

THE STATE OF TEXAS §
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 §
COUNTY OF FORT BEND §

DEVELOPMENT AGREEMENT
(Macha Road Hydroponic Farm and Greenhouses)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into by and between Fort Bend County, Texas (hereinafter referred to as "the County"), a body politic acting herein by and through its Commissioners' Court, and Douglas John Winterbottom and Ying Ng (hereinafter referred to as "Owners"), property owners authorized to conduct business in the State of Texas. The County and the Owners may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Owners propose to develop 15.0 acres of land situated in the Shelby Frazier McCormick Survey, Abstract No. 85, in Fort Bend County, Texas (the "Owners' Property"); and

WHEREAS, Macha Road is a public road maintained by the County with a portion located adjacent to the Owners' Property; and

WHEREAS, the County and Owners agree that the Owners' Property will substantially benefit from the improvements to Macha Road; and

WHEREAS, the County has investigated and determined that it would be advantageous and beneficial to County and its citizens to delay construction of Macha Road, as provided herein; and

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, County and Owners agree as follows:

1. Owners' Responsibilities:

(a) The Owners agree to dedicate a 0.6069 of an acre portion of the Owners' Property to the Public for right-of-way purposes for the future widening of Macha Road, as depicted on Exhibit A attached hereto and incorporated herein for all purposes, by separate instrument dedication, submitted to County for approval of the Commissioners Court of Fort Bend County.

(b) The Owners currently propose to develop and use the Owners' Property as a hydroponic farm with greenhouses and light manufacturing facility in multiple phases. Should Owners, their successors or assigns use the Owners' Property for any other primary use, other than a hydroponic farm with greenhouses and light manufacturing facility or if the light manufacturing facility is proposed to exceed 10% coverage of the 15.00 acre property (60,000sf), Owners, their successors or assigns shall notify the County of such change in use. Upon a determination of the potential traffic generated by the proposed change in use on the adjacent roadway, at the sole discretion of the County, the Owners may be required to contribute to the reconstruction of Macha Road based on the following:

(I) Macha Road not reconstructed at time of change in use

1. The Owners, their successors or assigns shall contribute the estimated pro-rated cost for a half-boulevard for the 1,335.95 linear feet of frontage the property has on Macha Road; or
2. The Owners, their successors or assigns shall construct a half-boulevard section with storm sewer. Construction may be done in phases in conjunction with the business expansion phases.

(II) Macha Road already reconstructed at time of change in use – The Owners, their successors or assigns shall contribute the pro-rated cost for a half-boulevard for the 1,335.95 linear feet of frontage the property has on Macha Road based on actual construction cost.

2. Disclaimer/Waiver of Damages/Liability

(a) Owners acknowledge and agree that County is not providing any guarantee, representation and/or warranty, and County hereby disclaims any guarantee, representation and/or warranty, of any work performed by County, or their agents, employees, representatives, contractors, subcontractors and/or designees, in connection with the construction of Macha Road, in whole or in part.

(b) Owners acknowledge and agree that County shall in no way be liable for any damages, if any, which may be sustained by the Owners and/or Owners' Property, resulting, in whole or in part, directly or indirectly, from County's failure to complete its responsibilities stated herein by any certain date and/or as set forth in this Agreement.

(c) Owners hereby release County, its officers, agents, representatives and employees, from and against, and waives any and all rights to, any and all claims and/or demands for damages (personal or property), injury (including death), it/they may have with regard to the construction and/or completion of Macha Road and/or any other act and/or omission relating, directly or indirectly, to Macha Road, in whole or in part, as provided in this Agreement, except to the extent any such claims arise due to, or damages are caused by, the negligence, breach of this Agreement or willful misconduct of County or its authorized officers, agents, representatives or employees

3. PARTIES' ACKNOWLEDGEMENT OF COUNTY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.

(a) OWNERS ACKNOWLEDGE AND AGREE THAT THE CONTRIBUTION MADE BY OWNERS TO COUNTY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:

- (I) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;
- (II) VIOLATION OF THE TEXAS TRANSPORTATION CODE, AS IT EXISTS OR MAY BE AMENDED;

(III) NUISANCE; AND/OR

(IV) CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION.

(b) OWNERS RELEASE COUNTY FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(c) OWNERS WAIVE ANY CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(d) THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

4. Limitations of Agreement. The parties hereto acknowledge this Agreement is limited to the development of Owners' Property only. Further, this Agreement does not waive or limit any of the obligations of Owners to County under any other order whether now existing or in the future arising.

5. Default. In the event Owners fail to comply with any of the provisions of this Agreement within sixty (60) business days after Owners' receipt of written notice thereof from County, County shall have the following remedies in addition to County's other rights and remedies, at law or in equity:

- (a) to refuse to accept any portion of any public improvements on the Owners' Property and/or associated with the development of the Owners' Property; and/or
- (b) to refuse to finally accept the Owners' Property and/or any portion thereof; and/or
- (c) to seek specific enforcement of this Agreement.

In the event of County's default under this Agreement, Owners will be entitled to seek any remedy available to them at law or in equity.

6. Miscellaneous.

(a) Notice. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the parties shall be as follows:

If to County, to:

Fort Bend County Engineering
Attention: County Engineer
301 Jackson Street
Richmond, Texas 77469

With a copy to:

Fort Bend County
Attention: County Judge
401 Jackson Street
Richmond, Texas 77469

If to Owners, to:

Douglas John Winterbottom and Ying Ng
5303 Turning Leaf Lane
Sugar Land, TX 77479

(b) Assignment. This Agreement is not assignable by either Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld.

(c) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns, as allowed.

(d) Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

(e) Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Fort Bend County, Texas.

(f) Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

(g) Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

(h) Authority to Execute. The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

(i) Savings/Severability. In case 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 any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(j) Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.

(k) Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.

(l) Sovereign Immunity. The parties agree that County has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

(m) No Third Party Beneficiaries. 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.

(n) Attorneys' Fees. In any legal proceeding brought to enforce the terms of this Agreement, the prevailing party may recover its reasonable and necessary attorneys' fees from the non-prevailing party as permitted by Section 271.159 of the Texas Local Government Code, as it exists or may be amended.

(o) Incorporation of Recitals. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of County and the Owners and/or their authorized representatives.

(p) Owners' Warranties/Representations. All warranties, representations and covenants made by Owners in this Agreement or in any certificate or other instrument delivered by Owners to County under this Agreement shall be considered to have been relied upon by County and will survive the satisfaction of any fees and/or payments made under this Agreement, regardless of any investigation made by County or on County's behalf.

(q) Indemnification. The parties agree that the Indemnity provisions set forth in Paragraphs 3 and 4 herein are conspicuous, and the parties have read and understood the same.

(r) Waiver. Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such party's right thereafter to enforce and compel strict compliance.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the date executed by County.

FORT BEND COUNTY:

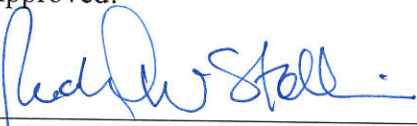
KP George, County Judge

Date

Attest:

Laura Richard, County Clerk

Approved:



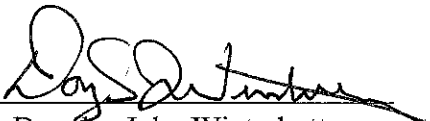
Richard W. Stolleis, P.E., County Engineer

Approved as to legal form:

Marcus D. Spencer, First Assistant County Attorney

OWNERS:

Douglas John Winterbottom

By: 
Douglas John Winterbottom

Ying Ng

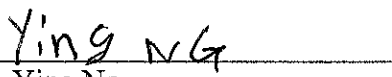
By: 
Ying Ng

EXHIBIT A

STATE OF TEXAS §
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Metes & Bounds Property Description

20 Foot Wide Strip

A tract of land containing 0.6069 Acres out of the remainder of Lot 1 of the Nellie Johnson 180 Acre Tract as recorded in Volume 4, Page 11 of the Plat Records of Fort Bend County, Texas, being a portion of the same tract recorded in the name of Kevin Dewayne Howard under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2009020412 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 4, Page 11 of the Plat Records of Fort Bend County, Texas)

BEGINNING at a point on the west line of Macha Street at the southeast end of a cut back corner at its intersection with the southerly right-of-way line of State Highway 36, being the southeast corner of a tract recorded in the name of the State of Texas in Volume 1831, Page 1079 of the O.P.R.F.B.C.T. and being the northeast corner of this tract;

THENCE, SOUTH, with said west line of Macha Street, a distance of 1,307.76 Feet to a 3/4 Inch iron pipe found at the southeast corner of this tract;

THENCE, WEST, with the north line of Lot 7 of the aforementioned Nellie Johnson 180 Acre Tract, being the north line of a tract recorded in the name of Lionel Kinsey Jr. et ux, under F.B.C.C.F. No. 9626130, a distance of 20.00 Feet to a point at the southwest corner of this tract;

THENCE, NORTH, across and through the aforementioned Lot 1, a distance of 1,335.95 Feet to a point on the aforementioned southerly right-of-way line of State Highway 36 at the northwest corner of this tract;

THENCE, SOUTH 35° 21' 11" EAST, with said southerly right-of-way line of State Highway 36, being the aforementioned cut back corner, a distance of 34.57 Feet to the POINT OF BEGINNING and containing 0.6069 Acre of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 18-00871
January 31, 2018

