

Rick Schroder

9

From: Stephanie Fisher
Sent: Tuesday, March 28, 2023 5:28 PM
To: Rick Schroder
Cc: Teresa Babb
Subject: Hill Country Springs Apartments

Rick,

Councilwoman Babb and myself are requesting that the Hill Country Springs Apartments development agreement and Impact Fee Credit Agreement be a Discussion Only item for our meeting on April 4th. I was not able to resolve the things I had questions on at our last meeting.

Stephanie Fisher
Councilwoman, City of Johnson City, Texas
(830) 330-0181

| The future does not belong to the faint-hearted; it belongs to the brave.

~ *Ronald Reagan*

Rick Schroder

From: Stephanie Fisher
Sent: Tuesday, March 28, 2023 5:33 PM
To: Rick Schroder
Cc: Elizabeth Elleson
Subject: Location of April 4th Meeting

I am receiving a lot of feedback from citizens who are planning on attending the April 4th City Council Meeting. I would like to know the possibility of holding the meeting in an alternate location. I spoke with the District Clerk, and the Hoppe Room should be available. My concern on that was the lack of ability to teleconference, but there is available wifi that they would happily set us up on. I don't know the rules on requesting an alternate location, so I have CCed Liz.

Stephanie Fisher
Councilwoman, City of Johnson City, Texas
(830) 330-0181

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~ *Ronald Reagan*

Rick Schroder

From: Stephanie Fisher
Sent: Wednesday, March 29, 2023 12:05 PM
To: Rick Schroder
Subject: Apartment discussion item

Rick,

Can that agenda item say something about needing to discuss it with staff? So if Mr Carter is told he doesn't need to be there again, I can still proceed?

Stephanie Fisher
Councilwoman, City of Johnson City, Texas
(830) 330-0181

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~ *Ronald Reagan*

STATE OF TEXAS §
 §
COUNTY OF BLANCO §

**DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF JOHNSON CITY AND TX-290-1031, LLC**

This Development Agreement (“Agreement”) is made and entered into by and between the City of Johnson City, Texas, a Type A General Law municipal corporation (“City”), and TX-290-1031, LLC, a Texas limited partnership (“Owner”; “Developer”), individually referred to as the “Party” and, collectively, as the “Parties”.

RECITALS

WHEREAS, Section 212.172 of the Texas Local Government Code authorizes the City to enter into a development agreement with an owner of property within the City’s extraterritorial jurisdiction to provide for a development plan under which certain general uses and the development of the land are authorized before and after annexation, to provide for infrastructure for the land, and to provide for the annexation of the land, if annexation is agreed to by the Parties; and

WHEREAS, the Developer owns approximately 50.48 acres of land located on the South side of U.S. Highway 290 W. approximately 0.70 miles west of N. Nugent Ave., as more particularly described and shown in Exhibit “A”, “Property Legal Description and Survey”, attached hereto and incorporated fully herein (“Property”); and

WHEREAS, the Property is located within the currently existing extraterritorial jurisdiction of the City and is to be annexed into the City limits following submission of a petition for voluntary annexation and approval by the City Council; and

WHEREAS, prior to annexation, the Developer proposes to develop, in whole or part, a mixed-use development consisting of multifamily residential units and related amenities, commercial/retail development, and self-storage facilities (“Project”); and

WHEREAS, Texas Local Government Code Section 395.019 and Section 13.07.004(f) of Chapter 13 *Utilities* of the City’s Code of Ordinances authorizes the City to enter into an agreement whereby the Developer will construct capital improvements or facility expansions identified within the City’s Capital Improvements Plan and Impact Fee Study (July 2022) (“Study”), and the costs incurred by the Developer will be credited against the balance of the total impact fees otherwise due the City from the new development; and

WHEREAS, the Parties desire to enter into this Development Agreement under the terms and for the purposes outlined herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

SECTION 1. DEVELOPMENT AGREEMENT

- 1.1 Authority. This Agreement is made, pursuant to Section 212.172 of the Texas Local Government Code, as amended, to provide for the continuation of the extraterritorial status of the Property until annexation, a development plan under which certain general uses and the development of the Project are authorized before and after annexation, for infrastructure for the Property, and for the annexation of the Property.
- 1.2 City Covenants. The City guarantees the continuation of the extraterritorial status of the Property, its immunity from annexation by the City, and its immunity from City property taxes until voluntary annexation of the Property by the City Council, in accordance with this Agreement. The City covenants that it will not authorize connection to the City's water and wastewater infrastructure for the Project on the Property until after voluntary annexation of the Property. Upon satisfactory and full completion and compliance by the Owner with City regulations and standards, the City covenants to authorize the connection to the City's water and wastewater infrastructure for the Project on the Property in accordance with this Agreement.
- 1.3 Owner Covenants. Owner covenants that the development of the Property, both before and after voluntary annexation, shall be as provided for in the development plan outlined herein and shall conform to the uses and development standards provided in and pursuant to this Agreement.
- 1.4 Project and Development Plan.
 - 1.4.1 Development of the Project, both before and after voluntary annexation, shall consist of and include the following ("Development Plan"):
 - 1.4.1.1 A mixed-use development comprising approximately 408 multifamily residential units consisting of individual structures with approximately eight (8) units and two (2) stories per structure and related amenities, approximately 47,850 square feet of commercial / retail space, and approximately 1.00 acre of self-storage facilities, as more particularly depicted in Exhibit "B", "Project Site Plan", attached hereto and incorporated fully herein;
 - 1.4.1.1.1 The Developer shall ensure that all buildings and/or structures constructed prior to voluntary annexation are inspected by a State-registered professional engineer for structural soundness of the building and/or structures' weight bearing components, such as framing, foundation, beams, columns, posts, or trusses. Signed and sealed inspection reports indicating approval, shall be submitted to the City by the Developer within sixty (60) days of annexation approval by the City Council.
 - 1.4.1.1.2 Following annexation, the Developer shall submit to the City building permit applications for all undeveloped portions of the Project, accompanied by payment in full of all building permit and plan review fees. The City shall review the application and shall issue, upon satisfactory review and within a reasonable time period, all necessary building permits

for construction of the Project under the rules and regulations in effect as of the date of permit submittal. Approved building permits shall be inspected for Code compliance by the City's Building Official on a routine basis.

1.4.1.1.3 Unless specified differently herein, the Developer shall construct the Project in accordance with all applicable Federal, State and local laws, codes, and regulations in effect as of the effective date of this Agreement and in accordance with the Project Site Plan (Exhibit "B"), in particular, the General Construction Notes at Sheets 3 and 4, including, but not limited to, Texas Department of Licensing & Regulation Architectural Barriers regulations and requirements.

1.4.1.1.4 It is understood and agreed that all improvements, including streets and streetlights, constructed within the Property will not be transferred, dedicated, or assigned to the City and shall remain as the Developer's property for maintenance and other purposes. This condition shall be indicated on all deeds and/or recorded plats.

1.4.1.2 The Parties acknowledge that offsite water and wastewater improvements are required prior to receiving water and wastewater services from the City and will provide a significant benefit to the Project. Moreover, the Parties acknowledge that the Project will create increased demand on the City's water and wastewater infrastructure. Accordingly, the Development Plan includes construction, at Owner/Developer's expense and in accordance with the Impact Fee Credit Agreement, Exhibit "D", attached hereto and incorporated fully herein, of the following:

- a. In accordance with City water and wastewater standards and regulations, approximately 1,945 linear feet of offsite 12-inch diameter water main from an existing 10-inch main located near Danz Well Road and N. Ave. Q, south across W. U.S. Highway 290, and west across the entire front Property line abutting the Texas Department of Transportation (TxDOT) right-of-way, as more particularly depicted in Exhibit "C", "Offsite Water and Wastewater Improvements", attached hereto and incorporated fully herein. 12-inch water mains shall not be located in private easements, but rather, shall be located in public right-of-way.;
- b. A private, onsite wastewater lift station and 4-inch wastewater force main to serve the Project serving approximately 363 equivalent single-family units (ESFU), which include 408 multifamily residential units and related amenities, approximately 47,850 square feet of commercial / retail space, and approximately 1.00 acre of self-storage facilities. All water and wastewater infrastructure within the Property, including the private, onsite wastewater lift station, shall be private and maintained exclusively by the Developer and subsequent owners of the Property. Deeds of sale shall reflect said maintenance requirement. Owner agrees that in the event of assignment of this

improvement to the City for acceptance, the lift station shall meet and be in accordance with the City's standards and regulations; and

- c. Construct, enlarge, and/or pipe burst approximately 1,082 linear feet of offsite 8-inch diameter wastewater gravity main from the northeast corner of the Property line east along W. U.S. Highway 290 to N. Avenue N, and approximately 2,325 linear feet of offsite 8-inch diameter wastewater gravity main from N. Avenue N and W. U.S. Highway 290 to N. Avenue N and W. Pecan Street to an existing manhole at the intersection of Avenue I and W. Pecan Street, as more particularly depicted in Exhibit "C", attached hereto and incorporated fully herein. Wastewater mains shall not be located in private easements, but rather, shall be located in public right-of-way.

1.4.1.2.1 Offsite water and wastewater improvements shall be designed and constructed in accordance with the City's Design Standards in effect at the execution date of this Agreement and all other applicable Federal, State and local laws, codes and regulations in effect as of the effective date of this Agreement.

1.4.1.2.2 Prior to the initiation of the Developer's construction of offsite water and wastewater improvements, the Developer shall cause payment and performance bonds, a trust agreement, or a letter of credit to be issued to the City for the estimated construction cost of the capital improvements and facility expansions identified herein.

1.4.1.2.3 The City Engineer and/or City Utility Department shall be responsible for the review and approval of offsite water and wastewater construction documents, and for scheduling and conducting inspections of the offsite water and wastewater construction and related improvements.

1.4.1.2.4 Upon completion of construction by the Developer, the City Engineer and/or City Utility Department shall review the construction for approval. Upon approval, the Developer shall submit a two-year maintenance bond to the City for acceptance of the improvements by the City.

1.4.1.2.5 The City agrees to approve all required connections to the City's water and wastewater system if the connections comply with applicable City ordinances and City, State, and Federal regulations.

- 1.4.2 Right-of-Way. The Developer shall receive approval from the Texas Department of Transportation ("TxDOT") for driveway locations and other related matters prior to voluntary annexation into the City. The City, operating through the City Engineer's Office, shall work jointly with the Developer in the submission of a Utility Installation Request (UIR) to TxDOT for all off-site water and wastewater improvements related to the Project and contained within TxDOT rights-of-way.

- 1.4.3 Applicable Regulations. Before and after voluntary annexation, the Project shall be subject to the following regulations:

- a. Blanco County Fire Code, 2021 (to be applicable before and after annexation);
 - b. Article 3.06 *Signs* of the City's Code of Ordinances;
 - c. Article 3.09 *Outdoor Lighting* of the City's Code of Ordinances;
 - d. Article 10.03 *Stormwater Detention and Drainage* of the City's Code of Ordinances; and
 - e. Chapter 15 *Environment* of the City's Code of Ordinances. The Developer may request a variance(s) from the regulations contained within Chapter 15 *Environment*, pursuant to Sections 15.01.004 (e) and 15.01.041.
- 1.4.4 Governing Regulations – Development and Use. Development and use of the Property shall be governed by the terms of this Agreement and, unless specified differently herein and upon annexation, by applicable City Codes and regulations in effect as of the effective date of this Agreement.
- 1.4.5 Subdivision. The Parties agree that a subdivision plat will not be required for development of the Property. Accordingly, the City shall issue a certificate of plat compliance, as provided in Section 10.02.065 of Article 10.02 of the Subdivision Ordinance of the City's Code of Ordinances and Local Government Code Section 212.012. If a plat is required in the future, Developer shall submit a plat application in accordance with Chapter 10 *Subdivision Regulation*, and the Developer shall pay all required City platting fees and for construction of required dedicated improvements, if any, on the Property. The City shall review and consider, within the authorized statutory timelines, the Developer's subdivision plat application under the subdivision rules and regulations in effect as of the the date of plat submittal.
- 1.4.6 Project Term. The Developer shall design, construct, and complete the Project within ten (10) years of the effective date of this Agreement. In accordance with Section 5 hereof, the Agreement shall automatically be extended for one (1) additional ten (10) year term after expiration of the initial term following written notice by the Developer to the City 120 days prior to the expiration of the initial term.
- 1.4.7 Amendments. Amendments to the Development Plan may be made, from time to time, through mutual written agreement of the Parties, subject to approval by the City Council; provided, however, the City's Chief Administrative Officer may approve modifications to the Site Plan that do not alter the use or increase the density of the Project.
- 1.4.8 The Developer's engineer provided a sewer capacity analysis / study to the City Engineer for review and approval. The study analyzed the capacity of City-owned sanitary sewer lines from the Project to the City's Wastewater Treatment Plant, including all tributary areas which connect with the sewer line the Project connects to, in order to show that the Project will not have a negative impact on the existing sewer infrastructure and no sewers will flow above their designed depth. The City Engineer approved the study on February 8, 2023. Consequently, the City warrants

and represents that there is sufficient capacity in its water and wastewater systems to serve the Project.

1.4.9 Following annexation and upon connection to the City's water and wastewater system, the Developer shall abandon and not use, for irrigation or any other purposes, all prior, current, and future water wells, whether permitted, unpermitted, previously drilled, or in service, on the Property. All water for the Project shall originate from City sources.

1.4.10 Rainwater Collection System. Developer shall install, operate and maintain a 30,000 gallon rainwater collection tank and system for landscape irrigation purposes adjacent to or near the Clubhouse indicated on Exhibit "B" to this Agreement and serving the multi-family residential units.

1.4.11 Fencing. Developer shall install and maintain:

1.4.11.1 An eight (8) foot privacy fence along the western property line between the subject Property and property with Blanco County Appraisal District ID No. 3287 (Troy & Rebecca Danz; ABS A0262 SURVEY 167 Z.J. HEMPHILL, ACRES 4.67, SN1 PH073326A; HUD TEX0472510); and

1.4.11.2 A deer-proof fence along the remaining perimeter of the Property.

SECTION 2. ANNEXATION AND ZONING

2.1 Voluntary Petition.

2.1.1 Developer shall submit to the City a voluntary petition for annexation of the Property approximately sixty (60) days prior to the anticipated time of Project hookup to the City's water and wastewater system. Failure to submit a petition within the prescribed time period shall be considered a default and shall result in immediate termination of this Agreement.

2.1.2 The City shall accept the voluntary petition for annexation of the Property and consider it for approval within the authorized statutory timelines. The City shall issue a service plan in accordance with State law, and the service plan will include the terms of this Agreement.

2.1.3 If the City fails to meet the annexation terms of this Agreement, this Agreement is null and void and shall constitute grounds for termination of this Agreement to include de-annexation by the Developer of the Property.

2.2 Rezoning. Developer acknowledges that Chapter 14 *Zoning* of the City's Code of Ordinances provides that, on annexation, a property is automatically zoned residential. Contemporaneously with the petition for annexation of the Property, the Developer shall apply for rezoning of the Property, including rezoning as a Planned Unit Development with terms and development standards in accordance with the Project's use and design, as depicted in Exhibit "B".

2.2.1. In the unlikely event that the Property is not given a zoning designation authorizing the Project as a permitted use, Developer may seek to terminate this Agreement in accordance with Section 5.2.1.4 of this Agreement.

SECTION 3. IMPACT FEE CREDITS / OFFSETS

3.1 Assessment.

3.1.1 The Parties agree that development of the Property is subject to impact fees and that said fees shall be calculated and assessed based on 363 ESFU.

3.1.2 Should the Project require more than 363 ESFU, water and wastewater impact fees will be assessed by the City on the development and will be payable by the Developer to the City in full.

3.2 Credits/Offsets Agreement. In accordance with Texas Local Government Code Chapter 395, Section 395.019 *Collection of Fees if Services Not Available*, and Section 13.07.004(f) *Offsets* of Chapter 13 *Utilities* of the City's Code of Ordinances, the City agrees that:

- a. The Developer shall construct and finance those capital improvements and facility expansions described in Section 1.4 of this Agreement; and
- b. The costs incurred by the Developer will be credited against the impact fees otherwise to be assessed and due from the Project.

3.3 Terms of Impact Fee Agreement.

3.3.1 The Parties agree to enter into the "Impact Fee Credit Agreement", attached as Exhibit "D" and incorporated fully herein, to include the following:

- a. An estimate of the total water and wastewater impact fees to be assessed on 363 ESFU;
- b. An estimate of the construction costs of the capital improvements and facility expansions performed by the Developer;
- c. An estimate of the amount of the offset to be credited against the total impact fee assessment;
- d. Construction requirements, including bond requirements;
- e. **Term and termination** of the Impact Fee Credit Agreement;
- f. Acceptance by the City of the completed and City Engineer / City Utility Department approved improvements; and
- g. Timing of impact fee payments to the City.

- 3.3.2 The Parties shall execute the Impact Fee Credit Agreement contemporaneously with this Agreement to be effective as contained therein.

SECTION 4. ADDITIONAL COVENANTS AND WARRANTIES

- 4.1 Developer Covenants. In furtherance of this Agreement, Developer makes the following covenants and warranties that:
- 4.1.1 Developer is the owner of the Property;
 - 4.1.2 Developer is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas and the United States of America during the term of this Agreement, and shall abide by all laws, regulations, and rules, including local ordinances;
 - 4.1.3 Developer is not a party to any bankruptcy proceedings currently pending or contemplated, and Developer has not been informed of any potential involuntary bankruptcy proceedings;
 - 4.1.4 Developer shall timely and fully perform the obligations and duties contained in this Agreement;
 - 4.1.5 Developer shall use commercially reasonable efforts to complete the Project, and shall obtain or cause to be obtained, and pay for, all necessary and required building permits and approvals from the City and other regulatory agencies; and
 - 4.1.6 The Developer shall be solely responsible for and bear all costs, improvements, and expenses associated with the Project.
- 4.2 City Covenants. In furtherance of this Agreement, the City makes the following covenants and warranties that:
- 4.2.1 The City has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver and perform the terms and obligations of this Agreement;
 - 4.2.2 City approvals under this Agreement have been duly and validly authorized in accordance with all necessary City proceedings, findings and actions;
 - 4.2.3 This Agreement constitutes the legal, valid, and binding obligation of the City, and does not require the consent of any other governmental authority; and
 - 4.2.4 The City shall timely and fully perform the obligations and duties contained in this Agreement.

SECTION 5. TERM AND TERMINATION

- 5.1 Effective Date; Term. This Agreement shall be effective as of the date of the last signature of the Parties to this Agreement ("Effective Date") and shall be in effect for a term of ten

(10) years unless sooner terminated as provided herein. The Agreement shall automatically be extended for one (1) additional ten (10) year term after expiration of the initial term following written notice by the Developer to the City 120 days prior to the expiration of the initial term.

5.2 Termination; Default.

5.2.1 This Agreement shall terminate:

5.2.1.1 Upon written notice by any Party, if the other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured as provided herein;

5.2.1.2 Upon written notice by the City, if the Developer suffers an event of bankruptcy or insolvency;

5.2.1.3 Upon written notice by the City, if the Developer fails to submit a petition for voluntary annexation of the Property within approximately sixty (60) days prior to the anticipated time of Project hookup to the City's water and wastewater system;

5.2.1.4 Upon written notice by the Developer, if the City has not rezoned the Property in accordance with the use of the Property and to accommodate the construction and operation of the Project; or

5.2.1.5 Upon written notice by the Developer, and prior to the initiation of any construction, if the Developer elects not to proceed with the Project.

5.2.2 Default.

5.2.2.1 The following shall be considered an act of default:

- a. Failure by either Party to timely and fully perform the obligations and duties described in this Agreement; or
- b. Any false or substantially misleading statement made by either Party and contained herein.

5.2.2.2 No party shall be declared in default until written notice of the default has been given to the defaulting party. Such notice shall set forth, in reasonable detail, the nature of the default. The defaulting party shall be given ninety (90) calendar days after the receipt of such written notice to cure the default. A defaulting party shall not be declared in default, if, within the cure period, the defaulting party has commenced in a commercially reasonable manner to remove or cure such alleged default, provided that, in the event the alleged default cannot reasonably be removed or cured within the cure period, the defaulting party shall provide the non-defaulting party a commercially reasonable written timeline for removing or curing such alleged default and the Parties shall enter into a written agreement extending the cure period to a timeframe consistent with such timeline.

- 5.3 Performance on Termination. Termination of this Agreement shall mutually release the Parties of any further duty of performance.

SECTION 6. ADDITIONAL PROVISIONS

- 6.1 Findings of Fact. The above stated Recitals are true and correct and are incorporated fully herein as findings of fact.
- 6.2 Chapter 245 Permit. This Agreement constitutes a permit under Chapter 245 of the Texas Local Government Code. Unless specified differently herein, ordinances and regulations applicable to this Project shall be those in effect as of the Effective Date of this Agreement and shall remain applicable provided the Project does not become dormant, as defined by State law. In the event, the Project falls dormant and is subsequently revived after the statutory timelines, the ordinances and regulations in effect at that time shall apply.
- 6.3 Binding Effect; Covenants Run with the Land. This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties and their respective successors and assigns.
- 6.4 Assignment.
- 6.4.1 This Agreement may not be assigned by the Developer without the express written consent of the City Council, except as provided in Section 6.4.2.
- 6.4.2 Developer may assign, in whole or in part, its rights and obligations under this Agreement to any person(s) and/or entity(ies) acquiring, whether by purchase or devise, all of the Property.
- 6.4.3 In the event of an assignment of this Agreement, Developer who executes this Agreement shall be released from any obligations under this Agreement.
- 6.4.4 The Developer shall record a written assignment of said rights in the Official Public Records of Blanco County, Texas in order to be effective. A copy shall be provided to the City.
- 6.5 Entire Agreement and Exhibits. This Agreement constitutes the entire Agreement between the Parties. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes.
- 6.6 Headings and Construction. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits.
- 6.7 Amendment. This Agreement may be amended only by the mutual written agreement of the Parties, subject to approval of the City Council.

- 6.8 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.
- 6.9 Force Majeure. If either Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, then the time period for performance of the obligations of either Party, to the extent affected by such act, shall be extended for a period no longer than two (2) years from the date of such event. Such cause shall be remedied with all reasonable diligence at the earliest practicable time. The term “force majeure” shall include acts of God, acts of a public enemy (including domestic and foreign terrorism), or orders of any kind of the Government of the United States or of the State of Texas impacting the Property or the Project.
- 6.10 Relationship of the Parties; No Third-Party Beneficiaries. This Agreement shall not be construed to create an agency, partnership, or joint venture of any type between the Parties. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement. The City will not be liable for any claims that may be asserted by any third party against the Developer or its consultants, contractors, subcontractors, or tenants occurring in connection with services performed by the Developer under this Agreement.
- 6.11 Litigation.
- 6.11.1 Governing Law and Venue. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in Blanco County, Texas.
- 6.11.2 Dispute Resolution. Any dispute that may arise under this Agreement shall first be submitted to non-binding mediation or to alternative dispute resolution proceedings before litigation is filed in court.
- 6.11.3 Litigation Costs. In the event of litigation, each Party shall be responsible for its own litigation costs and fees, and waives its right to recovery from the prevailing Party of litigation costs and fees, including attorney’s fees.
- 6.11.4 Limitation of Damages. No Party will be liable to the other under this Agreement for consequential damages, including lost profits or exemplary damages.
- 6.12 Waiver of Rights; Remedies. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law, statute, ordinance, or otherwise.

The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise set forth herein.

- 6.13 **Indemnity; Limitation on Liability; Immunity.** Each Party is deemed to have acted independently. In no event shall the City be liable to Developer, their successors or assigns for any indirect, special, punitive, incidental or consequential damages, including without limitation, lost profits, costs of delay, or liabilities to third parties. Developer agrees to indemnify and hold harmless the City and its elected officials, officers, and employees from any claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever arising out of any act or omission of the Developer or any of its subcontractors, or their respective officers, employees or agents, in connection with the performance of this Agreement. Nothing contained in this Agreement shall be construed as a waiver of or relinquishment of governmental or sovereign immunity by the City. The indemnity provided herein shall survive termination and/or expiration of this Agreement.
- 6.14 Texas Government Code Chapter 2264. In accordance with Chapter 2264 of the Texas Government Code, as amended, Developer, as project developer, certifies that Developer, and its branches, divisions and departments, do not and will not knowingly employ any person who is not lawfully admitted for permanent residence to the United States or who is not authorized under law to be employed in the United States. The Developer shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Developer contracts.
- 6.15 Notice. All notices, authorizations, and requests in connection with this Agreement shall be in writing and deemed given (i) three days after being deposited in the U.S. mail, postage prepaid, certified or registered, return receipt requested; or (ii) one day after being sent by overnight courier, charges prepaid; and addressed as first set forth below or to such other address as the Party to receive the notice or request so designates by written notice to the other:

To the City:

City of Johnson City
Attn: Chief Administrative Officer
303 E. Pecan Drive (Physical)
P.O. Box 369 (Mailing)
Johnson City, Texas 78636

To the Developer:

TX-290-1031, LLC
4064 West US Highway 290
Johnson City, TX 78636 USA

- 6.16 Mandatory Disclosure. The Parties agree that in accordance with Section 212.172(b-1) of the Texas Local Government Code, this Agreement serves also to provide the Owner with statutory mandatory disclosure of the following:
- 6.16.1 The Owner is not required by statute or otherwise to enter into this Agreement with the City;
- 6.16.2 The Owner acknowledges that the City may annex the land pursuant to a voluntary petition for annexation as provided in Subchapter C-3, Section 43.0672, *et. seq.* of the Texas Local Government Code;
- 6.16.3 Annexation procedures conducted shall be pursuant to a voluntary petition for annexation in accordance with Subchapter C-3;
- 6.16.4 Annexation shall be accomplished upon the Owner's consent in accordance with a voluntary petition for annexation; and
- 6.16.5 Nothing contained in this Agreement shall be construed as a waiver of or relinquishment of governmental or sovereign immunity by the City.
- 6.17 Authorization. The undersigned officers and/or agents of the Parties executing this Agreement represent that each is the properly authorized person to execute this Agreement on behalf of the respective Party.
- 6.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.
- 6.19 Recording. Upon execution, this Agreement shall be recorded by the Developer at Developer's expense in the Official Public Records of Blanco County, Texas. A copy of the recorded instrument shall be provided to the City.

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Agreement on the dates indicated below and is effective as of the date of the last signature.

Signature pages follow.

CITY: CITY OF JOHNSON CITY, TEXAS

Rhonda Stell, Mayor

Date: _____

Attest:

Whitney Walston, City Secretary

Date: _____

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this _____ day of _____, 2023 by Rhonda Stell, Mayor of the City of Johnson City, Texas, a Texas Type A general law municipality, on behalf of said municipality, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public

Date: _____

DEVELOPER: TX-290-1131, LLC, a Texas Limited Partnership

Signature

Printed Name

Title

Date: _____

Signature

Printed Name

TX-290-1131, LLC Secretary

Date: _____

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this _____ day of _____, 2023 by _____, on behalf of _____, General Partner of TX-290-1031, LLC, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public

Date: _____

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION AND SURVEY

DRAFT

HAMBRIGHT LAND SURVEYING
P.O. BOX 1228
JOHNSON CITY, TEXAS 76836
PHONE: (830) 866-2574
FAX: (830) 866-2574
TEXAS FIRM NO. 108587-00

AUGUST 14TH, 2018, JOB NO. JN018-103, FIELD NOTE NO. JN018-103.
PROJECT: 50.48 ACRE SURVEY

FIELD NOTES

A DESCRIPTION OF A 50.48 ACRE TRACT OF LAND BEING ALL OF THAT 50.47 ACRE TRACT OF LAND DESCRIBED IN CLERK'S DOCUMENT NUMBER 171364 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SITUATED IN THE ZENO J. HEMPHILL SURVEY NO. 167, ABSTRACT NO. 282 IN SAID COUNTY, SAID 50.48 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8" iron rod found for the southwest corner of said 50.48 acres, being the northwest corner of that certain 205.87 acre tract of land described in Volume 130, Page 403 of the Deed Records of said county and being in the east line of that certain 75.28 acre tract of land described in Volume 459, Page 1008 of the Official Public Records of said county;

THENCE along the most west line of said 50.48 acres, being the east line of said 75.28 acres, N01°38'53"W, 931.57 feet to a four (4) inch metal fence post found for a lower northwest corner of said 50.48 acres and being the southwest corner of that certain 4.67 acre tract of land described in Volume 231, Page 001 of the Official Public Records of said county;

THENCE along a lower north line of said 50.48 acres, being the south line of said 4.67 acres, N88°20'09"E, 299.89 feet to a three (3) inch metal fence post found for an ell corner of said 50.48 acres and being the southeast corner of said 4.67 acres;

THENCE along a west line of said 50.48 acres, being the east line of said 4.67 acres, N01°38'54"W, 750.80 feet to a 3/4" iron rod found for the most northwest corner of said 50.48 acres, being the northeast corner of said 4.67 acres and being in the south right-of-way line of U.S. Highway No. 280;

THENCE generally along a fence, along the north line of said 50.48 acres and the south right-of-way line of said highway, the following four (4) courses:

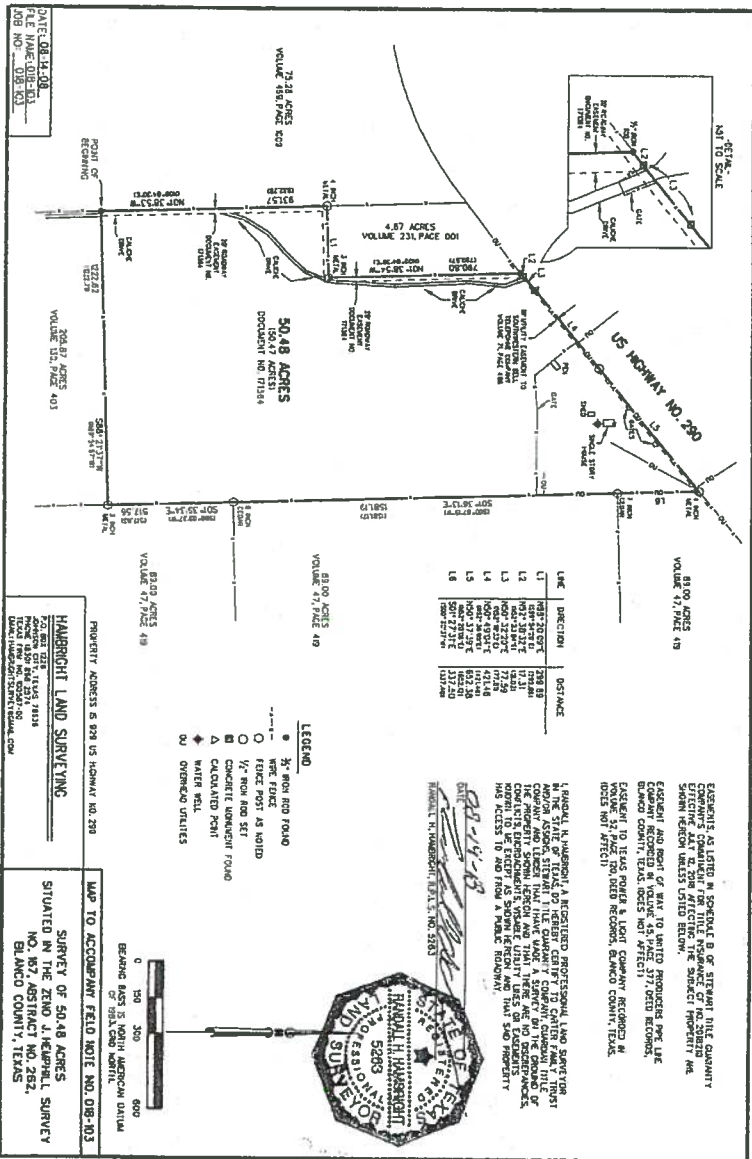
1. N52°38'32"E, 17.31 feet to a concrete highway monument found;
2. N50°32'20"E, 77.59 feet to a concrete highway monument found;
3. N50°49'04"E, 421.46 feet to a 3/4" iron rod, capped with I.L.S. 5263, set;
4. N50°47'39"E, 652.39 feet to a four (4) inch metal fence post found for the northeast corner of said 50.48 acres and being the northwest corner of that certain 89.00 acre tract of land described in Volume 47, Page 419 of the Deed Records of said county;

THENCE along the east line of said 50.48 acres, being the west line of said 89.00 acres, the following three (3) courses:

1. S01°27'31"E, 337.50 feet to a seven (7) inch cedar fence post found;
2. S01°36'13"E, 1581.19 feet to a six (6) inch cedar fence post found;
3. S01°35'34"E, 517.56 feet to a three (3) inch metal fence post found for the southeast corner of said 50.48 acres and being the northeast corner of said 205.87 acres;

THENCE along the south line of said 50.48 acres, being the north line of said 205.87 acres, S88°21'31"W, 1222.82 feet to the POINT OF BEGINNING, containing 50.48 acres of land, more or less.

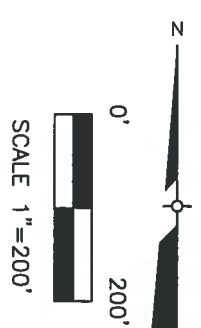
FN 018-103



DATE: NOVEMBER 2022 PROJECT: 21-482 DRAWING'S TITLE: 02-21-282, TITLE SURVEY DESIGN: CHECKED: HE, Jr. DRAWN: APPROVED: HE, Jr. SHEET: 2 OF 27	CLIENT: JIM CARTER TX-290-1031, LLC 34843 RANCHO CALIFORNIA ROAD TEMECULA, CALIFORNIA 92591	TITLE SURVEY HILL COUNTRY SPRINGS APARTMENTS JOHNSON CITY, TEXAS	4CUATRO Consultants, LTD. Registration No. P-3524 4201 Kyle Creative, Suite A Phone: (512) 512-5040 Fax: (512) 313-5556 Kyle, Texas 78640 email: carter@cuatrosurvey.com	HUGO ELIZONDO JR. 69781 LICENSED PROFESSIONAL ENGINEER 7/1/22	REVISION	DESCRIPTION	BY:	DATE:																
REVISION	DESCRIPTION	BY:	DATE:																					

EXHIBIT “B”
PROJECT SITE PLAN

DRAFT



LEGEND	
	PHASE BOUNDARY

LAND USE SUMMARY		
TRACT AREA:	50.48	ACRES
LAND USE:	ACREAGE	
MULTI FAMILY	30.67	ACRES
COMMERCIAL	9.93	ACRES
DRAINAGE / GREENSPACE	9.88	ACRES
TOTAL AREA:	50.48	ACRES

MULTI-FAMILY PHASING SUMMARY			
PHASE	BUILDING TYPE	COUNT	TOTAL UNITS
1	I	2	16
	II	12	96
	III	4	32
	IV	3	24
2	I	2	16
	II	7	56
	III	5	40
	IV	2	16
3	I	0	0
	II	9	72
	III	4	32
	IV	1	8
TOTALS:		51	408

DAVID EUGENE BENNER
158.9 ACRES
DOCUMENT NO. 2019191790
O.P.R.B.C.T.



COMMERCIAL/RETAIL
9.93 ACRES,
APPROX. 47,850 SF.
OF BUILDING SPACE

PHASE 1
168 UNITS

JAY STEVENS TAYLOR
89.00 ACRES
VOLUME 47, PAGE 419
O.P.R.B.C.T.

PHASE 2
128 UNITS

PHASE 3
112 UNITS

FUTURE
PHASE
1.27 AC

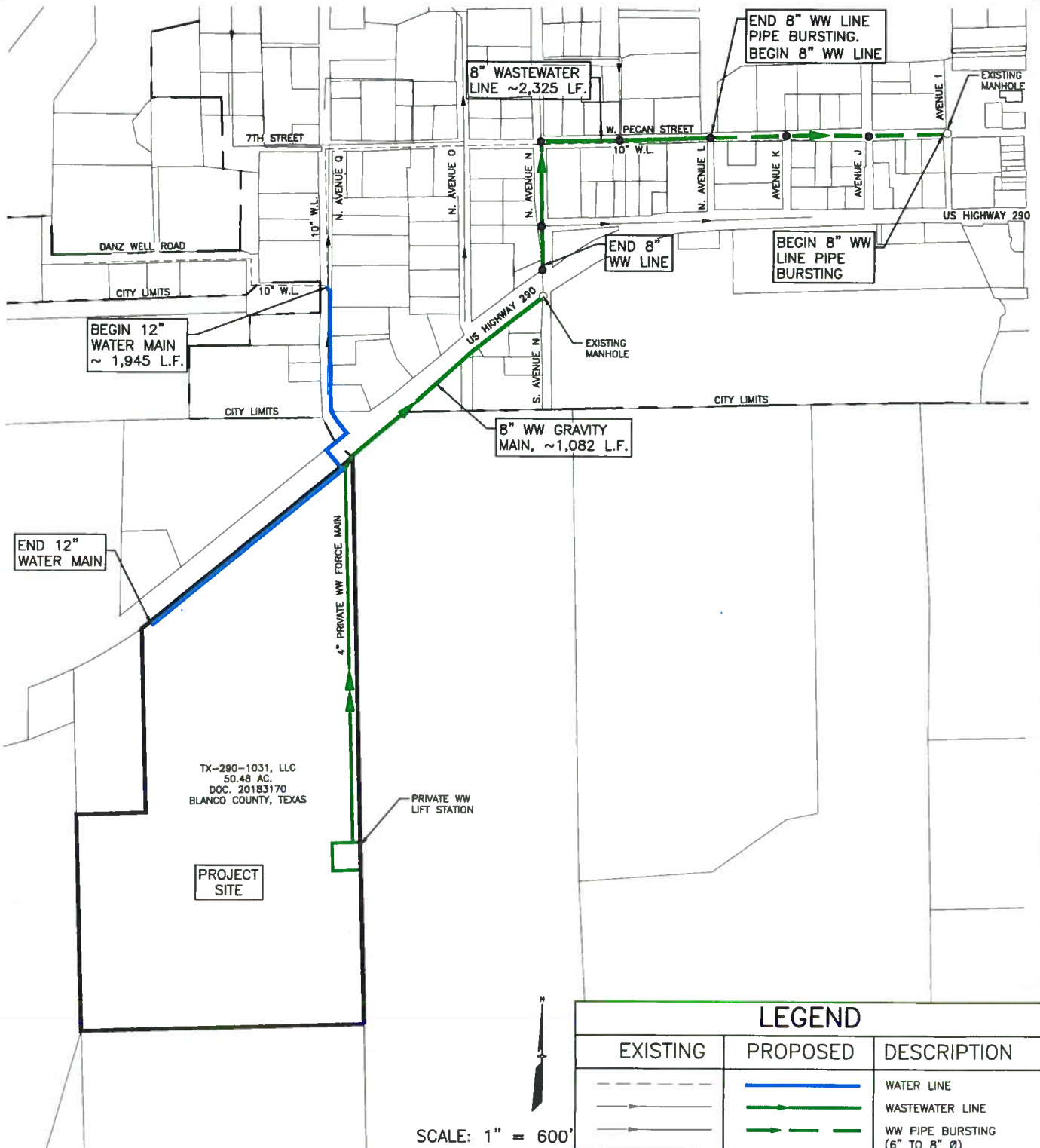
TROY & REBECCA DANZ
4.67 ACRES
VOLUME 231, PAGE 001
O.P.R.B.C.T.

TX-280-1031, LLC
7575 ACRES
2019191791
O.P.R.B.C.T.

EXHIBIT “C”

OFFSITE WATER AND WASTEWATER IMPROVEMENTS

DRAFT



SCALE: 1" = 600'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WATER LINE
		WASTEWATER LINE
		WW PIPE BURSTING (6" TO 8" Ø)

EXHIBIT C

DEVELOPER FUNDED IMPROVEMENTS FOR
HILL COUNTRY SPRINGS DEVELOPMENT

U.S. HIGHWAY 290 WEST
BLANCO COUNTY, TEXAS

DATE: 03-14-23

4 CUATRO
Consultants, LTD

Firm F-3524

3601 Kyle Crossing, Suite A Phone: (512) 312-5040 Fax: (512) 312-5399
Kyle, Texas 78640 e-mail: cuatro@cuatroconsultants.com

EXHIBIT “D”

IMPACT FEE CREDIT AGREEMENT

DRAFT

STATE OF TEXAS §
 §
COUNTY OF BLANCO §

**IMPACT FEE CREDIT AGREEMENT BETWEEN
THE CITY OF JOHNSON CITY AND TX-290-1031, LLC**

This Impact Fee Credit Agreement (“Agreement”) is made and entered into by and between the City of Johnson City, Texas, a Type A General Law municipal corporation (“City”), and TX-290-1031, LLC, a Texas limited partnership (“Owner”; “Developer”), individually referred to as the “Party” and, collectively, as the “Parties”.

RECITALS

- WHEREAS**, the Parties have entered into a Development Agreement (“Development Agreement”) for the development of that tract of land owned by the Developer and consisting of approximately 50.48 acres of land located on the South side of U.S. Highway 290 W. approximately 0.70 miles west of N. Nugent Ave. (“Property”); and
- WHEREAS**, development of the Property is subject to impact fees, which fees are to be calculated and assessed based on 363 equivalent single-family units (ESFU); and
- WHEREAS**, Texas Local Government Code Section 395.019 and Section 13.07.004(f) of Chapter 13 *Utilities* of the City’s Code of Ordinances authorizes the City to enter into an agreement whereby the Developer will construct, at his expense, capital improvements or facility expansions identified within the City’s Capital Improvements Plan and Impact Fee Study (July 2022) (“Study”), and the costs incurred by the Developer will be credited against the balance of the total impact fees otherwise due the City from the new development; and
- WHEREAS**, in accordance with TLGC Section 395.019 and the Development Agreement, the City agrees to the construction to be undertaken by the Developer of offsite water and wastewater capital improvements (“Improvements”) contained within the Study and related to the development; and
- WHEREAS**, the Developer agrees to construct, pay for, and dedicate those improvements outlined herein for eligibility to receive an impact fee credit to offset the total development impact fee to be paid by the Developer; and
- WHEREAS**, the Parties desire to enter into an Impact Fee Credit Agreement to establish the impact fee credit for costs associated with the capital improvements construction under the terms and conditions set forth herein.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. CAPITAL IMPROVEMENTS AND CONSTRUCTION

A. Improvements. Developer, at his expense, will construct and install the Improvements, as described in the Development Agreement at Exhibit "C", "Offsite Water and Wastewater Improvements", attached hereto and incorporated fully herein, and as follows:

1. Approximately 1,945 linear feet of offsite 12-inch diameter water main from an existing 10-inch main located near Danz Well Road and N. Ave. Q, south across W. U.S. Highway 290, and west across the entire front Property line abutting the Texas Department of Transportation (TxDOT) right-of-way; and

2. Construct, enlarge, and/or pipe burst approximately 1,082 linear feet of offsite 8-inch diameter wastewater gravity main from the northeast corner of the Property line east along W. U.S. Highway 290 to N. Avenue N, and approximately 2,325 linear feet of offsite 8-inch diameter wastewater gravity main from N. Avenue N and W. U.S. Highway 290 to N. Avenue N and W. Pecan Street to an existing manhole at the intersection of Avenue I and W. Pecan Street.

B. Construction Term; Completion. The Developer shall begin construction, to include, if applicable, acquisition of right-of-way, within three hundred sixty five (365) days of execution of this Agreement. Developer shall submit to the City a written notice of intent to commence construction with all requisite documents including insurance and permits. Upon receipt and approval, the City shall issue to Developer a notice to proceed. Construction must be completed within three hundred sixty five (365) days after initiation of construction. The Parties may extend this deadline by written mutual agreement approved by the City Council.

C. Design Standards; Construction Procedures. The Improvements shall be designed and constructed in accordance with the City's Design Standards and with all other applicable Federal, State and local laws, codes and regulations in effect as of the effective date of this Agreement. The Developer shall conduct and complete the construction pursuant to the procedures outlined in Sections 10.02.272 and 10.02.273 of Article 10.02, the City's Subdivision Ordinance ("Subdivision Ordinance"). Without limiting or diminishing the Developer's obligation to indemnify or hold the City harmless, the Developer shall obtain, at its cost, and provide proof of insurance coverage to the City throughout the term of the construction.

D. Inspection; Approvals. The City Engineer and/or City Utility Department shall be responsible for the review and written approval of offsite water and wastewater construction plans and documents and changes thereto. The City shall have right of access to the construction worksite for conducting inspections of the Improvement construction. The Developer shall maintain the worksite and the constructed Improvements in good and safe condition until acceptance of the Improvements by the City.

E. Construction Bonds. Prior to the initiation of Developer's construction of the Improvements, the Developer shall cause payment and performance bonds, a trust agreement, or a letter of credit to be issued to the City for the estimated construction cost of the Improvements. The bonds shall be issued in accordance with the bond requirements contained in Section 10.02.301(b) of the City's Subdivision Ordinance.

F. Approval; Acceptance of Improvements; Maintenance Bond. Upon completion of construction, the Developer shall submit to the City a notice of completion to include a two-year maintenance bond issued pursuant to the bond requirements contained in Section 10.02.331 of the City's Subdivision Ordinance. The City Engineer and/or City Utility Department shall review the construction for final approval and for acceptance of the Improvements by the City Council under the procedures contained in Section 10.02.362 of the City's Subdivision Ordinance. No improvements shall be finally accepted unless all aspects of the work have been determined to have been completed in accordance with the improvement construction plans and City standards.

G. Connection. Upon receipt of the maintenance bond, the City shall authorize the connection of the development's water and wastewater lines to the City's water and wastewater infrastructure.

H. Incomplete Improvements. If the City is required to complete all or any part of the construction of the Improvements, this Agreement is null and void and the Developer forfeits claim to all potential impact fee credits/offsets.

SECTION 2. IMPACT FEE CREDIT/OFFSET

A. ESFU Units. The Improvements will service approximately 363 equivalent single-family units (ESFU), which include approximately 408 multifamily residential units and related amenities, approximately 47,850 square feet of commercial / retail space, and approximately 1.00 acre of self-storage facilities.

B. Total Impact Fee Assessment. Under the Impact Fee Schedule in effect at the time of this Agreement, the total water and wastewater impact fees to be assessed on 363 ESFU is estimated at \$921,941.00. This amount is subject to adjustment by the City. Should the development require more than 363 ESFU, water and wastewater impact fees will be assessed by the City on the development and will be payable by the Developer to the City in full.

C. Construction Costs Amount. Pursuant to Attachment "A", "Opinion of Probable Construction Cost", attached hereto and incorporated fully herein, the preliminary estimated construction cost of the offsite Improvements is \$993,273.49. Construction costs exceeding this estimate must be approved by the City. Right-of-way acquisition costs, if applicable, are not creditable and included in construction costs. Upon completion of construction of the Improvements, the Developer is eligible to receive an impact fee credit up to this maximum estimated construction cost amount to offset the total development impact fee assessment. In no event shall the credit be greater than the total impact fee amount.

D. Credit Applied. Upon completion, the Developer shall submit proof of payment and an affidavit indicating the total amount spent on the Improvements for offset against the total impact fees due and owing on the development. Preliminarily, the estimated total amount of the water and wastewater impact fees, including the credit, to be assessed on the development and due and owing to the City upon completion is estimated at \$0.00.

E. Payment Timing. Impact fees, with the corresponding credit, shall be payable to the City at the time of connection of the development's water and wastewater lines to the City's water and wastewater systems.

F. Forfeiture. In the event that the Developer does not meet and satisfy the Agreement obligations outlined herein, or does not complete the construction within the term prescribed herein, the Developer shall forfeit any and all fee credits for this development project and shall not be entitled to receive an impact fee credit/offset.

SECTION 3. GENERAL PROVISIONS

A. Findings. The above stated Recitals are true and correct and are incorporated fully herein as findings of fact.

B. Term. This Agreement shall be effective as of the date of the last signature of the Parties to this Agreement ("Effective Date") and shall be in effect for a term of ten (10) years unless sooner terminated as provided herein. The Agreement shall automatically be extended for one (1) additional ten (10) year term after expiration of the initial term following written notice by the Developer to the City 120 days prior to the expiration of the initial term.

C. Termination; Default. The terms for termination and default contained in the Development Agreement are incorporated fully herein. A default under that agreement shall be considered a default under this Agreement.

D. Entire Agreement; Amendments. This Agreement constitutes the entire Agreement between the Parties. This Agreement may be amended only by the mutual written agreement of the Parties, subject to approval of the City Council.

E. Assignment. This Agreement may not be assigned by the Developer without the express written consent of the City Council, except that the Developer may assign, in whole or in part, its rights and obligations under this Agreement to any person(s) and/or entity(ies) acquiring, whether by purchase or devise, all of the Property. In the event of an assignment of this Agreement, Developer who executes this Agreement shall be released from any obligations under this Agreement.

F. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

G. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions.

H. Force Majeure. If either Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, then the time period for performance of the obligations of either Party, to the extent affected by such act, shall be extended for a period no longer than two (2) years from the date of such event. Such cause shall be remedied with all reasonable diligence at the earliest practicable time.

I. Relationship of the Parties; No Third-Party Beneficiaries. This Agreement shall not be construed to create an agency, partnership, or joint venture of any type between the Parties. Nothing in this Agreement shall be construed to create any right in any third party not a

signatory to this Agreement. The City shall have no responsibility for payment to any contractor, subcontractor or supplier of the Developer.

J. Litigation. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in Blanco County, Texas. In the event of litigation, each Party shall be responsible for its own litigation costs and fees, and waives its right to recovery from the prevailing Party of litigation costs and fees, including attorney's fees.

K. Waiver of Rights; Remedies. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement.

L. Development Agreement. Nothing contained herein shall be construed as affecting the City's or the Developer's duties and rights outlined in the Development Agreement between the City and the Developer.

M. Indemnification. Developer agrees to indemnify and hold harmless the City and its elected officials, officers, and employees from any claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever arising out of any act or omission of the Developer or any of its subcontractors, or their respective officers, employees or agents, in connection with the performance of this Agreement. Nothing contained in this Agreement shall be construed as a waiver of or relinquishment of governmental or sovereign immunity by the City. The indemnity provided herein shall survive termination and/or expiration of this Agreement.

N. Notice. All notices, authorizations, and requests in connection with this Agreement shall be in writing and deemed given (i) three days after being deposited in the U.S. mail, postage prepaid, certified or registered, return receipt requested; or (ii) one day after being sent by overnight courier, charges prepaid; and addressed as first set forth herein or to such other address as the Party to receive the notice or request so designates by written notice to the other.

O. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Agreement on the dates indicated below and is effective as of the date of the last signature.

Signature pages follow.

CITY: CITY OF JOHNSON CITY, TEXAS
303 E. Pecan Drive (Physical)
P.O. Box 369 (Mailing)
Johnson City, Texas 78636

Rhonda Stell, Mayor

Date: _____

Attest:

Whitney Walston, City Secretary

Date: _____

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this _____ day of _____, 2023 by Rhonda Stell, Mayor of the City of Johnson City, Texas, a Texas Type A general law municipality, on behalf of said municipality, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public

Date: _____

DEVELOPER: TX-290-1131, LLC, a Texas Limited Partnership
4064 West US Highway 290
Johnson City, TX 78636 USA

Signature

Printed Name

Title

Date: _____

Signature

Printed Name

TX-290-1131, LLC Secretary

Date: _____

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this _____ day of _____, 2023 by _____, on behalf of _____, General Partner of TX-290-1031, LLC, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public

Date: _____

ATTACHMENT "A"

OPINION OF PROBABLE CONSTRUCTION COST

DRAFT

OPINION OF PROBABLE CONSTRUCTION COST
FOR
HILL COUNTRY SPRINGS DEVELOPMENT
EXISTING WASTEWATER SYSTEM REPLACEMENT/UPGRADES
CITY OF JOHNSON CITY
BLANCO COUNTY, TEXAS

March 7, 2023

A. EROSION/SEDIMENTATION CONTROL					
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	SILT FENCE	LF	300	\$ 3.00	\$ 900.00
2	RE-VEGETATION OF DISTURBED AREAS (HYDROMULCH) NO WATERING	LS	1	\$ 3,500.00	\$ 3,500.00
SUBTOTAL: EROSION/SEDIMENTATION CONTROL				\$	4,400.00
B. WASTEWATER IMPROVEMENTS					
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
3	8" PVC MAIN, SDR 26 (0-8')	LF	741	\$ 58.00	\$ 42,978.00
4	8" PVC MAIN, SDR 26 (8-10')	LF	384	\$ 64.00	\$ 24,576.00
5	8" PVC MAIN, SDR 26 (10-12')	LF	165	\$ 66.00	\$ 10,890.00
6	6" TO 8" HDPE MAIN PIPE BURSTING, DR 17 (0-8') AND SERVICE RECONNECTIONS WITH PAVEMENT REPAIR	LF	1,035	\$ 160.00	\$ 165,600.00
7	WASTEWATER MANHOLE WITH COATING	EA	3	\$ 5,700.00	\$ 17,100.00
8	CONNECT TO EXISTING MANHOLES	EA	2	\$ 6,500.00	\$ 13,000.00
9	RECONNECT SERVICES ALONG NEW CONSTRUCTION 8" PVC MAIN	EA	18	\$ 2,000.00	\$ 36,000.00
10	STREET OVERLAY REPAIR 1.5" TYPE D HMA 11' WIDE	SY	1577	\$ 15.00	\$ 23,655.00
11	SAW CUT PAVEMENT	LF	2580	\$ 3.50	\$ 9,030.00
12	TRAFFIC CONTROL	LS	1	\$ 5,500.00	\$ 5,500.00
13	TRENCH SAFETY	LF	1,290	\$ 2.00	\$ 2,580.00
SUBTOTAL: WASTEWATER IMPROVEMENTS				\$	350,909.00
SUBTOTAL CONSTRUCTION COST:				\$	355,309.00
(TOTAL OF A AND B)					
CONTINGENCY, 15%:				\$	53,296.35
ENGINEERING/SURVEY/LEGAL, 11%:				\$	39,083.99
TOTAL PROJECT COST:				\$	447,689.34

CLARIFICATIONS:

1. THIS OPC IS PRELIMINARY ONLY AND NOT BASED ON FINAL APPROVED CONSTRUCTION DRAWINGS.
2. THIS OPC INCLUDES THE CONSTRUCTION OF DEVELOPER-FUNDED EXISTING WASTEWATER SYSTEM REPLACEMENT/UPGRADES
3. THIS OPC EXCLUDES ANY AND ALL DEVELOPMENT FEES.
4. THIS OPC EXCLUDES PAYMENT BOND, PERFORMANCE BOND, AND MAINTENANCE BOND.
5. THIS OPC EXCLUDES ANY COST OF THIRD PARTY CONSTRUCTION TESTING OF TRENCH DENSITIES OR BASE REPAIR

Prepared By:
Hugo Elizondo, Jr, P.E.
Cuatro Consultants, Ltd.
Firm No. F-3524
3601 Kyle Crossing, Suite A
Kyle, Texas 78640
512-312-5040



OPINION OF PROBABLE CONSTRUCTION COST
FOR
HILL COUNTRY SPRINGS DEVELOPMENT
DEVELOPER-FUNDED OFFSITE WATER AND WASTEWATER IMPROVEMENTS
CITY OF JOHNSON CITY
BLANCO COUNTY, TEXAS

March 7, 2023

A. EROSION/SEDIMENTATION CONTROL					
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1	SILT FENCE	LF	1,700	\$ 3.00	\$ 5,100.00
2	RE-VEGETATION OF DISTURBED AREAS (HYDROMULCH) NO WATERING	SY	3,430	\$ 1.00	\$ 3,430.00
SUBTOTAL: EROSION/SEDIMENTATION CONTROL				\$	8,530.00
B. WATER IMPROVEMENTS					
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
3	MOBILIZATION	LS	1	\$ 24,775.00	\$ 24,775.00
4	12" PVC MAIN, DR 18 (INCLUDING FITTINGS)	LF	1,945	\$ 90.00	\$ 175,050.00
5	24" STEEL ENCASMENT IN BORE UNDER US HIGHWAY 290	LF	84	\$ 575.00	\$ 48,300.00
6	WET CONNECTION TO EXISTING 10" MAIN	LS	1	\$ 6,000.00	\$ 6,000.00
7	AIR VACUUM RELIEF VALVE	EA	1	\$ 4,000.00	\$ 4,000.00
8	12" GATE VALVE WITH BOX	EA	3	\$ 6,000.00	\$ 18,000.00
9	10" GATE VALVE WITH BOX	EA	1	\$ 4,000.00	\$ 4,000.00
10	FIRE HYDRANT ASSEMBLY	EA	5	\$ 7,000.00	\$ 35,000.00
11	8"x3" OMNI F2 MASTER METER, IN CONCRETE VAULT	LS	1	\$ 30,000.00	\$ 30,000.00
12	AVENUE Q STREET REPAIR	LS	1	\$ 5,000.00	\$ 5,000.00
13	DRIVEWAY REPAIR	EA	6	\$ 1,500.00	\$ 9,000.00
14	TRAFFIC CONTROL	LS	1	\$ 3,500.00	\$ 3,500.00
15	TRENCH SAFETY (ROAD PLATES)	LF	1,150	\$ 3.00	\$ 3,450.00
SUBTOTAL: WATER IMPROVEMENTS				\$	366,075.00
C. WASTEWATER IMPROVEMENTS					
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
16	8" PVC MAIN, SDR 26 (0-8') OFFSITE	LF	1,083	\$ 50.00	\$ 54,150.00
17	WASTEWATER MANHOLE WITH COATING	EA	5	\$ 5,700.00	\$ 28,500.00
18	CONNECT TO EXISTING MANHOLE AT AVENUE N. (SOUTH)	EA	1	\$ 6,500.00	\$ 6,500.00
19	DRIVEWAY REPAIR	EA	4	\$ 1,500.00	\$ 6,000.00
20	TRAFFIC CONTROL	EA	1	\$ 2,500.00	\$ 2,500.00
21	TRENCH SAFETY	LF	1,083	\$ 2.00	\$ 2,166.00
SUBTOTAL: WASTEWATER IMPROVEMENTS				\$	99,816.00
SUBTOTAL CONSTRUCTION COST:				\$	474,421.00
(TOTAL OF A, B, AND C)					
CONTINGENCY, 15%:				\$	71,163.15
ENGINEERING/SURVEY/LEGAL, 11%:				\$	52,186.31
TOTAL PROJECT COST:				\$	545,584.15

CLARIFICATIONS:

1. THIS OPC INCLUDES THE CONSTRUCTION OF DEVELOPER FUNDED OFFSITE WATER AND WASTEWATER IMPROVEMENTS PER FOR REVIEW ONLY PLAN SET DATED 1/27/2023.
2. THIS OPC EXCLUDES ANY AND ALL SOFT COSTS OR ANY AND ALL DEVELOPMENT FEES, ETC
3. THIS OPC EXCLUDES PAYMENT BOND, PERFORMANCE BOND, AND MAINTENANCE BOND.
4. THIS OPC EXCLUDES ANY CONSTRUCTION TESTING BY BY 3RD PARTY LABORATORY.
5. THIS OPC EXCLUDES ANY COST OF THIRD PART CONSTRUCTION TESTING OF TRENCH DENSITIES OR BASE REPAIR.

Prepared By:
Hugo Elizondo, Jr, P.E.
Cuatro Consultants, Ltd.
Firm No. F-3524
3601 Kyle Crossing, Suite A
Kyle, Texas 78640
512-312-5040

