

**EXHIBIT**  
**"A"**

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("Amended Agreement") is executed between the City of Round Rock, Texas, a political subdivision of the State of Texas (the "City") and Pedcor Investments-2016-CLX, L.P., a Texas limited partnership (the "Developer"), to be effective on this \_\_\_ day of \_\_\_\_\_, 2017.

**RECITALS:**

WHEREAS, the City and the Developer entered into a Development Agreement (the "Agreement") effective December 13, 2016, and adopted in Resolution No. R-2016-3994, setting forth various agreements and understandings with respect to an affordable housing development located at approximately 2250/2500 Old Settlers Boulevard East within the City (the "Project"), more particularly described in Exhibit "A", attached hereto (the "Property"); and

WHEREAS, the Project was described in Resolution No. 2016-3994 and within the Development Agreement as a development for affordable rental housing with up to 256 dwelling units; and

WHEREAS, the Developer now intends to include more than 256 dwelling units in the Project; and

WHEREAS, the City and Developer now wish to amend the Agreement as described herein;

NOW THEREFORE, in consideration of the premises set forth above and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, the City and the Developer agree as follows:

**I.**

The Agreement is hereby amended to read as follows:

**RECITALS**

WHEREAS, Developer is proposing to build/renovate an affordable housing development with up to \_\_\_\_\_ residential units (the "Project") on approximately 2250/2300 E. Old Settlers Blvd., within the City, as shown in Exhibit "A", attached hereto.

**II.**

This First Amendment to the Development Agreement shall amend the original Agreement only as set forth herein with no other changes in terms or conditions of the original Agreement.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**DEVELOPER:**

Pedcor Investments-2016-CLX, L.P.

By: \_\_\_\_\_

\_\_\_\_\_ Its: \_\_\_\_\_

**CITY:**

ROUND ROCK, TEXAS

By: \_\_\_\_\_

Alan McGraw, Mayor

Attest:

\_\_\_\_\_  
Sara White, City Clerk

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by Alan McGraw, Mayor of the City of Round Rock, Texas, on behalf of said city.

\_\_\_\_\_

Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by \_\_\_\_\_, \_\_\_\_\_ of Pedcor Investments-2016-CLX, L.P, on behalf of said limited liability company.

\_\_\_\_\_

Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

After recording, return to:  
Sheets & Crossfield, P.C.  
309 East Main Street  
Round Rock, Texas 78664