

## **A RESOLUTION**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS AMENDING A DEVELOPMENT AGREEMENT RELATED TO THE RESERVE AT FAIR OAKS RANCH AND AUTHORIZING THE EXECUTION OF ALL RELATED DOCUMENTS BY THE CITY MANAGER**

**WHEREAS**, in 2013 the City entered into a development agreement with a prior owner of The Reserve at Fair Oaks Ranch property described in Exhibit A, and

**WHEREAS**, the current owners, Bitterblue Inc., approached the City in late 2024 and began negotiating with the City an amendment to the 2013 development agreement, and

**WHEREAS**, the City and Bitterblue, Inc. have reached a tentative amended development agreement, and

**WHEREAS**, the owner, as part of the amended development agreement, has submitted a petition for annexation into the City and a petition to create a Public Improvement District, and

**WHEREAS**, the City Council has determined that the terms of the amended development agreement are in the best interest of the City and its long-term efforts to responsibly manage growth.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1.** That the City Council amends the development agreement with Bitterblue, Inc. as presented in **Exhibit A** and authorizes the execution of all related documents by the City Manager.
- Section 2.** That the recitals contained in the preamble hereto 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 City Council.
- Section 3.** 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 the City Council hereby declares that this resolution would have been enacted without such invalid provision.
- Section 4.** That 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 5.** All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this resolution are hereby repealed to the extent of such conflict, and the provision of this resolution shall be and remain controlling as to the matters resolved herein.

- Section 6.** This resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 7.** This resolution shall be in force and effect from and after its final passage, and it is so resolved.

**PASSED, APPROVED, and ADOPTED on this 20<sup>th</sup> day of May 2025.**

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Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

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Christina Picioccio, TRMC  
City Secretary

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Denton Navarro Rodriguez Bernal Santee & Zech  
P.C., City Attorney