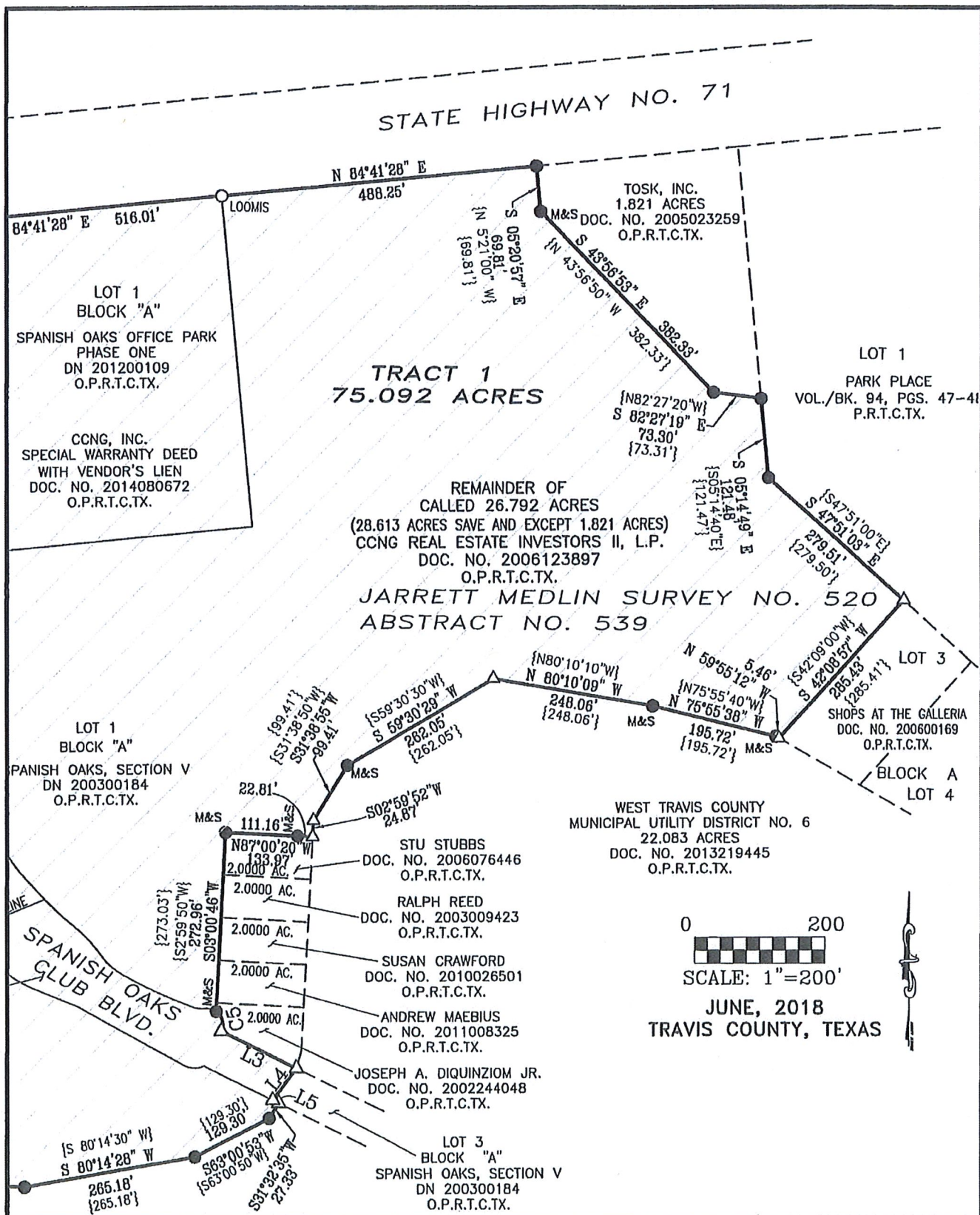


Bowman
CONSULTING

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES FN2162R1

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Bowman
CONSULTING

Bowman Consulting Group, Ltd.
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Phone: (512) 327-1180 Fax: (512) 327-4082
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY
FIELD NOTES FN2162R1

PAGE 9 OF 10

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2954.80'	201.01'	S 79°27'45" E	200.97'
C2	2954.80'	647.03'	S 89°02'19" E	645.74'
C3	293.19'	320.59'	S 31°35'20" W	304.86'
C4	346.99'	385.89'	S 31°03'02" W	366.31'
C5	24.00'	34.24'	S 14°17'18" E	31.41'
C6	276.99'	308.14'	N 31°03'24" E	292.49'
C7	363.19'	397.42'	N 31°34'27" E	377.89'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 82°04'48" E	70.50'
L2	N 84°41'49" E	104.95'
L3	S 63°47'25" E	128.81'
L4	S 36°57'30" W	61.01'
L5	S 63°47'25" E	10.50'
L6	N 00°55'02" W	211.90'
L7	N 62°54'25" E	147.32'
L8	N 00°08'31" E	128.08'
L9	S 00°10'13" W	137.59'
L10	S 62°53'18" W	147.49'
L11	S 00°52'16" E	350.74'
L12	S 88°20'53" W	5.65'

LEGEND

- CSCI 1/2" IRON ROD W/ PLASTIC CAP STAMPED
"CAPITAL SURVEYING CO., INC." FOUND
- M&S 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "M & S 1838" FOUND
- LOOMIS 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "LOOMIS" FOUND
- 1/2" IRON ROD FOUND UNLESS
OTHERWISE NOTED
- ⊗ COTTON GIN SPINDLE FOUND
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" SET

{ } RECORD INFORMATION PER
DOC. NO. 2006123897, O.P.R.T.C.TX.

[] RECORD ADJOINER

P.O.B. POINT OF BEGINNING

D.R.T.C.TX. DEED RECORDS OF
TRAVIS COUNTY, TEXAS

P.R.T.C.TX. PLAT RECORDS OF TRAVIS
COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, BASED ON NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOLUTIONS GENERATED FROM GLOBAL POSITIONING SYSTEM (GPS) FIELD MEASUREMENTS MADE NOVEMBER 30, 2011.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999916.

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EXHIBIT B
LEGAL DESCRIPTION

[see attached]

FIELD NOTE DESCRIPTION

DESCRIPTION OF 80.370 ACRES OF LAND IN THE NANCY GIBSON SURVEY NO. 521, ABSTRACT NO. 322 AND THE JARRETT MEDLIN SURVEY NO. 520, ABSTRACT NO. 539, TRAVIS COUNTY, TEXAS, SAID 80.370 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN CALLED 26.762 ACRES (28.613 ACRES, SAVE AND EXCEPT 1.821 ACRES), DESIGNATED AS EXHIBIT A-1, AND ALSO BEING ALL OF THAT CERTAIN CALLED 18.716 ACRES, DESIGNATED AS EXHIBIT A-5, AND, ALSO BEING ALL OF THAT CERTAIN CALLED 5.278 ACRES DESIGNATED AS TRACT 1, EXHIBIT A-4 AND ALL OF THAT CERTAIN CALLED 25.592 ACRES, DESIGNATED AS TRACT 2, EXHIBIT A-4 AND ALL DESCRIBED IN THE SPECIAL WARRANTY DEED TO CCNG REAL ESTATE INVESTORS II, L.P. IN DOCUMENT NO. 2006123897, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 80.370 ACRES, BEING ALL OF LOT 1 AND LOT 2, BLOCK 'A', DESIGNATED AS SPANISH OAKS CLUB BOULEVARD, A VARIABLE WIDTH PRIVATE STREET, AND SHOWN ON SPANISH OAKS, SECTION V, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200300184, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 1, BLOCK A, SPANISH OAKS OFFICE PARK PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 201200109, OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS; SAID 80.370 ACRES OF LAND, AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH AS TRACT 1 (75.092 ACRES) AND TRACT 2 (5.278 ACRES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1 ~ 75.092 ACRES:

BEGINNING at a 5/8-inch steel rod found in the intersecting south right-of-way line of State Highway No. 71 and the west right-of-way line of Great Divide Drive, a 70 foot right-of-way as shown on The Homestead, a subdivision according to the plat of record in Plat Book 75, Page 132, Plat Records of Travis County, Texas, at the northwest corner of the said 25.592 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the south right-of-way line of State Highway No. 71 and with the north lines of the said 25.592 acre tract, said Lot 1, Block A, Spanish Oaks, Section V, said Lot 1, Block A, Spanish Oaks Office Park Phase One, and the said 26.792 acre tract, with the north line of the tract described herein, the following five (5) courses and distances:

1. with an arc of curve to the left, having a radius of 2954.80 feet, an arc distance of 647.03 feet, and a chord which bears S 89°02'19" E, a distance 645.74 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set for a point of curvature,
2. N 84°41'28" E, a distance 532.28 feet to a mag nail found in the intersecting south right-of-way line of State Highway No. 71 and the west line of said Spanish Oaks Club Boulevard, at the northwest corner of said Lot 1, Block A, Spanish Oaks, Section V and the northeast corner of the said 25.592 acre tract,
3. N 84°41'49" E, a distance 104.95 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at the northeast corner of said Lot 1, Block A, Spanish Oaks, Section V and the northwest corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One;
4. N 84°41'28" E, a distance 516.01 feet to a 1/2-inch steel rod with a cap stamped "LOOMIS" previously set in the south right-of-way line of State Highway No. 71, same being the north line of the said 26.792 acre tract, for the northeast corner of said Lot 1, Block A, Spanish Oaks Office Park Phase One, and

5. N 84°41'28" E, a distance 488.25 feet to a 1/2-inch steel rod found at the northwest corner of that certain called 1.821 acres described in the Special Warranty Deed to Tosk, Inc. of record in Document No. 2005023259, Official Public Records of Travis County, Texas, for the most northerly northeast corner of the tract described herein;

THENCE leaving the south right-of-way line of State Highway No. 71, crossing the said 26.792 acre tract, with the west and south lines of the said 1.821 acre tract, with a northeast line of the tract described herein, the following three (3) courses and distances:

1. S 05°20'57" E, a distance 69.81 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. S 43°56'53" E, a distance 382.33 feet to a 1/2-inch steel rod found at an angle point, and
3. S 82°27'19" E, a distance 73.30 feet to a 1/2-inch steel rod found in the east line of the said 26.792 acre tract and the west line of Lot 1, Park Place, a subdivision according to the plat of record in Plat Book 94, Pages 47 and 48, Plat Records of Travis County, Texas, at the southeast corner of the 1.821 acre tract, for an angle point in the northeast line of the tract described herein;

THENCE with the east line of the said 26.792 acre tract and the west line of said Lot 1, Park Place, continuing with the northeast line of the tract described herein, the following two (2) courses and distances:

1. S 05°14'49" E, a distance 121.48 feet to a 1/2-inch steel rod found at an angle point, and
2. S 47°51'03" E, a distance 279.51 feet to a calculated point for the southeast corner of the said 26.792 acre tract, same being the north corner of Lot 3, Shops at the Galleria, a subdivision according to the plat of record in Document No. 200600169, Official Public records of Travis County, Texas, for the most easterly corner of the tract described herein;

THENCE S 42°08'57" W with the southeast line of the said 26.792 acre tract and the northwest line of Lot 3, Shops at the Galleria, with a southeast line of the tract described herein, a distance 285.43 feet to a calculated point in the approximate centerline of Little Barton Creek, for angle point in the north line of that certain called 22.083 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the west corner of said Lot 3, Shops at the Galleria, for the southeast corner of the tract described herein;

THENCE with the approximate centerline of Little Barton Creek, with the south line of the said 26.792 acre tract and the north line of the said 22.083 acre MUD No. 6 tract, with a south line of the tract described herein, the following six (6) courses and distances:

1. N 59°55'12" W, a distance 5.46 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
2. N 75°55'38" W, a distance 195.72 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
3. N 80°10'09" W, a distance 248.06 feet to a calculated angle point,
4. S 59°30'39" W, a distance 262.05 feet to a 1/2-inch steel rod with a cap stamped "M&S 1838" found at an angle point,
5. S 31°38'55" W, a distance 99.41 feet to a calculated angle point, and

6. S 02°59'52" W, a distance 24.87 feet to a calculated point for the northeast corner of that certain called 2.0000 acres described in the deed to Stu Stubbs of record in Document No. 2006076446, Official Public Records of Travis County, Texas, for an angle point of the tract described herein;

THENCE continuing with the south and southeast lines of the said 26.792 acre tract and of the tract described herein, the following two (2) courses and distances:

1. N 87°00'20" W, a distance 133.97 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found at a re-entrant corner of the said 26.792 acre tract, at the northwest corner of the Stubbs Tract, for a re-entrant corner of the tract described herein, and
2. S 03°00'46" W, a distance 272.96 feet to a 1/2-inch steel rod with cap stamped "M&S 1838" found in the northeast line of Spanish Oaks Club Boulevard, same being the northeast line of said Lot 2, Block A, Spanish Oaks, Section V, at the southwest corner of the said 26.792 acre tract, same being a westerly southwest corner of that certain called 2.0000 acres described in the deed to Joseph A. Diquinzio, Jr. of record in Document No. 2002244048, Official Public Records of Travis County, Texas;

THENCE with the northeast line of Spanish Oaks Club Boulevard, with the northeast line of said Lot 2, Block A, Spanish Oaks, Section V and with the southwest line of the said 2.0000 acre Diquinzio tract, with a northeast line of the tract described herein, the following two (2) courses and distances:

1. with an arc of a curve to the right, having a radius of 24.00 feet and an arc distance of 34.24 feet, with a chord which bears S 14°17'18" E, a distance 31.41 feet to a calculated point of non-tangency, and
2. S 63°47'25" E, a distance 128.81 feet to a calculated point for the east corner of said Lot 2, Block A, Spanish Oaks, Section V and the southeast corner of the said 2.0000 acre Diquinzio tract, for a southeast corner of the tract described herein;

THENCE S 36°57'30" W, crossing Spanish Oaks Club Boulevard, with the southeast line of said Lot 2, Block A, Spanish Oaks, Section V and the northwest line of Lot 3, Block A, said Spanish Oaks, Section V, with a southeast line of the tract described herein, a distance 61.01 feet to a calculated point in the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, for the south corner of said Lot 2, Block A, Spanish Oaks, Section V and the west corner of said Lot 3, Block A, Spanish Oaks, Section V, for a re-entrant corner of the tract described herein;

THENCE S 63°47'25" E with the west line of Spanish Oaks Club Boulevard and the east line of the said 18.716 acre tract, with a northeast line of the tract described herein, a distance 10.50 feet to a calculated point in the approximate centerline of Little Barton Creek, for the southeast corner of the said 18.716 acre tract, same being the northeast corner of that certain called 5.846 acres described in the deed to West Travis Municipal Utility District No. 6 (MUD No. 6) of record in Document No. 2013219445, Official Public Records of Travis County, Texas, for the most southerly southeast corner of the tract described herein;

THENCE with the approximate centerline of Little Barton Creek, with the south line of the said 18.716 acre tract and the north line of the said 5.846 acre MUD No. 6 tract, with the south line of the tract described herein, the following six (6) courses and distances:

1. S 31°32'35" W, a distance 27.33 feet to a 1/2-inch steel rod found at an angle point,
2. S 63°00'35" W, a distance 129.30 feet to a 1/2-inch steel rod found at an angle point,
3. S 80°14'28" W, a distance 265.18 feet to a 1/2-inch steel rod found at an angle point,

4. N 87°20'45" W, a distance 270.10 feet to a 1/2-inch steel rod found at an angle point,
5. N 77°06'02" W, a distance 361.92 feet to a 1/2-inch steel rod found at an angle point, and
6. N 75°18'11" W, a distance 175.51 feet to a 5/8-inch steel rod found at the southwest corner of the said 18.716 acre tract, same being the southeast corner of the said 25.592 acre tract, same being the northwest corner of the said 5.846 acre MUD No. 6 tract, same being the northeast corner of Lot 3, Block A, The Homestead Section Three, a subdivision according to the plat of record in Plat Book 78, Pages 165 thru 167, Plat Records of Travis County, Texas, for an angle point in the south line of the tract described herein;

THENCE continuing with the approximate centerline of Little Barton Creek, with the south line of the said 25.592 acre tract, with the north lines of Lot 3, Lot 2, Lot 1-A and Lot 1, said Block A, The Homestead Section Three, continuing with the south line of the tract described herein, the following seven (7) courses and distances:

1. N 79°52'21" W, a distance 149.09 feet to a 1/2-inch steel rod found at an angle point,
2. N 78°20'19" W, a distance 169.00 feet to a 1/2-inch steel rod found at an angle point,
3. N 62°38'03" W, a distance 170.19 feet to a 1-inch steel axel found at the northwest corner of said Lot 2, Block A, same being the northeast corner of said Lot 1-A, Block A,
4. N 55°41'08" W, a distance 309.14 feet to a 1/2-inch steel rod found at an angle point,
5. N 68°30'38" W, a distance 174.23 feet to a 1/2-inch steel rod found at an angle point,
6. S 88°51'51" W, a distance 186.06 feet to a 5/8-inch steel rod found at an angle point, and
7. S 55°33'31" W, a distance 130.70 feet to a 1/2-inch steel rod found in the east right-of-way line of Great Divide Drive, at the southwest corner of the said 25.592 acre tract, same being the northwest corner of said Lot 1, Block A, The Homestead Section Three, for an angle point in the south line of the tract described herein;

THENCE with an east, southeast, south and east line of Great Divide Drive and a west, northwest, north and west line of the said 25.592 acre tract, with the west line of the tract described herein, the following five (5) courses and distances:

1. N 00°54'20" W, a distance of 211.89 feet to a 5/8-inch steel pin found at a point of curvature,
2. with an arc of a curve to the right, having a radius of 276.99 feet and an arc distance of 308.09 feet, with a chord which bears N 31°03'10" E, a distance 292.46 feet to a 5/8-inch steel pin found at point of tangency,
3. N 62°54'10" E, a distance of 147.33 feet to a 5/8-inch steel pin found at a point of curvature,
4. with an arc of a curve to the left, having a radius of 363.19 feet and an arc distance 397.42 feet, with a chord which bears N 31°34'40" E a distance of 377.92 feet to a 5/8-inch steel pin found at a point of tangency, and
5. N 00°08'31" E, a distance of 128.08 feet to the **POINT OF BEGINNING** of the herein described tract, containing 75.092 acres of land, more or less.

TRACT 2 ~ 5.278 ACRES:

BEGINNING at a 5/8-inch steel pin found at the intersection of the curving south right-of-way line of State Highway No. 71 and the west right-of-line of said Great Divide Drive, at the northeast corner of the said 5.278 acre tract, for the northeast corner and the **POINT OF BEGINNING** the tract described herein;

THENCE with the west right-of-way line of said Great Divide Drive and the east line of the said 5.278 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. S 0°10'13" W, a distance of 137.59 feet to a 5/8-inch steel pin found at point of curvature,
2. with a curve to the right an arc distance of 320.59 feet, said curve having a radius of 293.19 feet and a chord of which bears S 31°35'20" W, a distance of 304.86 feet to a 5/8-inch steel pin found at point of tangency,
3. S 62°53'18" W, a distance of 147.49 feet to a 5/8-inch steel pin found at point of curvature,
4. with a curve to the left an arc distance of 385.89 feet, said curve having a radius of 346.99 feet and chord of which bears S 31°03'02" W 366.31 feet to a 5/8-inch steel pin found at point of tangency, and
5. S 00°52'16" E, a distance of 350.74 feet to a 1/2" steel pin found at the southeast corner of the said CCNG Real Estate Investors II, L.P. 5.278 acre tract and a northeast corner of Lot 12, Block B, The Homestead, Section Four, a subdivision of according to the plat of record in Plat Book 84, Pages 80C, 80D, 81A, 81B, Plat Records of Travis County, Texas, for the southeast corner of the herein described tract;

THENCE S 88°20'53" W, a distance of 5.65 feet to a 1/2-inch steel pin found at the southwest corner of the said 5.278 acre tract, same being an angle point in the north line of said Lot 12, Block B, The Homestead, Section Four, said 1/2-inch steel pin found being also the southeast corner of that certain called 44.9 acre tract described in a deed from Marcia Brown to Lamar William Brown in Volume 11673, Page 138, Real Property Records of Travis County, Texas, for the southwest corner of the tract described herein;

THENCE N 00°56'22" W, with the west line of the said 5.278 acre tract and the east line of the said Brown 44.9 acre tract, with the west line of the tract described herein, a distance of 789.17 feet to 1/2-inch steel pin found at the northeast corner of the said Brown 44.9 acre tract, same being an angle point in the west line of the said 5.278 acre tract, said 1/2-inch steel pin found being also the southeast corner of said Lot 3, Lake Travis Plaza, a subdivision according to the plat of record in Plat Book 97, Pages 396 and 397, Plat Records of Travis County, Texas;

THENCE continuing with the west line of the said 5.278 acre tract, with the east line of said Lot 3, Lake Travis Plaza, continuing with the west line of the tract described herein, the following three (3) courses and distances:

1. N 09°00'22" E, a distance of 157.10 feet to a 60d nail found in the west side of a 13" cedar tree;
2. N 10°30'34" E, a distance of 97.24 feet to a 60d nail found in the west side of a 15" cedar tree and from which 60d nail found, a second 60d nail found bears S 02°28'16" W 0.43 of one foot, and

80.370 Acres of Land
Nancy Gibson Survey No. 521, A-322
Jarrett Medlin Survey No. 520, A-539
City of Bee Cave, Travis County, Texas

Bowman Job No. 5562-01-009
FN2162R1(km)

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3. N 15°48'24" E, a distance of 178.43 feet to a 5/8-inch steel pin found in the south right-of-way line of State High No. 71, at the northwest corner of the said 5.278 acre tract, same being the northeast corner of said Lot 3, Lake Travis Plaza, for the northwest corner of the tract described herein;

THENCE with the south right-of-way line of State Highway No. 71 and the north line of the said 5.278 acre tract, with a north line of the tract described herein, the following two (2) courses and distances:

1. S 77°27'57" E, a distance of 210.07 feet to a calculated point of curvature, and from which calculated point a Texas Department of Transportation concrete monument found bears N 12°32'03" E, 0.35 of one foot, and
2. with an arc of a curve to the left, having a radius of 2954.80 feet, an arc distance of 201.01 feet, and a chord which bears S 79°27'45" E, a distance 200.97 feet to the **POINT OF BEGINNING** and containing 5.278 acres of land, more or less

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BOWMAN WORD FILE: FN2162R1(km)

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

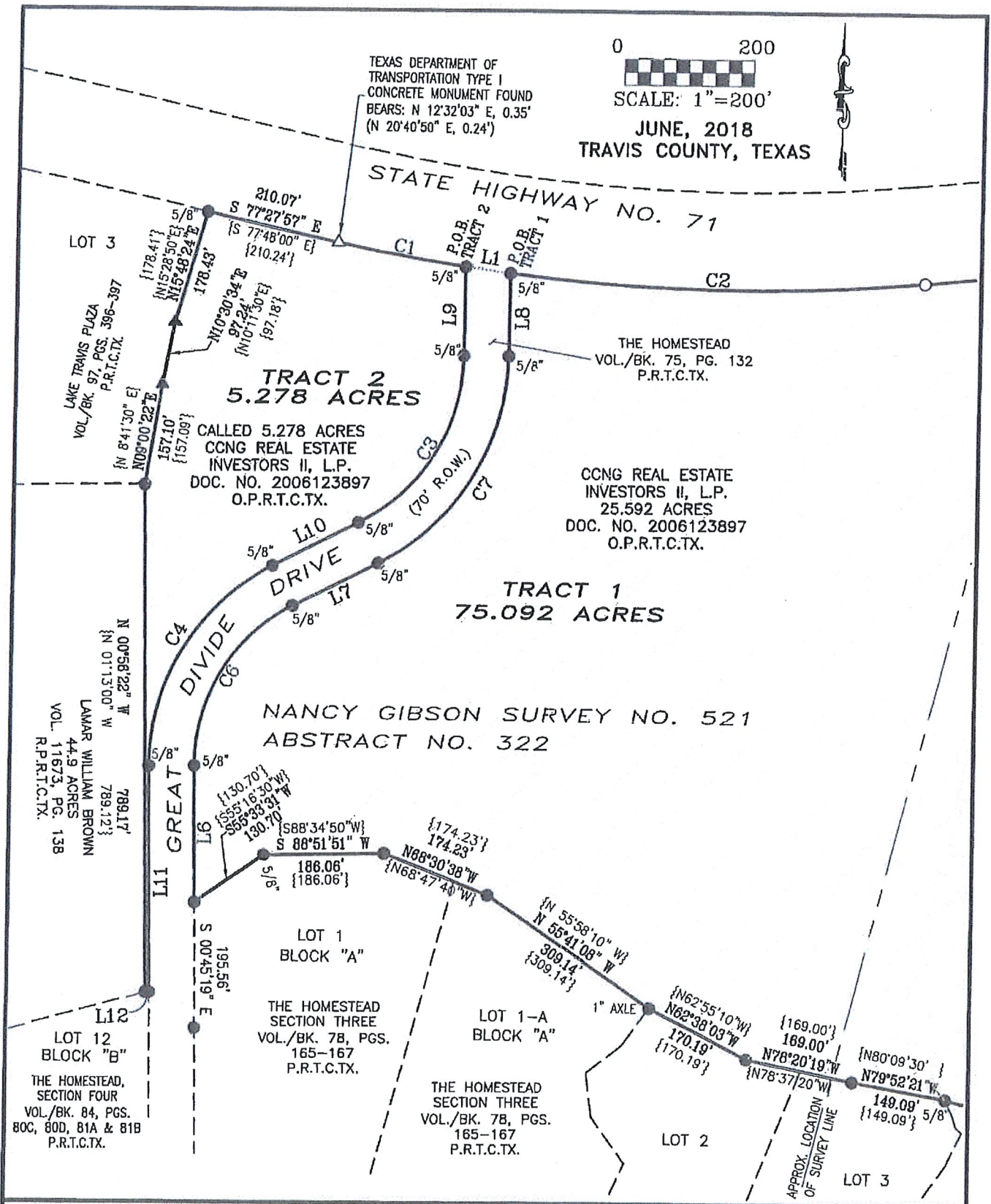
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground in June 2018, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31st day of August 2018 A.D.

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy.
Building 3, Ste. 220
Austin, Texas 78746


John D. Barnard
Texas Registered Professional
Land Surveyor #5749





Bowman
CONSULTING

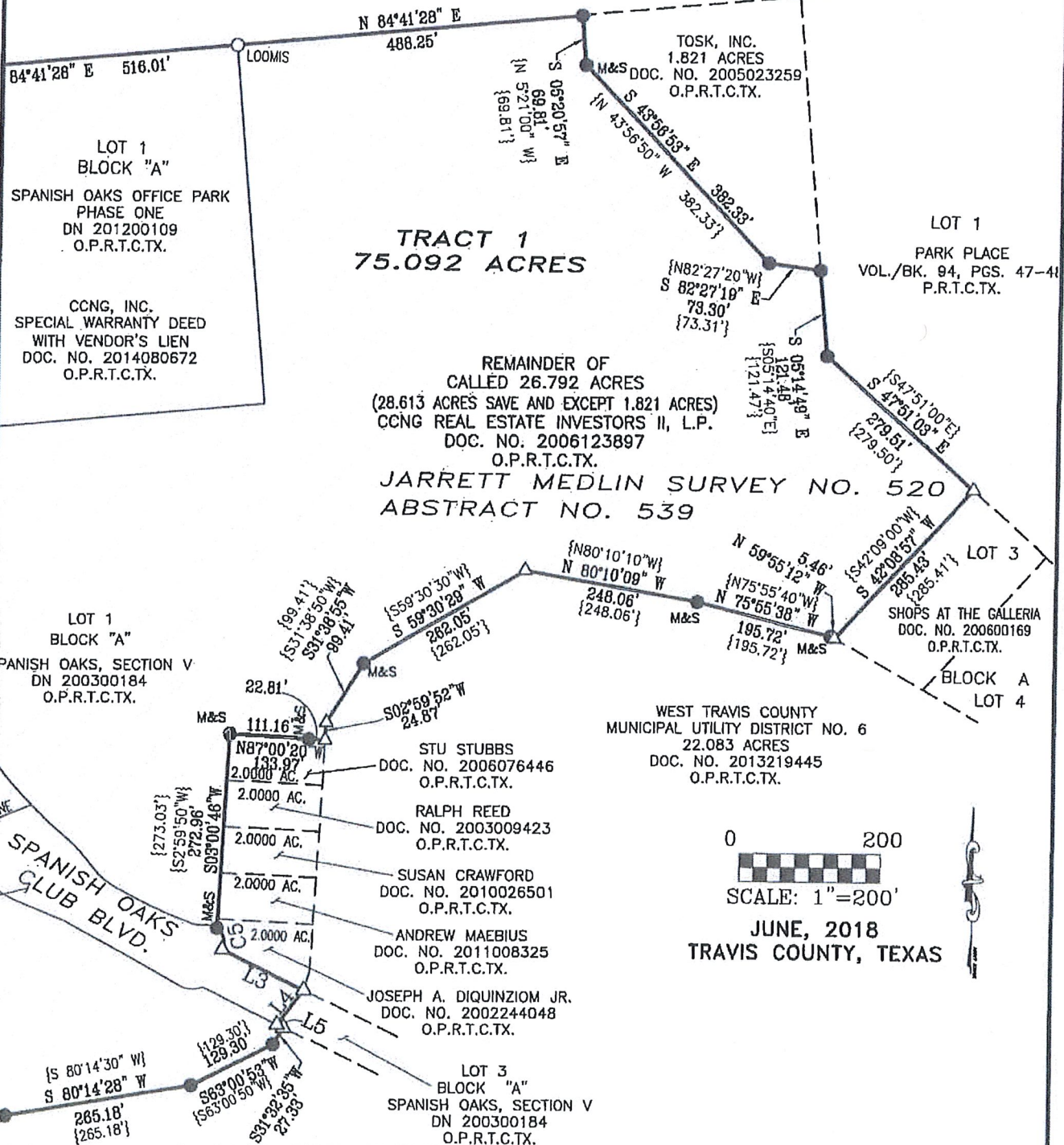
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STATE HIGHWAY NO. 71



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EXHIBIT TO ACCOMPANY
FIELD NOTES FN2162R1

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EXHIBIT C
NOTICE OF PUBLIC HEARING

CITY OF BEE CAVE
NOTICE OF PUBLIC HEARING

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, (the "Act"), notice is hereby given that the City Council of the City of Bee Cave, Texas, will hold a public hearing to accept public comments and discuss a Petition filed by CCNG Real Estate Investors II, L.P., a Texas limited partnership (the "Petitioner"), requesting that the City create the Spanish Oaks Public Improvement District (the "District") to include property owned by the Petitioner.

Time and Place of Hearing: The public hearing will start at 6:00 p.m. on July 13, 2021 at the City Hall, 4000 Galleria Parkway, Bee Cave, Texas 78738.

General Nature of the Authorized Improvements: The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (a) (1) landscaping; (2) erection of fountains, distinctive lighting, and signs; (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way, including related landscaping, lighting, traffic control devices, screening walls and retaining walls; (4) construction or improvement of pedestrian malls; (5) acquisition and installation of pieces of art; (6) acquisition, construction, or improvement of libraries; (7) acquisition, construction, or improvement of off-street parking facilities; (8) acquisition, construction, improvement, or rerouting of mass transportation facilities; (9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (10) the establishment or improvement of parks; (11) projects similar to those listed in (1)-(10) including but not limited to underground electric improvements; (12) acquisition, by purchase or otherwise, of real property or contract rights in connection with an authorized improvement; (13) special supplemental and maintenance services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, roadways, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (b) the payment of expenses incurred in the establishment, administration, and operation of the District, including maintenance costs, costs of issuance, funding debt service and capitalized interest reserves and credit enhancement fees of any bonds issued by or on behalf of the District, if necessary. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Costs of the Authorized Improvements: The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately \$18,000,000, based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law.

Proposed District Boundary: The proposed District is approximately 80.370 acres, all of which is located in the City of Bee Cave corporate limits and lies south of SH 71 primarily east of Great Divide Drive and west of The Shops at the Galleria. A map and full description of the boundaries of the proposed District is available at the City Hall, 4000 Galleria Parkway, Bee Cave, Texas 78738.

Proposed Method of Assessment: The Petition requests that the City levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs of the Authorized

Improvements, including maintenance costs, on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City: The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the property in the District. No municipal property in the District shall be assessed. Certain cost of the Authorized Improvements may be paid from funds available to the developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.