

CITY OF BASTROP, TEXAS
Public Improvement Plan Agreement

West Bastrop Village – Phase 1, Section 3 & 4 Improvements

The State of Texas

County of Bastrop

WHEREAS, **West Bastrop Village, Ltd.**, hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following proposed West Bastrop Village – Phase 1, Section 3 & 4 Tract Improvements lots and blocks in Adelton, a Municipal Utility District development in the **Bastrop ETJ**, Texas: being **13 blocks and 141 lots**; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Myra J. Goepf, Manager, its duly authorized officer, and the City, acting herein by and through Sylvia Carrillo, its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities [**West Bastrop Village Municipal Utility District of Bastrop County**], streets [**West Bastrop Village Municipal Utility District of Bastrop County**], public drainage [**West Bastrop Village Municipal Utility District of Bastrop County**], street lights and street signs [**West Bastrop Village Municipal Utility District of Bastrop County**], and park/trail improvements [**West Bastrop Village Municipal Utility District of Bastrop County**]; summary of applicable infrastructure (development) amounts; assurance payments

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to the City; payment of inspection fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for **West Bastrop Village – Ph 1, Section 3 & 4 Improvements** approved by the City on **February 06, 2024**

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1.00 Assurance of Infrastructure Construction

1.10 Employment of Contractors

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.40 on page 7 of this agreement.

1.11 Public Infrastructure Construction and Acceptance Process

- a) The Developer and the City agree that a pre-construction meeting will not be held and notice to proceed issued until the payment of the Public Improvement Inspection fees are paid to the City/County and a copy of the approved plan set provided to the City Construction Manager. The Public Improvement Inspection fees will be per the Master Fee Schedule adopted with Ordinance Number 2024-21 herein referenced below:

Public Improvement Inspections - First 100 acres	\$1,500 per acre
Public Improvement Inspections – Next 150 acres	\$750 per acre
Public Improvement Inspections – All additional acres over 250 acres	\$325 per acre
Erosion and Sedimentation Controls	\$1.00 per linear foot
Public Infrastructure	\$4.00 per linear foot per infrastructure item (i.e. streets, drainage, water, wastewater, etc.)

- 1. All fees will need to be validated by a sealed Engineers Estimate of Probable Quantities.

- b) Upon completion of the Infrastructure, the Developer must furnish the City with

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the following prior to acceptance and release of fiscal guarantee (if provided):

1. As-Built/Record Drawings of Public Improvement Plans in pdf format and in CAD/GIS format;
2. The Developer agrees to require the contractor(s) to furnish the City with a copy of a two (2) year maintenance bond in the name of the West Bastrop Village Municipal Utility District of Bastrop County, subject to City approval, for twenty five percent (25%) of the contract price of the public streets, sidewalk, and drainage improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements;
3. Letter of Concurrence from the Design Engineer;
4. Letter of Acceptance from the MUD Engineer;
5. Close out documents required by the Engineering Department

(Attachment 2).

c) Once these items are provided, the City will provide a Letter of Concurrence from the City Engineer.

d) In order to record the Final Plat, the Developer must complete one of the following:

1. Have received a Letter of Acceptance from the MUD and a Letter of Concurrence from the City Engineer; or
2. Provide fiscal guarantee for 125% of the outstanding Infrastructure (Development) Improvement Costs, with Engineer's Opinion of Probable Costs. This guarantee will not be released until concurrence

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of the Infrastructure by the City Engineer.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

N/A – Section 1.13 predates and is not applicable to the West Bastrop Village Planned Development Agreement Regulations, Controlling Land Use Plan, and Master Plan from August 22, 2006 (PDA).

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer unless otherwise noted, or unless otherwise funded with a public improvement district revenue, tax increment reinvestments zone revenue, or a Chapter 380 grant, pursuant to a separate agreement. The following improvement costs have been developed using the Developer's plans and specifications as approved by City of Bastrop dated February 06, 2024

2.10 Water Improvements

The distribution of costs between the City and the Developer for all domestic and fire water facilities are as follows:

	Full Project Cost	Developer Amount	City Participation
Water Facilities	\$25,608.00	\$25,608.00	\$0.00
Total Construction Cost	\$25,608.00	\$25,608.00	\$0.00

2.10 Sanitary Sewer Improvements

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The distribution of costs between the City and the Developer for all sanitary sewer are as follows:

	Full Project Cost	Developer Amount	City Participation
Sanitary Sewer Facilities	\$16,812.00	\$16,812.00	\$0.00
Total Construction Cost	\$16,812.00	\$16,812.00	\$0.00

2.20 Drainage Improvements

The distribution of costs between the City and the Developer for drainage improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Storm Drainage Facilities	\$21,124.00	\$21,124.00	\$0.00

2.30 Street Improvements

The distribution of costs between the City and the Developer for all street improvements are as follows:

	Full Project Cost	Developer Amount	City Participation
Streets & Sidewalks	\$35,496.00	\$35,496.00	\$0.00
Erosion Control Items	\$0.00	\$0.00	\$0.00
Total Construction Cost	\$35,496.00	\$35,496.00	\$0.00

2.40 Summary of Infrastructure (Development) Costs Amounts

	Final Assurance Amount
Water Facilities	\$25,608.00

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Sewer Facilities	\$16,812.00
Storm Drainage Facilities	\$21,124.00
Streets, Sidewalks & Erosion Control Improvements	\$35,496.00
<hr/>	
Total Infrastructure Development Cost Amounts	\$99,040.00

INSPECTION FEES TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING:

Public Infrastructure Quantities

	Rate	Construction Quantities	Inspection Fee
First 100 acres	\$1,500/ac	14.95	\$22,425.00
Next 150 acres	\$750/ac	0.00	\$0.00
All additional acres over 250 acres	\$325/ac	0.00	\$0.00
Erosion & Sedimentation Controls	\$1.00/ linear ft.	0.00	\$0.00
Public Infrastructure (i.e. streets, drainage, water, wastewater, etc.)	\$4.00/ linear ft.	24,760	\$99,040.00
Payment to the City			\$121,465.00

The Public Improvement Inspection fee amount is **\$121,465.00**

RECOMMENDED:

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City Engineer

03 05 2025

Date

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3.00 Miscellaneous Improvements

3.10 Drainage Operation and Maintenance Plan

The Developer will provide the City with a Drainage Operation and Maintenance Plan (plan) in accordance with the Stormwater Drainage Manual. The West Bastrop Village Municipal Utility District of Bastrop County shall be the responsible party for any drainage system, stormwater system, or other improvement which will not be dedicated to the City as part of this agreement. Proof of payment to the surety and that all other obligations of the Developer or contractor have been met in order for the bonds to be binding upon the surety.

3.10 Sidewalks

The Developer shall be responsible for installing sidewalks along rights-of-way on open space lots as shown on the City approved Public Improvement Plans. The Builder or Developer of a residential or commercial lot shall be responsible for installing sidewalks on each residential or commercial lot at the time of residential construction or commercial construction. All sidewalks shall conform to the City of Bastrop Standard Construction Details.

3.20 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls, landscaping, and irrigation in accordance with the approved Public Improvement Plans approved on February 06, 2024.

3.30 Street Lights [(Bluebonnet Electric Cooperation

The Developer is responsible for the initial installation of all street lights.

The West Bastrop Village MUD will be responsible or obligated to maintain and/or

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replace any standard or non-standard street light poles.

3.40 Street Name and Regulatory Signs [(City of Bastrop OR Bastrop County)]

Street name and regulatory signs shall be installed by the Developer at the Developer's expense at locations specified by the City approved plans dated February 06, 2024. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and [City of Bastrop requirements, including but not limited to, exact placement, sign height and block numbers. The City and County shall not be responsible or obligated to maintain and/or replace any non-standard sign poles, street name signs, or regulatory signs. Installation shall be completed prior to the acceptance of the subdivision.

RECOMMENDED:

<u>John Eddleton</u> <small>John Eddleton (Mar 5, 2025 16:25 CST)</small>	05/03/25
Public Works Director	Date

3.50 Land Dedication

N/A – Section 3.50 is not applicable to the West Bastrop Village Planned Development Agreement Regulations, Controlling Land Use Plan, and Master Plan from August 22, 2006 (PDA).

3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees are assessed as set forth by the Wholesale Water Agreement dated November 26, 2019, and the Wholesale Wastewater Agreement dated November 26, 2019.

Impact Fees to be paid are as follows:

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	Number Lots	Fee per Lot	Final Assessment Amount
Water Impact Fee		-	-
Wastewater Impact Fee		-	-
Total Impact Fees			-

4.00 Miscellaneous Provisions

4.10 Bonds

The Developer will provide the City with proof of payment to the surety and that all other obligations of the Developer or contractor have been met in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Release and Hold Harmless Provisions

The Developer shall waive all claims, fully release, and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or

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causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person arising out of or in connection with the Agreement, or on or about the property. Also, Developer agrees to release and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. The City shall be responsible only for the City's breach of this Agreement or separate agreement pertaining to the Property governed by this Agreement. Nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law.

4.31 Release and Hold Harmless Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be approval of the accuracy and competency of any suppliers designs and specifications. Such approval shall not be deemed to be an assumption of any responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's

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approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall release and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith. Notwithstanding anything to the contrary in this section, the Developer shall not release or hold harmless the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Neither the City, nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any

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defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in the City of Bastrop, Bastrop County, Texas.

4.40 Dedication of Infrastructure Improvements

Upon final acceptance of **West Bastrop Village – Phase 1, Section 3 & 4** the public streets, sidewalks, water and wastewater systems shall become the property of the West Bastrop Village Municipal Utility District of Bastrop County.

4.60 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.70 Conflicts (remove if not applicable)

In the event of a conflict between this agreement and that certain Consent/Planned Development Agreement and the Wholesale Water and Wholesale Wastewater Agreements between the **City of Bastrop and West Bastrop Village, LTD** effective **Date August 11, 2006** (the "Consent/Planned Development Agreement"), the Consent/Planned Development Agreement shall control. Nothing in this agreement

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shall be construed as amending the Consent/Planned Development Agreement.

IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the ___ day of _____, 2025.

**West Bastrop Village Phase 1,
Section 3 & 4**

WEST BASTROP VILLAGE, LTD.
a Texas limited partnership

By: WBV GP, LLC
a Texas limited liability company, general partner

By: 
Myra J. Goepf, Manager

City of Bastrop, Texas

Sylvia Carrillo, ICMA-CM, CPM
City Manager

ATTEST:

City Secretary

Date

Distribution of Originals:

- Developer
- City Secretary
- Planning and Development Department

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WBV Phase 1 Section 3 & 4 PIPA

Final Audit Report

2025-03-05

Created:	2025-03-05
By:	Nicole Peterson (npeterson@cityofbastrop.org)
Status:	Signed
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"WBV Phase 1 Section 3 & 4 PIPA" History

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-  Document e-signed by John Eddleton (jeddleton@cityofbastrop.org)
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