

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2020 (the “Effective Date”), by and between the **CITY OF SAN MARCOS, TEXAS**, a Texas home-rule municipal corporation (the “**City**”) and **Rattler Road Storage, LLC** (“**Owner**”). The **City** and **Owner** are sometimes hereinafter referred to individually as “**Party**”, and collectively as the “**Parties**”. The Parties agree as follows:

PURPOSES AND CONSIDERATIONS

WHEREAS, Owner currently owns approximately 3.5 acres, more or less, located in the Extraterritorial Jurisdiction (“ETJ”) of the City, Hays County, Texas, and more particularly described by metes and bounds in **Exhibit “A”**, which is attached hereto and incorporated herein for all purposes (the “Property”); and

WHEREAS, Owner desires to connect to City utilities; and

WHEREAS, as a condition of its consent to the connection of utilities, the City requires consent to and a request for annexation; and

WHEREAS, Owner desires to be annexed into the city limits of the City and to zone all of the Property as a Light Industrial “LI” District pursuant to Subpart B of the City of San Marcos Code of Ordinances, as that code exists on the Effective Date of this Agreement, and in accordance with the Site Plan, as more particularly described in **Exhibit “B”** attached hereto; and

WHEREAS, the City is authorized to make and enter into this Agreement with Owner in accordance with SUBCHAPTER G, CHAPTER 212, LOCAL GOVERNMENT CODE and Chapter 2 of the San Marcos Development Code (“SMDC”), to accomplish the following purposes:

- A. Extend the City’s planning authority in accordance with the Site Plan and the development regulations contained herein under which certain uses and development of the Property is authorized; and
- B. Authorize enforcement by the City of municipal land use and development regulations, as required and/or authorized by the SMDC, as applicable, to the extent the same are consistent with the development regulations contained herein and in the same manner the applicable regulations are enforced within the City’s municipal boundaries; and

NOW THEREFORE, the City and Owner in consideration of the premises, the mutual covenants and agreements of the Parties hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, agree as follows:

SECTION 1: GENERAL TERMS AND CONDITIONS

1.01 Site Plan

The City hereby approves the general use and development of the Property in accordance with the Site Plan, which is incorporated herein as **Exhibit "B"**. The Site Plan shall constitute the land use plan under Section 2.4.3.3 of the SMDC. The Site Plan may only be amended to increase conformance with the SMDC or as stated in Section 2.04 below. Development applications for the Property shall be consistent with the Site Plan.

1.02 Proposed Schedule of Development and Phasing

Subject to the terms of this Agreement, Owner plans to develop the property in one phase immediately following the adoption of this Development Agreement and after issuance of required permits.

1.03 Base Zoning District(s)

Development will follow development standards for the LI District, as those standards exist on the Effective Date of this Agreement.

1.04 Development Standards:

- A. Permitted Uses: No uses other than Self Storage Facility and Office will be allowed on the Property.
- B. Dimensional and Development Standards: The Property shall be developed in compliance with the SMDC as it exists on the Effective Date of this Agreement.
- C. Architectural Design Standards: Owner agrees to construct the buildings using Stucco or other approved Masonry finish for a minimum of 50% of the front facade and in substantial conformance with the illustrations or specifications shown in **Exhibit "C"**.
- D. Additional Landscape Standards: Owner agrees to provide a transitional protective yard between the structures and the rear property line in accordance with **Exhibit "D"**. The transitional protective yard shall include:
 - A vegetative buffer 35 feet in depth along the rear of the property;

- Thirteen (13) shade trees within the vegetative buffer;
- Thirteen (13) understory trees within the vegetative buffer;
- A 6-foot tall wrought iron fence, which shall be provided for the entire perimeter of the property

E. All other regulations of the San Marcos Development Code shall apply.

1.05 Application Procedures

- A. Development of the Property shall follow the standard development process identified in the SMDC and applicable ordinances of the City.
- B. Permits for the proposed development may be released upon recordation of this Development Agreement subject to compliance with all applicable standards, procedures and payment of fees under the City's Code of Ordinances are met.

1.06 Special Standards: there are no additional, special standards that apply to this development.

1.07 Utilities

- A. Owner shall connect to the City's waste water infrastructure available at the front property line.
- B. Crystal Clear shall provide water services.
- C. Bluebonnet Electric shall provide electrical services.

1.08 Annexation

- A. The City may annex the property prior to issuance of a Certificate of Occupancy.

SECTION 2: MISCELLANEOUS PROVISIONS

2.01 Term

The term of this Agreement will commence on the Effective Date and continue for fifteen (15) years thereafter ("Initial Term"), unless sooner terminated under this Agreement. After the Initial Term, the Agreement shall be automatically renewed for two successive fifteen (15) year periods. This Agreement may be terminated before the expiration of any renewal period, however, if the Owner submits a written request to the City to allow uses other than self-storage facility or office under section 1.04(A), and the City approves such request. If the City approves the request, then this

Agreement shall automatically terminate upon such approval.

2.02 Enforcement and Default and Remedies for Default

- A. The Parties agree that the City shall be entitled to enforce the SMDC as the SMDC exists on the Effective Date of this Agreement, as modified by Plans adopted pursuant to this Agreement. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period. The City may issue Stop Work Orders for violations arising under this Agreement or the City of San Marcos Code of Ordinances, as applicable.
- B. If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement or other enforcement remedies the City may possess under its municipal regulatory authority.
- C. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of ten (10) business days after receipt by such party of notice of default from the other party. Upon the passage of ten (10) working days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement.

2.03 Authority, Applicable Rules and Right to Continue Development

- A. This Agreement is entered under the statutory authority of Sections 42.042 and 212.172 of the Texas Local Government Code. The Parties intend that this Agreement guarantee the continuation of the extraterritorial status of portions of the Land as provided in this Agreement; authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning upon annexation of any portion of the Land to the City.
- B. Execution of this agreement, under Section 212.172 of the Texas Local

Government Code, constitutes a permit under Chapter 245.

2.04 Exhibits/Amendment

- A. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and *vice-versa*. 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. 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.
- B. All changes to this agreement shall be presented to the City Council for review and final approval as an amendment to this agreement in accordance with the procedures established in the City's Development Code.

2.05 Recordation

Pursuant to the requirements of Section 212.172(f), Texas Local Government Code, this Agreement shall be recorded in the official public records of Hays County, Texas. The terms of this Agreement shall be binding upon: (a) the Parties; (b) the Parties' successors and assigns; (c) the Property; and (d) future owners of all or any portion of the Property.

2.06 Assignment and Binding Effect Upon Successors

- A. Owner hereunder, may assign this Agreement, and the rights and obligations of Owner to a subsequent purchaser of all or a portion of the undeveloped property within the Project provided that the assignee assumes all of the obligations hereunder. Any assignment must be in writing, specifically describe the property in question, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the property sold and obligations assigned.
- B. The provisions of this Agreement will be binding upon, and inure to the benefit

of the Parties, and their respective successors and assigns. This Agreement will not, however, be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Project.

2.08 Miscellaneous

- A. Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in Hays County, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- B. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.
- C. Notices. All notices, demands and requests required hereunder shall be in writing and shall be deemed to have been properly delivered and received (i) as of the date of delivery to the addresses set forth below if personally delivered or delivered by facsimile machine, with confirmation of delivery (in the event a facsimile is sent after 5:00 p.m. local San Marcos, Texas time, it shall be deemed to have been received on the next day), or email (as indicated below); (ii) three (3) business days after deposit in a regularly maintained receptacle for the United States mail, certified mail, return receipt requested and postage prepaid; or (iii) one (1) business day after deposit with Federal Express or comparable overnight delivery system for overnight delivery with all costs prepaid. All notices, demands and requests hereunder shall be addressed as follows:

If to City: City of San Marcos
 Attn: City Manager
 630 East Hopkins Street
 San Marcos, Texas 78666

With a copy to:

City of San Marcos
Attn: City Attorney
630 East Hopkins Street

San Marcos, Tx 78666

If to the Owner: **UPDATE**

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

D. GOVERNMENTAL FUNCTION; IMMUNITY. The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

EXECUTED to be effective as of the Effective Date first stated above.

CITY OF SAN MARCOS, TEXAS:

By: _____
Bert Lumbreras, City Manager

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on the ____ day of _____ 2020, by Bert Lumbreras, City Manager of the City of San Marcos, in such capacity, on behalf of said entity.

Notary Public, State of Texas

Rattler Road Storage LLC.:

By: _____

Name: _____

Title: _____

Acknowledgement

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____ 2020,
by _____, in his capacity as owner of Rattler Road Storage, LLC

Notary Public, State of Texas

Exhibit A
Metes and Bounds

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF HAYS

REBECCA BROWN SURVEY, A-46
R13872 MARTIN 3.620 ACRES

BEING A 3.620 ACRE PARCEL OF LAND OUT OF THE REBECCA BROWN SURVEY, ABSTRACT NO. 46, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CALLED 8.00 ACRE TRACT OF LAND CONVEYED TO JAY H. MARTIN, III AND IRMADEAN S. MARTIN, BY DEED DATED DECEMBER 23, 1998 AND RECORDED IN VOLUME 1488, PAGE 321, DEED RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the west corner of said Martin called 8.00 acre tract, same being at a common corner of that certain called 7.025 acre tract conveyed to the Pedro T. & Josefa G. Islas Revocable Living Trust by deed recorded in Volume 4661, Page 549, Official Public Records of Hays County, Texas, and being in the northeast line of El Camino Way, a variable width public right-of-way;

THENCE North 48°20'44" East, along the northwest line of said Martin called 8.00 acre tract and the meanders of a wire fence, at a distance of 326.14 feet passing a 1/2" iron rod found at the east corner of said Islas Revocable Living Trust tract and the common corner of that certain called 8.971 acre tract of land conveyed to Bost Perkins Stokes Limited Partnership by deed recorded in Volume 3181, Page 459, Official Public Records of Hays County Texas, and continuing on for a total distance of 530.46 feet to a 1/2" iron rod with "Byrn" cap found at the south corner of Rattler Road, a 90 foot wide public right-of-way as shown by map of the San Marcos High School Subdivision, recorded in Volume 16, Page 62 of the Plat Records of Hays County, Texas;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract, and the southwest line of said Rattler Road, 90 foot wide public right-of-way, North 48°21'43" East, at a distance of 2.78 feet passing a 1/2" iron rod with cap marked "ASH5687" set at the west corner of that called 0.607 acre tract of land conveyed to the City of San Marcos by Fay H. Martin, III and Irma dean S. Martin by deed recorded in Volume 4585, Page 305, Official Public Records of Hays County, Texas, a corner of said Rattler Road, 80 foot public right-of-way, crossing said Rattler Road and continuing on for a total distance of 84.14 feet to a 1/2" iron rod with cap marked "ASH5687" set at the north corner of said City of San Marcos called 0.607 acre tract, a corner of said Rattler Road, 80 foot public right-of-way, for the POINT OF BEGINNING and the west corner of the herein described tract of land;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract, and continuing along the northeast line of said Rattler Road, North 48°21'43" East, a distance of 7.27 feet to a 1/2" iron rod with "Byrn" cap found at the east corner of said Rattler Road, 90 foot wide public right-of-way, and a common south corner of Lot 1 of said San Marcos High School Subdivision, recorded in Volume 16, Page 62, Hays County Plat Records, for a corner of the herein described tract of land;

THENCE continuing along the northwest line of said Martin called 8.00 acre tract and a common southeast line of said Lot 1 - San Marcos High School Subdivision and the meanders of a wire fence, North 48°19'48" East, a distance of 448.23 feet to a 3/8" iron rod found at an interior corner of said Lot 1 and the common north corner of said Martin called 8.00 acre tract, for the north corner of the herein described tract of land;

THENCE South 41°32'07" East (S 40°58' E Record), along a southwest line of said Lot 1 and the meanders of a wire fence, a distance of 324.54 feet (325.4' Record) to a 1/2" Iron rod found at the east corner of said Martin called 8.00 acre tract, for the east corner of the herein described tract of land, same being at the common north corner of that certain called 1.0 acre tract of land conveyed to William Johnson by deed recorded in Volume 2957, Page 873, Official Records of Hays County, Texas;

THENCE South 48°11'05" West, along the southeast line of said Martin called 8.00 acre tract and the meanders of a wire fence, a distance of 238.29 feet to a 1/2" Iron rod found at the west corner of said Johnson called 1.0 acre tract, same being at a common north corner of that certain called 1.00 acre tract of land (Tract I) and the north corner of a 30 foot access easement conveyed to William Johnson by deed recorded in Volume 4485, Page 495, Official Public Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 48°17'25" West, continuing along the southeast line of said Martin called 8.00 acre tract, the northwest line of said 30 foot access easement conveyed to William Johnson, and the meanders of a wire fence, a distance of 202.70 feet to a 1/2" Iron rod found at the west corner of said William Johnson 1.00 acre (Tract I) and the common north corner of that certain called 1.00 acre tract of land (Tract II) conveyed to William Johnson by deed recorded in Volume 4485, Page 495, Official Public Records of Hays County, Texas, for a corner of the herein described tract of land;

THENCE South 48°19'07" West, continuing along the southeast line of said Martin called 8.00 acre tract, the northwest line of said 30 foot access easement conveyed to William Johnson, and the meanders of a wire fence, a distance of 71.87 feet to a 1/2" Iron rod with cap marked "ASF5687" set at the east corner of the aforesaid called 0.607 acre tract of land conveyed to the City of San Marcos, same being in the arc of a curve in the northeast line of aforesaid Rattler Road, 80 foot public right-of-way, for the south corner of the herein described tract of land;

THENCE through and covering said Martin called 8.00 acre tract, along the northeast line of said Rattler Road, the following courses and distances numbered (1) and (2):

1) Northwesterly a distance of 93.89 feet along the arc of said curve to the right, having a radius of 2000.00 feet, a delta angle of 02°41'23" and a chord which bears North 32°29'28" West, a distance of 93.88 feet to a 1/2" Iron rod with cap marked "ASF5687" set for corner;

2) North 31°09'45" West, a distance of 236.59 feet to the POINT OF BEGINNING and CONTAINING 3.620 ACRES OF LAND.



Exhibit B

Site Plan



ARCHITECTURE - DEVELOPMENT

P.O. BOX 1558
Ramona, CA 92065
(760) 522-1202

keearch@gmail.com

PLANS ARE PREPARED UNDER
MY DIRECT SUPERVISION



These Drawings, Designs, Specifications and other documentation prepared by the Architect for this Project are the exclusive property of KIEA Architecture Development. Their use or publication shall be restricted for use on this Project and the Architect shall retain all common law, statutory and other reserved rights, including copyright. The Architect's Drawings, Specifications and other documents shall not be used in whole or part by the Owner or others, on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect.

OWNER:

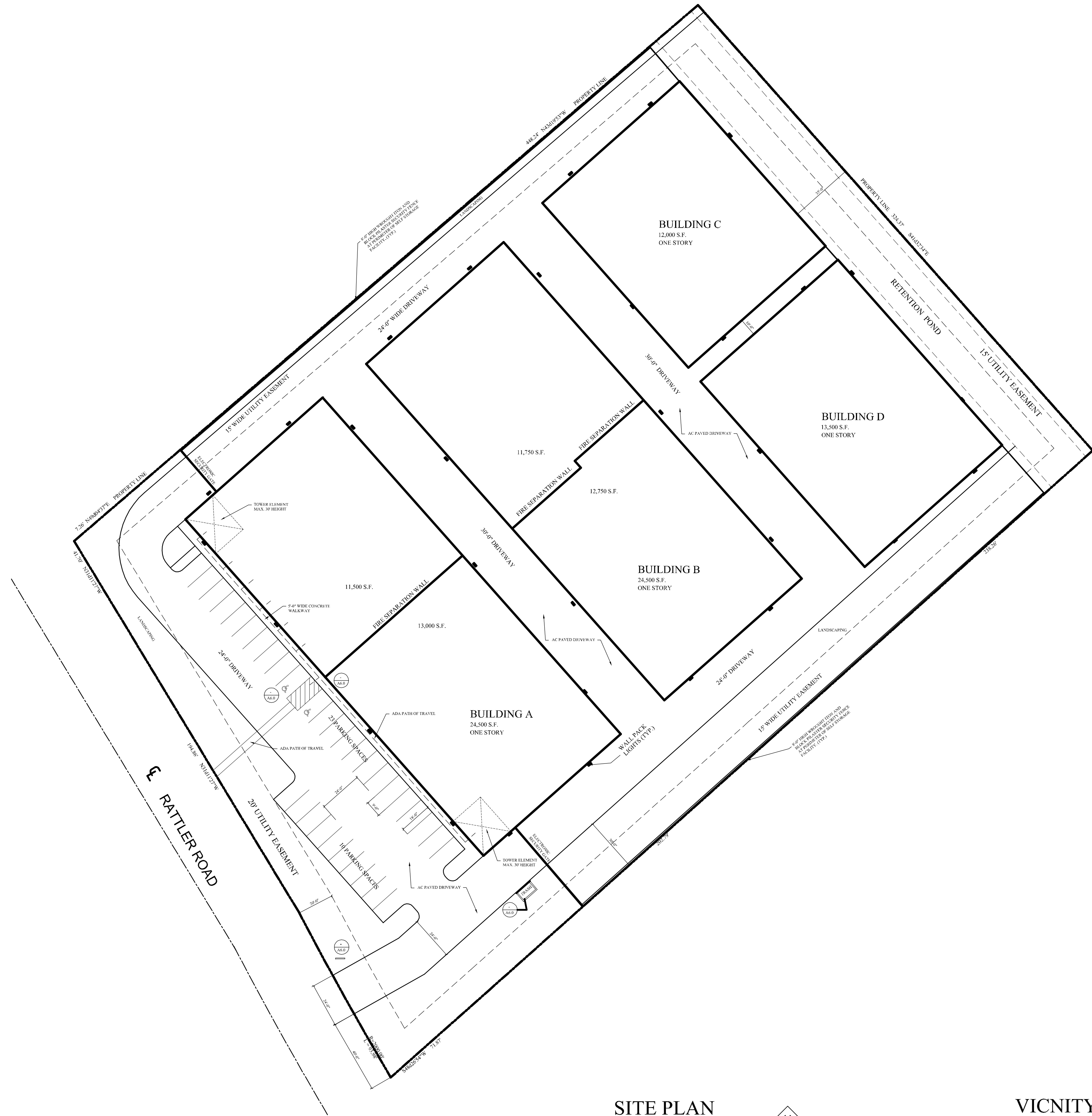
PROJECT:
**RATTLER ROAD
BUSINESS PARK & STORAGE**
2835 RATTLER ROAD
SAN MARCOS, TX. 78666

DATE:
05-22-2020

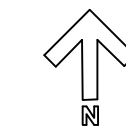
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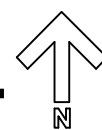
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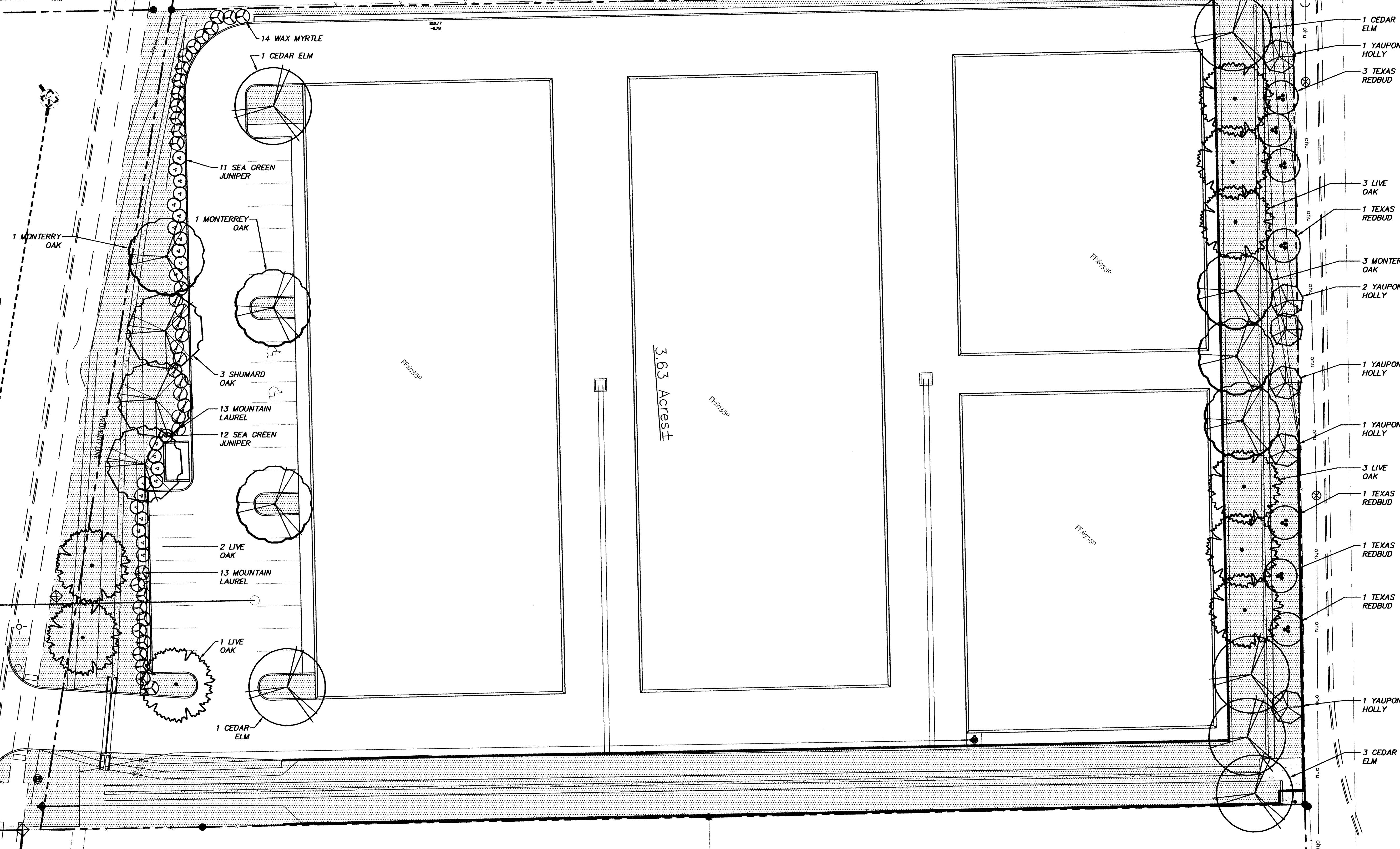
SITE PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
NTS



RATTLER ROAD



EROSION CONTROL MATTING NOTES

- Contractor shall install erosion control matting on all seeded slopes greater than 4:1 and storm water drainage swales. Erosion control matting to be installed within 24 hours of seed hydro-mulching operations.
- Erosion control matting to be S150 manufactured by North American Green or approved equal. Install erosion control matting per manufacturer's specifications.
- Installation of erosion control matting shall include the repair of ruts, re-seeding, removal of rocks, clods, or other debris that prevents contact with the soil.

PLANT LIST

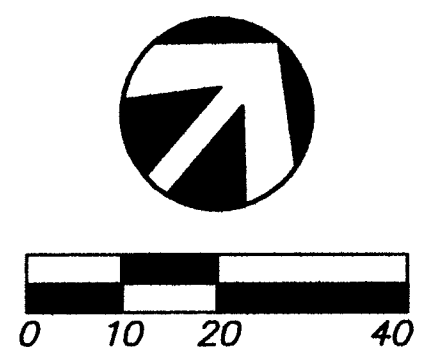
QUANTITY	DESCRIPTION
24,967 sq. ft.	COMMON BERMUDAGRASS - <i>Cynodon dactylon</i> Hydromulch (Refer to Turf Application Notes)
24,967 sq. ft.	ANNUAL RYE - <i>Lolium</i> spp. (Refer to Turf Application Notes)
23	SEA GREEN JUNIPER - <i>Juniperus chinensis</i> 'Sea Green' 5 gal., 5' o.c., 18" ht., 18" sprd., dark green, full
25	WAX MYRTLE - <i>Myrica cerifera</i> 5 gal., 5' o.c., 18" ht., 12" sprd., dark green, full
13	MOUNTAIN LAUREL - <i>Sophora secundiflora</i> 5 gal., 5' o.c., 18" ht., 12" sprd., dark green, full
7	TEXAS REDBUD - <i>Cercis canadensis</i> var. <i>texensis</i> 2" cal., 30 gal., 6' ht., 3' sprd., dark green, full, multi-trunk w/minimum 3/4" cane diameter

QUANTITY	DESCRIPTION
6	YAUAPON HOLLY - <i>Ilex vomitoria</i> 'Pride of Houston' 2" cal., 30 gal., 6' ht., 3' sprd., dark green, full
6	MONTERREY OAK - <i>Quercus polymorpha</i> 3" cal., 65 gal., container, 12'-13' ht., 7' sprd., dark green, full, single straight trunk
3	SHUMARD OAK - <i>Quercus shumardii</i> 3" cal., 65 gal., container, 11'-12' ht., 4' sprd., dark green, full, single straight trunk
6	LIVE OAK - <i>Quercus virginiana</i> 3" cal., 45 gal., container, 10'-11' ht., 5' sprd., dark green, full, single straight trunk
6	CEDAR ELM - <i>Ulmus crassifolia</i> 3" cal., B & B, 12'-13' ht., 4' sprd., dark green, full, single straight trunk

LANDSCAPE CALCULATIONS

LANDSCAPE AREA		
Site area = 154,990.6 s.f.	Required	Provided
Landscape area	15,499 s.f.	24,698 s.f.
TREE & SHRUB PLANTING		
Trees (15,499/1,000)	Required	Provided
Shrubs (16,934/1,000 x 3)	16	16
	47	61
BUFFER		
Buffer Length = 324.37'	Required	Provided
Shade Trees (324/100 x 4)	13	13
Understory Trees (324/100 x 4)	13	13

TURF LEGEND

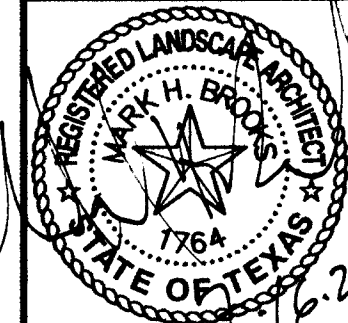


RATTLER ROAD BUSINESS PARK AND STORAGE
RATTLER ROAD
SAN MARCOS, TEXAS

LANDSCAPE
PLAN

SHEET
1-1
OF 2

MHB Landscape Architect



544 military drive - canyon lake, texas 78133
ph. (512) 448-0137
mhblia@gvtc.com

Exhibit C

Renderings



**Rattler Road
Business Park
& Storage**







**Rattler Road
Business Park
& Storage**

**Industrial
Storage**





Rattler Road
Business Park
& Storage

Rattler Road
Business Park
& Storage

