

**SEVENTH AMENDMENT TO DEVELOPMENT AGREEMENT**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

The City of Lakeway, Texas (the "City"), a home-rule city located in Travis County, Texas, and Lakeway Partners, LLC; Lakeway Highlands, Ltd.; Lakeway Vista Royale, Ltd.; Lakeway Rough Hollow, Ltd. and Lakeway Water Properties, Ltd. (collectively the "Original Landowners") previously entered into an "Agreement" dated effective December 19, 1997 and recorded in Volume 13100, Page 376, Real Property Records of Travis County, Texas (the "Original Agreement") regarding the development of certain real property in Travis County, Texas (the "Land"). The City and subsequent owners of portions of the Land have entered into a "First Amendment to the Development Agreement dated December 19, 1997", dated effective October 12, 2000 and recorded under Document No. 2003125317, Official Public Records of Travis County, Texas (the "First Amendment"); a "Second Amendment to Development Agreement" dated November 11, 2004 and recorded under Document No. 2005011194, Official Public Records of Travis County, Texas (the "Second Amendment"); a "Third Amendment to Development Agreement" dated January 4, 2006, and recorded under Document No. 2006070852, Official Public Records of Travis County, Texas (the "Third Amendment"); a "Fourth Amendment to Development Agreement" dated November 16, 2005 (the "Fourth Amendment"); a "Fifth Amendment to Development Agreement" dated July 27, 2006 and recorded under Document No. 2006147712, Official Public Records of Travis County, Texas (the "Fifth Amendment"); and a "Sixth Amendment to Development Agreement" dated March 1, 2007 and recorded under Document No. 2007044535, Official Public Records of Travis County, Texas (the "Sixth Amendment"). The Original Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, and the Sixth Amendment is referred to in this Seventh Amendment to Development Agreement (this "Amendment") as the "Agreement".

The City and Las Ventanas Land Partners, Ltd. ("Las Ventanas"), a Texas limited partnership, Rough Hollow Development, Ltd. ("Rough Hollow Development"), a Texas limited partnership, and JH West Land Ventures, Ltd., a Texas limited partnership (collectively, the "Landowners"), now mutually desire to further amend certain provisions of the Agreement as they relate to the portions of the land covered by the Agreement which are owned by the Landowners and, in consideration of the mutual covenants contained in this Seventh Amendment and in the Agreement, agree as follows:

1. Article III, Variances, of the Agreement is amended to add the following subsection g:

“g. A variance to the City’s Building Code to provide, for all lots zoned R-1 and R-3 abutting Highlands Boulevard, side and rear yard setbacks of five (5) feet from Highlands Boulevard.”

2. All terms delineated with initial capital letters in this Seventh Amendment that are defined in the Agreement have the same meanings in this Seventh Amendment as in the Agreement. Other terms have the meanings commonly ascribed to them.

3. Except as specifically provided in this Amendment, the terms of the Agreement continue to govern the rights and obligations of the parties, and all terms of the Agreement remain in full force and effect. If there is any conflict or inconsistency between this Amendment and the Agreement, this Amendment will control and modify the Agreement.

EXECUTED on the date or dates set forth below, to be effective on the date the last party signs.

**CITY OF LAKEWAY**

By: David P. DeOme  
David P. DeOme, Mayor

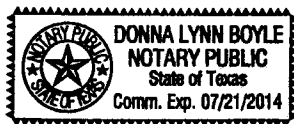
Date: 04/15/2013

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 15<sup>th</sup> day of April, 2013, by David P. DeOme, Mayor of the City of Lakeway, Texas, a Texas home-rule law city, on behalf of the city.

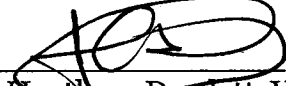
Donna Lynn Boyle  
Notary Public Signature

(seal)



**LAS VENTANAS LAND PARTNERS,  
LTD., a Texas limited partnership**

By: **JHLV GP, INC.**, a Texas corporation,  
General Partner

By:   
Haythem Dawlett, Vice President

Date: 4-24-13

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 24 day of April, 2013, Haythem Dawlett, Vice President of JHLV GP, Inc., a Texas corporation, general partner of Las Ventanas Land Partners, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

  
Notary Public Signature





**JH WEST LAND VENTURES, LTD.,** a  
Texas limited partnership

By: **JHLV GP, INC.,** a Texas corporation,  
its General Partner

By:   
Haythem Dawlett, Vice President

THE STATE OF TEXAS

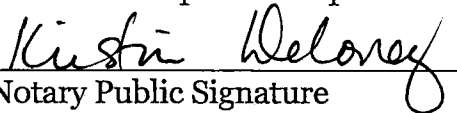
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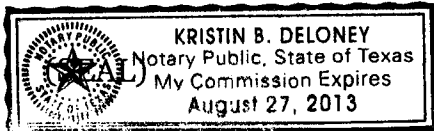
COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 24 day of April, 2013, by Haythem Dawlett, Vice President of JHLV GP, Inc., a Texas corporation, General Partner of JH West Land Ventures, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

  
Notary Public Signature



AFTER RECORDING, RETURN TO:

Sue Brooks Littlefield  
Armbrust & Brown, PLLC  
100 Congress Ave., Ste. 1300  
Austin, Texas 78701



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

April 26 2013 03:08 PM

FEE: \$ 40.00 2013075562