

002338
 STATE OF TEXAS)
)
 COUNTY OF JOHNSON)

BK 4275 PG 0942

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code and between the City of Burleson, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Johnson County, Texas, which is more particularly and separately described as a parcel of land of approximately 10 acres in the H Lewis Survey, Abstract 517, identified by Johnson County Appraisal District as Tract 12C, also being all or a portion of a tract of land conveyed to Selma Wayne Goodnight in Vol. 01410, Page 00211, Deed Records of Johnson County, Texas and also shown in the attached Exhibit "A"; and

WHEREAS, the City has begun the process to institute annexation proceedings on all or portions of Owner's Property and has held public hearings on October 11, and October 25, 2007; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Johnson County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the

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Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code, except for existing single-family residential use of the property, without the prior written consent of the City.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Johnson County or the City until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any buildings on the Property that would require a building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City. The Owner also covenants and agrees that the City's A-Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for A-Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may construct an accessory structure to an existing single family dwelling in compliance with all applicable City ordinances and codes.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severally, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges that if any plat or related development document is filed in violation of this Agreement, or if the Owner commences development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner.

If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or

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timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or a Chapter 212 development agreement.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waive any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned A – Agricultural District pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Burleson
Attn: City Manager
141 W. Renfro Street
Burleson, Texas 76028

Section 8. This Agreement shall run with the Property, shall be recorded in the real property records of Johnson County, Texas, and shall be binding on the Owner and the Owner's successors in title

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

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Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. Venue for this Agreement shall be in Johnson County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 3, 4, and 5 herein.

Property Owner(s):

Selma W Goodnight
Owner

11-30-2007
Date

Selma W Goodnight
Owner Printed Name

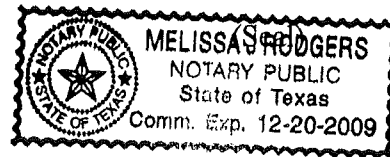
THE STATE OF TEXAS)

COUNTY OF Johnson)

Before me, a Notary Public on this day personally appeared Selma W Goodnight known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me.

Given under my hand and seal this 30th day of November, 2007.

Melissa J. Rodgers
Notary Public Signature



Mamie Frances Goodnight
Owner

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11-30-2007
Date

Mamie Frances Goodnight
Owner Printed Name

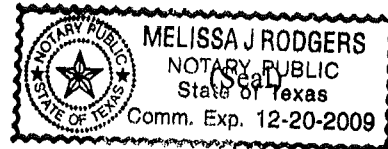
THE STATE OF TEXAS)

COUNTY OF Johnson)

Before me, a Notary Public on this day personally appeared Mamie Frances Goodnight known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me.

Given under my hand and seal this 30th day of November, 2007.

Melissa J. Rodgers
Notary Public Signature



~~Owner~~

~~Date~~

~~Owner Printed Name~~

~~THE STATE OF TEXAS)~~

~~COUNTY OF _____)~~

~~Before me, a Notary Public on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me.~~

~~Given under my hand and seal this _____ day of _____, 2007.~~

~~Notary Public Signature~~

~~(Seal)~~

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City of Burleson

[Signature]
Signature

12/14/07
Date

Curtis E. Hawk
Printed Name

City Manager
Title

THE STATE OF TEXAS)

COUNTY OF Johnson)

Before me, a Notary Public on this day personally appeared Curtis E. Hawk, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me.

Given under my hand and seal this 14th day of Dec., 2007.

[Signature]
Notary Public Signature



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Exhibit "A"

A parcel of land of approximately 10 acres in the H Lewis Survey, Abstract 517, identified by Johnson County Appraisal District as Tract 12C, also being all or a portion of a tract of land conveyed to Selma Wayne Goodnight in Vol. 01410, Page 00211, Deed Records of Johnson County, Texas



Not to scale

Legend

-  Parcel Lines
-  City of Burleson City Limit
-  Subject Parcel

January 10, 2008
4E - 1

RESOLUTION NO. R-1109-08

A RESOLUTION AUTHORIZING THE EXECUTION OF
CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENTS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

I.

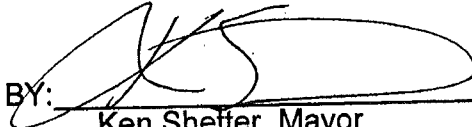
The City Manager or designee is hereby authorized to execute Chapter 43 Texas Local Government Code Development Agreements, a substantial copy of which is attached as Attachment 1.

II.

Directing that all development agreements are filed under deed records with the County Clerk's Office, Johnson County, Texas.

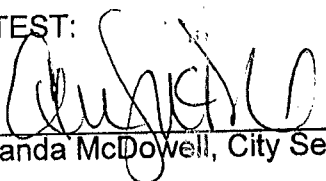
PRESENTED AND PASSED on this the 10th day of January, 2008, by a vote of

6 ayes and 0 nays at a regular meeting of the City Council of the City of Burleson, Texas.

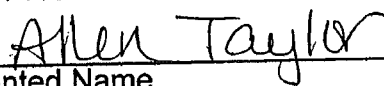
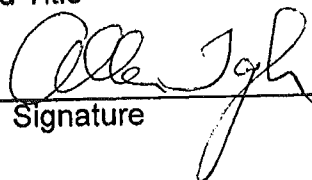
BY: 

Ken Shetter, Mayor

ATTEST:


Amanda McDowell, City Secretary

APPROVED AS TO FORM:


Printed NameAttorney
Printed TitleBY: 

Signature

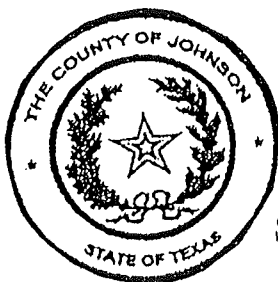
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WARNING --- THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 3:26 AM ☐ PM ☒

JAN 18 2008

County Clerk Johnson County
By md Deputy



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown heron.


CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS