

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CASTROVILLE, TEXAS AUTHORIZING THE CITY TO
ENTER INTO AN AMENDMENT TO A DEVELOPMENT
AGREEMENT WITH THE DEVELOPERS OF THE CITY OF
CASTROVILLE PUBLIC IMPROVEMENT DISTRICT (THE
HEIGHTS OF CASTROVILLE) AND RESOLVING OTHER
MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City Council (the *Council*) of the City of Castroville, Texas (the *City*) recognizes the importance of its continued role in local economic development, the protection of the health, safety, and welfare of its inhabitants, and orderly development of property within the City; and

WHEREAS, the Council has heretofore created the City of Castroville Public Improvement District (The Heights of Castroville) (the *District*) pursuant to the applicable provisions of Subchapter A of Chapter 372, as amended, Texas Local Government Code (the *PID Act*); and

WHEREAS, as a condition to the City's creation of the District, it required the developers of the Property (the *Developer*) to commit to various standards of development concerning the Property to ensure delivery of a high-quality, master-planned residential community, which was memorialized in a "Development Agreement" between the City and the Developer (the *Development Agreement*); and

WHEREAS, the Developer has requested that the City amend certain terms of the Development Agreement concerning the increase of the aggregate principal amount of all PID Bonds allowed to be issued for the development of the District; and

WHEREAS, the City and the Developer have agreed to the terms of a Development Agreement amendment, a copy of which is attached hereto as Exhibit A (the *Amendment*); and

WHEREAS, the City confirms its prior determination that the property's development pursuant to the Agreement, as amended by the Amendment, will benefit the City by, among other things, expanding the City's property and sales tax, providing additional for City residents, and further establishing standards for development within the City, thereby serving a public purpose; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

SECTION 1. Under and pursuant to applicable Texas law, the Council hereby approves the Amendment in the form attached hereto as Exhibit A. The Council authorizes the Mayor or the City Administrator to execute and enter into the Amendment on behalf of and as the act and deed of the Council for all purposes.

SECTION 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 3. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

* * * *

PASSED AND ADOPTED on the 12th day of August, 2025.

CITY OF CASTROVILLE, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

EXHIBIT A

AMENDMENT TO DEVELOPMENT AGREEMENT