

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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DEVELOPMENT AGREEMENT
(BLUE JAY LANDING)

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 J. C. Hernandez Construction, Inc. (hereinafter referred to as "Owner"), a company authorized to conduct business in the State of Texas.

WHEREAS, Jeske Road and Needville-Fairchilds Road are public roads maintained by the County (the "Subject Roadways") that adjoin land being developed by the Owner ("Blue Jay Landing"), as shown on Exhibit A attached hereto and incorporated herein for all purposes; and

WHEREAS, County proposes to make improvements to the Subject Roadways in the future ("Improvements") that will result in enhanced mobility for the general area and safer access to Blue Jay Landing; and

WHEREAS, County and Owner agree that Blue Jay Landing will benefit from the construction of the Improvements; and

WHEREAS, County has investigated and determined that it would be advantageous and beneficial to County to jointly participate in the construction of the Improvements under the terms agreed to herein; and

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

1. Prior to County's initial inspection of streets within the Blue Jay Landing, Owner shall pay to County \$50,000.00 as an initial contribution towards the Improvements to be performed by County at a future date, within County's sole discretion.

2. Prior to the expiration of twelve months from the date of County's initial inspection of streets within Blue Jay Landing, Owner shall pay to County an additional \$50,000.00 as a final contribution towards the Improvements to be performed by County.

3. Contributions made by Owner will be available to County for the construction costs associated with the Improvements, and County shall, in its sole discretion, be entitled to use, at any time, all or a portion of such contributions to construct the Improvements.

4. Disclaimer/Waiver of Damages/Liability.

(a) Owner acknowledges and agrees 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 the Improvements, in whole or in part.

(b) Owner acknowledges and agrees that County shall in no way be liable for any damages, if any, which may be sustained by the Owner and/or Blue Jay Landing, resulting, in whole or in part, directly or indirectly, from County's failure to complete the construction of the Improvements.

(c) Owner hereby releases 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 the Improvements and/or any other act and/or omission relating, directly or indirectly, to the Improvements, 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.

(d) Owner acknowledges the County does not have a proposed schedule for the Improvements.

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

(a) OWNER ACKNOWLEDGES AND AGREES THAT THE CONTRIBUTION MADE BY OWNER 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) OWNER RELEASES 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) OWNER WAIVES 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.

6. Limitations of Agreement. The parties hereto acknowledge this Agreement is limited to the development of Blue Jay Landing only. Further, this Agreement does not waive or limit any of the obligations of Owner to County under any other order whether now existing or in the future arising.

7. Default. In the event Owner fails to comply with any of the provisions of this Agreement within sixty (60) business days after Owner's 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 file this instrument in the Real Property Records of Fort Bend County as a lien and/or encumbrance against Owner and/or Blue Jay Landing; and/or
- (b) to refuse to accept any portion of any public improvements on the Blue Jay Landing and/or associated with the development of Blue Jay Landing; and/or
- (c) to refuse to finally accept Blue Jay Landing and/or any portion thereof; and/or
- (d) to seek specific enforcement of this Agreement.

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

8. 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 Owner, to:

J. C. Hernandez Construction, Inc.
Attention: Juan Carlos Hernandez
1118 FM 2977
Richmond, Texas 77469

(b) Assignment. This Agreement is not assignable by Owner without the prior written consent of County, 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.

(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 Owner and/or its authorized representatives.

(p) Owner's Warranties/Representations. All warranties, representations and covenants made by Owner in this Agreement or in any certificate or other instrument delivered by Owner 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 4 and 5 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:

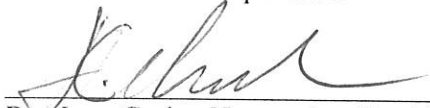
Laura Richard, County Clerk

Approved:

J. Stacy Slawinski, P.E., County Engineer

OWNER:

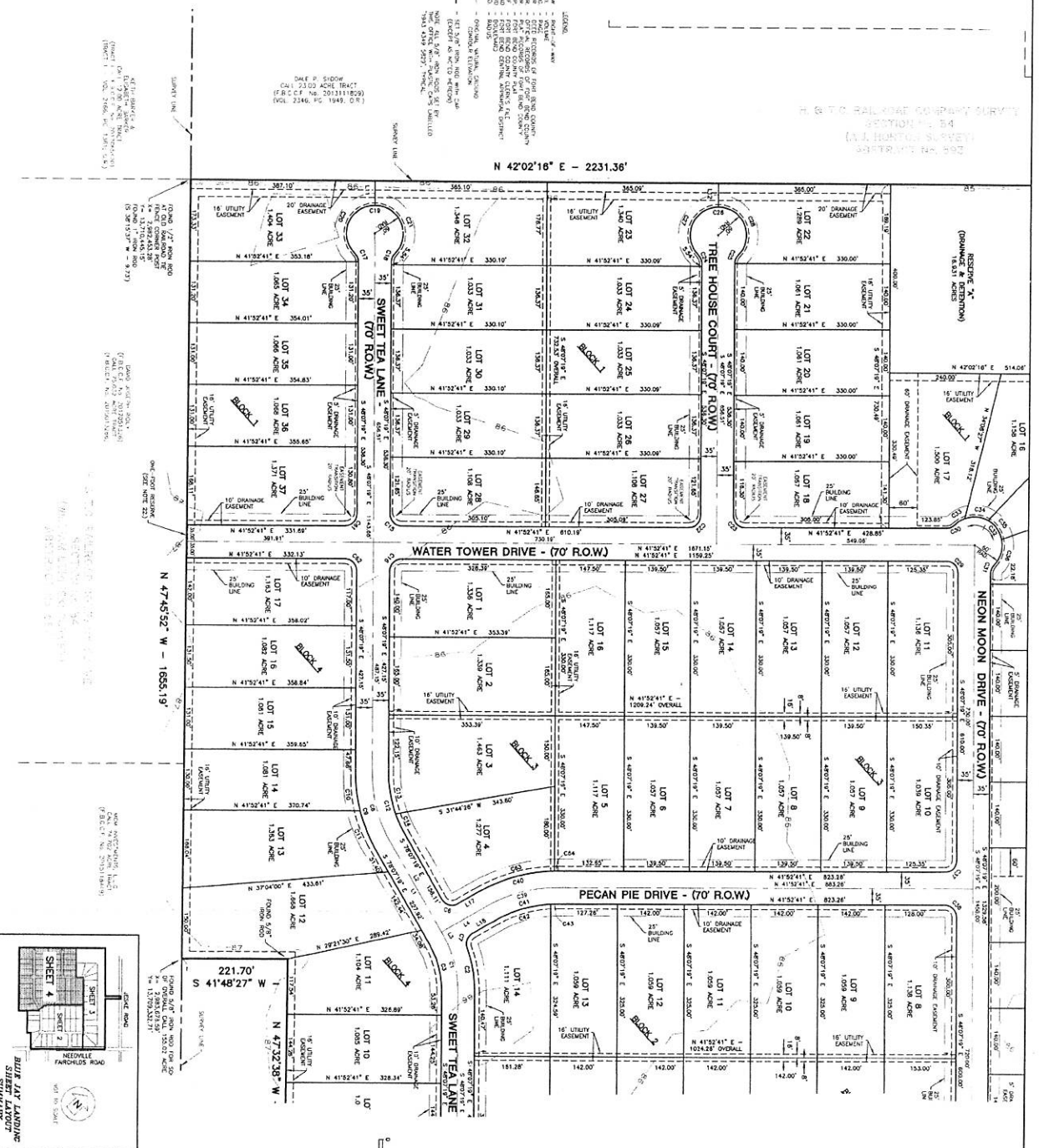
J. C. Hernandez Construction, Inc.,
a Texas limited corporation



By: Juan Carlos Hernandez, President

Date: 2-8-22

EXHIBIT A



BLUE JAY LANDING

A SUBDIVISION OF 190.30 ACRES OF LAND (PORT BEND COUNTY CLERK'S FILE NO. 2020-08663) BEING THE REMAINDER OF AN OVERALL CALL 65.02 ACRES TRACT (PORT BEND COUNTY CLERK'S FILE NO. 2009-08663) IN THE H. AND T.C. RUTLEDGE COMPANY TRACT NO. 179, PORT BEND COUNTY, TEXAS.

64 LOTS 4 RESERVES 4 BLOCKS

ENGINEER: J.C. HERNANDEZ CONSTRUCTION, INC. 14000 W. 14TH STREET, SUITE 100, FORT WORTH, TEXAS 76140

CONVEYING ENGINEER: KATZ, INC. 14000 W. 14TH STREET, SUITE 100, FORT WORTH, TEXAS 76140

RECORDING AGENT: TARRANT COUNTY CLERK'S OFFICE 1000 TEXAS STREET, FORT WORTH, TEXAS 76102

August 12, 2021

SHEET 4 OF 4

COUNT	PLANS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	330.00	300.00	30.00	90.00	N 89.00° E	51.96
C2	200.00	200.00	0.00	0.00	N 0.00° E	0.00
C3	190.00	300.00	92.40	32.20	N 89.00° E	103.44
C4	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C5	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C6	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C7	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C8	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C9	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C10	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C11	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C12	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C13	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C14	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C15	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C16	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C17	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C18	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C19	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C20	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C21	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C22	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C23	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C24	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C25	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C26	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C27	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C28	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C29	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C30	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C31	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C32	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C33	20.00	300.00	30.27	25.00	N 89.00° E	35.15
C34	20.00	300.00	30.27	25.00	N 89.00° E	35.15