

**FIRST AMENDMENT TO  
AMALFI RANCH (NOW RUSSELL RANCH)  
PUBLIC IMPROVEMENT DISTRICT DEVELOPMENT AGREEMENT**

This First Amendment to the Amalfi Ranch (Now Russell Ranch) Public Improvement District Development Agreement between Crescent Capital Investments LLC (“Developer”) and the City of Bay City, Texas (“City”), is made and entered into by and between Developer and City.

WITNESSETH:

1. **EXISTING AGREEMENT:** Developer and City entered into a Development Agreement dated January 25, 2022 subject to the terms, covenants and conditions contained in said Agreement. The Agreement is hereby incorporated by reference and made a part hereof for any and all purposes.

2. **NAME OF PROJECT:** Developer and City agree that moving forward the project shall be known as Russell Ranch instead of Amalfi Ranch.

3. **ARTICLE VI AMENDMENTS:** Developer and City agree to amend Section 6.01(h) of the Development Agreement to change the street width requirement for roads within the subdivision to 28 ft. Further the parties agree to amend Section 6.01(i) of the Development Agreement to change the word “year” to “yard” to correct a typographical error.

4. **CONTINUATION OF ALL OTHER TERMS OF AGREEMENT:** Except as specifically amended or modified herein, all other terms, covenants and conditions contained in the original Agreement, are hereby incorporated by reference, and made a part hereof for any and all purposes, are republished, and shall continue in full force and effect.

5. **FIRST AMENDMENT TO BE INCORPORATION WITH AGREEMENT:**  
This First Amendment shall be attached to and become part of the Agreement effective date of August 8, 2023.

6. **BINDING EFFECT:** This First Amendment, together with the original Agreement, in their entirety, as amended, shall be binding upon all the parties hereto, their respective heirs, executors, administrators and successors in office.

EFFECTIVE the 8th day of August, 2023.

CITY OF BAY CITY, TEXAS

\_\_\_\_\_  
By: Robert K. Nelson  
Title: Mayor  
Date signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Jeanna Thompson, City Secretary

CRESCENT CAPITAL INVESTMENTS LLC

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date signed: \_\_\_\_\_