

**DEVELOPMENT AGREEMENT  
ESTABLISHING DEVELOPMENT STANDARDS  
FOR MINIMAX #11 DEVELOPMENT**

This Development Agreement Establishing Development Standards for the **MiniMax #11** Development (the "Agreement") is made and entered into, effective as of the \_\_\_\_ day of November 2024, by and between the **City of Manor, Texas**, a Texas home rule municipal corporation (the "City"), and **NSJ Enterprises, Inc.** (the "Developer"). The City and the Developer are sometimes referred to herein as the "Parties." The Parties agree as follows.

**Section 1. Purpose; Consideration.**

- (a) The Developer owns that certain 8.804-acre tract located in Travis County, Texas, being more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property") and wishes to develop the Property for **MiniMax #11** (the "Development"). The Developer desires that the City allow for the placement and installation of a **Travel Center Sign** more particularly described in **Exhibit B** attached hereto and incorporated herein for all purposes (the "Electronic Sign") on the Property in accordance with the development standards set forth herein regarding the Electronic Sign and for the City to be able to enforce the development standards set forth herein through its sign permit and inspection processes by this Agreement.
- (b) The Developer will benefit from the placement and installation of the Electronic Sign for the Development; and the City enforcing the development standards as set forth herein. The City will benefit from this Agreement by having assurance regarding certain development standards for the Electronic Sign being placed and installed as part of the Development, having certainty that such development standards may be enforced by the City, and preservation of property values within the City.
- (c) The benefits to the Parties set forth in this Section 1, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by both Parties.

**Section 2. Term; Termination.**

- (a) The term of this Agreement shall be in full force and effect from the Effective Date hereof, subject to earlier termination as provided in this Agreement. Unless earlier terminated as provided in this Agreement, this Agreement shall terminate upon the removal of the Electronic Sign described in Exhibit B.
- (b) The Parties further mutually agree that this Agreement shall be in full force and effect upon the date above first written, provided that the City may terminate this Agreement if Developer defaults under the terms of this Agreement, subject to the notice and cure provisions in Section 6 herein.

**Section 3. Development Standards.**

- (a) **Development Requirements.** The Sign shall be placed and installed on the Property as

described in **Exhibit B** and in accordance with the development standards set out in the City's Code of Ordinances, Chapter 15, Site Development, Section 15.04.018.

- (b) **Sign Permit.** The Developer acknowledges and agrees that compliance with Section 3(a) above will be a condition of issuance of the sign permit. Developer further agrees that the City may use its permitting, inspection, and enforcement processes and procedures to enforce the requirements of Section 3(a) above, including but not limited to rejection of the sign application and plans, stop work orders, and disapproval of inspections for the sign application and/or work that does not comply with this Agreement. The Application and plans for a sign permit must demonstrate compliance with this Agreement in order for a sign permit to be issued. The application for the sign permit must be in compliance with this Agreement, as well as the Applicable Regulations, as herein defined, in order for such application to be approved and the sign permit issued. Plans demonstrating compliance with this Agreement must accompany the sign permit application and will become a part of the approved permit. The Electronic Sign constructed on the Property must comply with this Agreement and the Applicable Regulations for a sign permit to be issued.

**Section 4. Placement and Installation of the Electronic Sign.** Except as modified by this Agreement, the placement and installation of the Electronic Sign will be done in accordance with all applicable local, state, and federal regulations, including but not limited to the City's ordinances and the site plan regulations applicable to the Electronic Sign, and such amendments to City ordinances and regulations that that may be applied to the Electronic Sign under Chapter 245, Texas Local Government Code, and good engineering practices (the "Applicable Regulations"). If there is a conflict between the Applicable Regulations and the Development Standards, the Development Standards shall control.

**Section 5. Assignment of Commitments and Obligations; Covenant Running with the Land.**

- (a) Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Property; provided the City Council must first approve and consent to any such assignment by Developer of this Agreement or of any right or duty of Developer pursuant to this Agreement, which consent shall not be unreasonably withheld or delayed.
- (b) This Agreement shall constitute a covenant that runs with the Property and is binding on future owners of the Property. The Developer and the City acknowledge and agree that this Agreement is binding upon the City and the Developer and their respective successors, executors, heirs, and assigns, as applicable, for the term of this Agreement.

**Section 6. Default.** Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of fourteen (14) business days after receipt by such party of notice of default from the other party. Upon the passage of fourteen (14) business days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement; provided that if the nature of the default is that it cannot reasonably be cured within the fourteen (14) business day period, the defaulting party shall have a longer period of time as may be reasonably necessary to cure the default in question; but in no event more than sixty (60) days. In the event of default, the non-defaulting party to this Agreement may pursue the remedy of specific

performance or other equitable legal remedy not inconsistent with this Agreement. All remedies will be cumulative and the pursuit of one authorized remedy will not constitute an election of remedies or a waiver of the right to pursue any other authorized remedy. In addition to the other remedies set forth herein, the City may withhold approval of a building permit application for a structure that does not comply with the Development Standards.

**Section 7. Reservation of Rights.** To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws, and neither party waives any legal right or defense available under law or in equity.

**Section 8. Attorney's Fees.** In the event of action pursued in court to enforce rights under this Agreement, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, incurred in connection with such action.

**Section 9. Waiver.** Any failure by a party to insist upon strict performance by the other party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party's right to insist upon strict compliance with all terms of this Agreement. In order to be effective as to a party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.

**Section 10. Force Majeure.**

- (a) The term "force majeure" as employed herein shall mean and refer to acts of God; strikes, lockouts, or other industrial disturbances; acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority; insurrections; riots; epidemic; landslides; lightning, earthquakes; fires, hurricanes; storms, floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, or canals; or other causes not reasonably within the control of the party claiming such inability.
- (b) If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, but for no longer period, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- (c) It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that the settlement be unfavorable in the judgment of the party having the difficulty.

**Section 11. Notices.** Any notice to be given hereunder by any party to another party shall be in

writing and may be affected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed.

Any notice mailed to the City shall be addressed:

City of Manor  
Attn: City Manager  
105 E. Eggleston Street  
Manor, Texas 78653

with a copy to:

The Knight Law Firm, LLP  
Attn: Paige Saenz/Veronica Rivera  
223 West Anderson Lane, Suite A-105  
Austin, Texas 78752

Any notice mailed to the Developer shall be addressed:

**NSJ Enterprises Inc.**  
**Attention: Inayat Marediya**  
**11700 Dessau Rd**  
**Austin, Texas 78754**

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this section.

**Section 12. Waiver of Alternative Benefits.** The Parties acknowledge the mutual promises and obligations of the Parties expressed herein are good, valuable and sufficient consideration for this Agreement. Therefore, save and except the right to enforce the obligations of the City to perform each and all of the City's duties and obligations under this Agreement, Developer hereby waives any and all claims or causes of action against the City Developer may have for or with respect to any duty or obligation undertaken by Developer pursuant to this Agreement, including any benefits that may have been otherwise available to Developer but for this Agreement.

**Section 13. Severability.** Should any court declare or determine that any provisions of this Agreement is invalid or unenforceable under present or future laws, that provision shall be fully severable; this Agreement shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, in place of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable. Texas law shall govern the validity and interpretation of this Agreement.

**Section 14. Agreement and Amendment.** This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between Parties and may not be amended except by a writing approved by the City Council of the City that is signed by all Parties and dated subsequent to the date hereof.

**Section 15. No Joint Venture.** The terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past, present and future officers, elected officials, employees and agents, do not assume any responsibilities or liabilities to any third party in connection with the development of the Property. The City enters into this Agreement in the exercise of its public duties and authority to provide for development of property within the city pursuant to its police powers and for the benefit and protection of the public health, safety, and welfare.

**Section 16. No Third-Party Beneficiaries.** This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a party, unless expressly provided otherwise herein, or in a written instrument executed by both the City and the third party. Absent a written agreement between the City and third party providing otherwise, if a default occurs with respect to an obligation of the City under this Agreement, any notice of default or action seeking a remedy for such default must be made by the Owner.

**Section 17. Effective Date.** The Effective Date of this Agreement is the defined date set forth in the first paragraph.

**Section 18. Texas Law Governs.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Travis County, Texas. Venue shall lie exclusively in Travis County, Texas.

**Section 19. Interpretation; Terms and Dates.** References made in the singular shall be deemed to include the plural and the masculine shall be deemed to include the feminine or neuter. If any date for performance of an obligation or exercise of a right set forth in this Agreement falls on a Saturday, Sunday or State of Texas holiday, such date shall be automatically extended to the next day which is not a Saturday, Sunday or State of Texas holiday.

**Section 20. Signatory Warranty.** The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the organization for which such signatory has executed this Agreement.

**Section 21. Counterparts.** This Agreement may be executed in multiple counterparts, including by facsimile, and each such counterpart shall be deemed an original and all such counterparts shall be deemed one and the same instrument.

**Section 22. Anti-Boycott Verification.** To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, the Developer represents that neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i)

boycotts Israel or (ii) will boycott Israel through the term of this Agreement. The terms “boycotts Israel” and “boycott Israel” as used in this paragraph have the meanings assigned to the term “boycott Israel” in Section 808.001 of the Texas Government Code, as amended.

**Section 23. Iran, Sudan and Foreign Terrorist Organizations.** To the extent this Agreement constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

**Section 24. Anti-Boycott Verification – Energy Companies.** The Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity’s constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).

**Section 25. Anti-Discrimination Verification – Firearm Entities and Firearm Trade Associations.** The Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

**Section 26. Time is of the Essence.** It is acknowledged and agreed by the Parties that time is of the essence in the performance of this Agreement.

**Section 27. Exhibits.** The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

**Exhibit A** – Property Description

**Exhibit B** – Sign Description

*[signature pages follow]*

EXECUTED in multiple originals this the \_\_\_\_ day of November, 2024.

**CITY:**

**City of Manor, Texas**

a Texas home-rule municipal corporation

Attest:

By: \_\_\_\_\_

Name: Lluvia T. Almaraz

Title: City Secretary

By: \_\_\_\_\_

Name: Scott Moore

Title: City Manager

**THE STATE OF TEXAS           §**  
**COUNTY OF TRAVIS           §**

This instrument was acknowledged before me on this \_\_\_\_ day of November, 2024, by Scott Moore, City Manager of the City of Manor, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas



**DEVELOPER:**

**NSJ Enterprises, Inc.**

By: \_\_\_\_\_

Name: Inayat Marediya

Title: Secretary

**THE STATE OF TEXAS** §

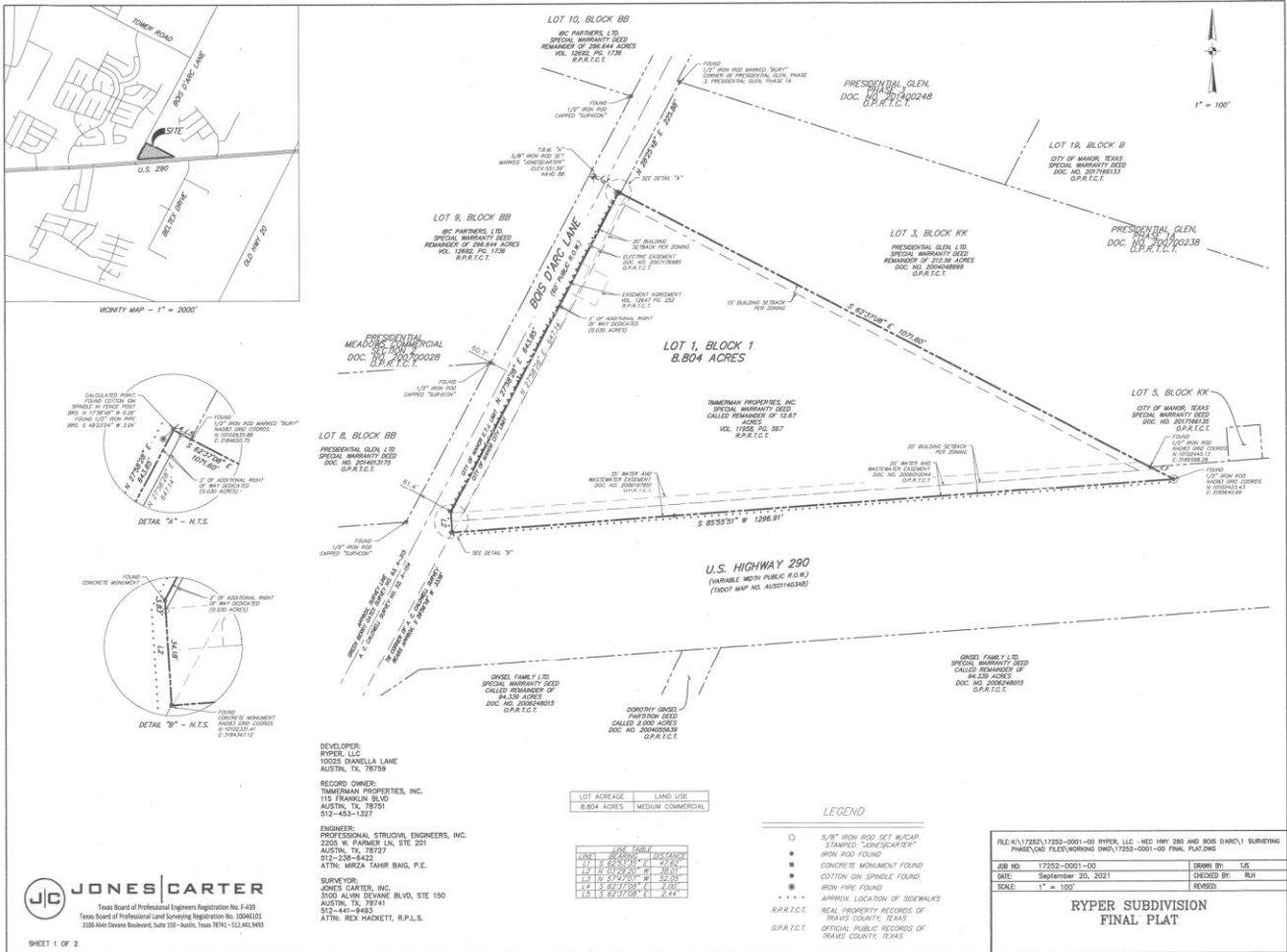
**COUNTY OF \_\_\_\_\_** §

This instrument was acknowledged before me on this \_\_\_\_ day of November, 2024, by Inayat Marediya, Secretary of NSJ Enterprises, Inc., on behalf of said company.

(SEAL)

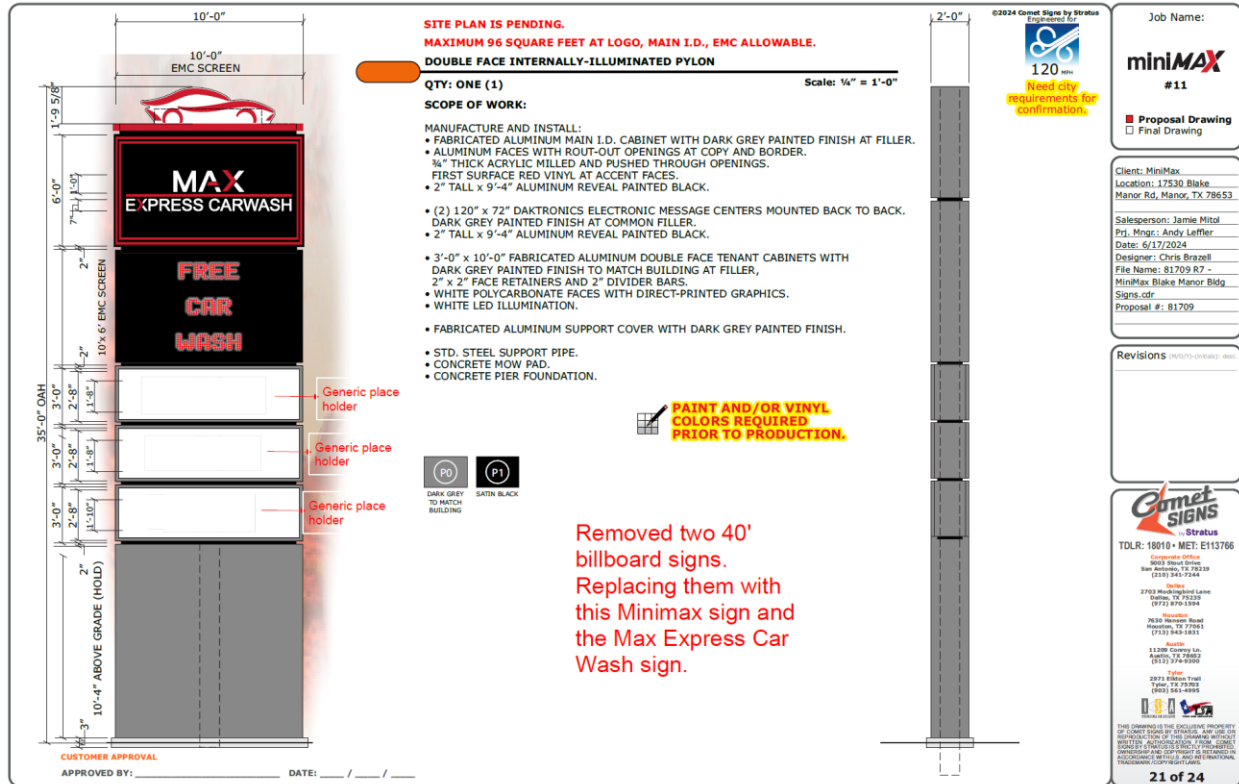
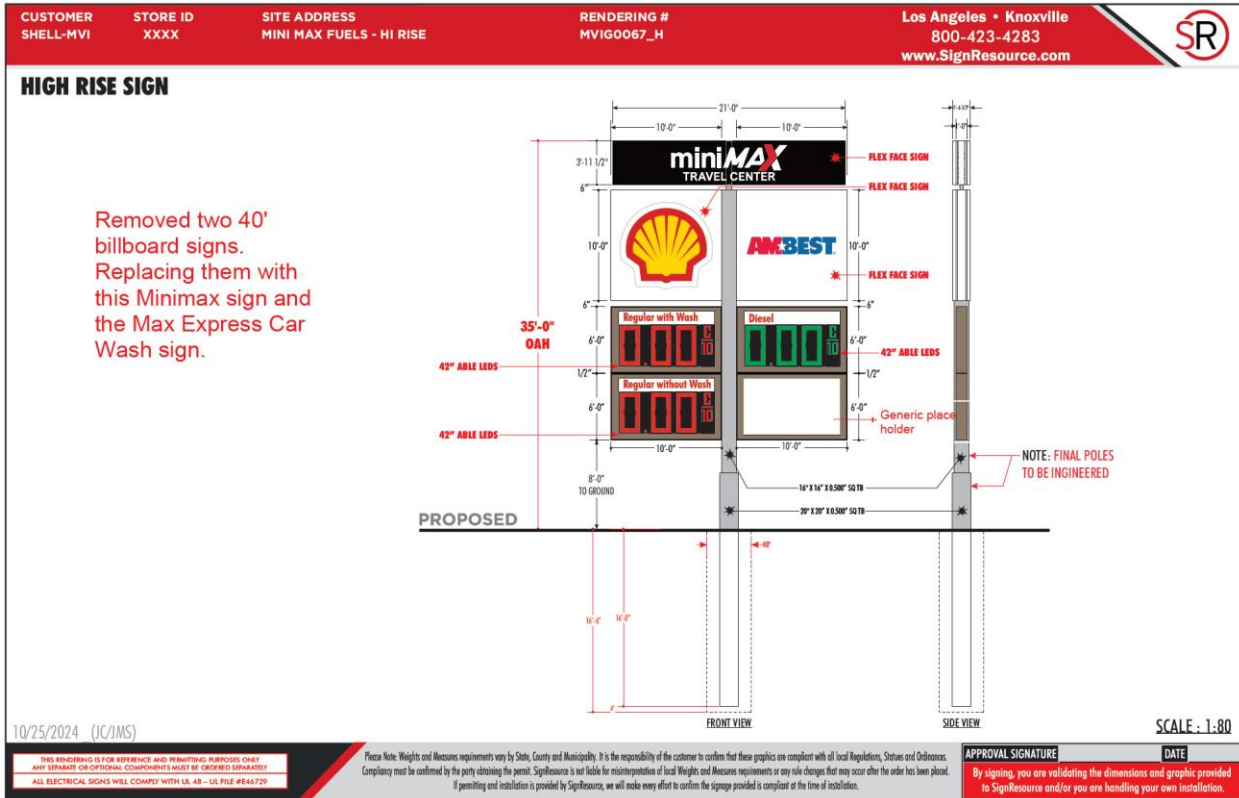
\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT A

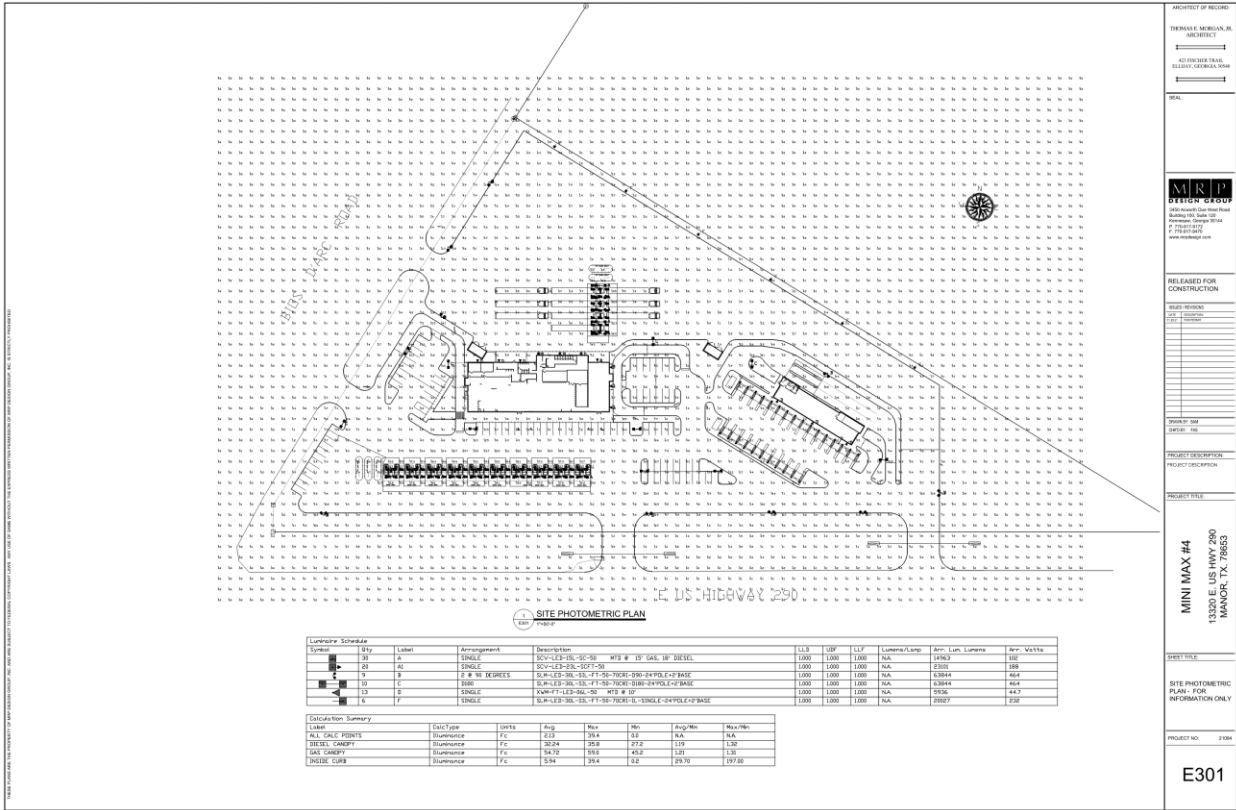


**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-433  
Texas Board of Professional Land Surveyors Registration No. 10366101  
1000 Alvin Deane Boulevard, Suite 150 - Austin, Texas 78741 • 512.441.9483

# EXHIBIT B



# EXHIBIT B



ARCHITECT OF RECORD  
 THOMAS, MERRILL, JR.  
 ARCHITECTS  
 11000 W. 19TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202

DATE: 08/14/12

PROJECT: MINI MAX #4  
 133200 E. IUS HWY 290  
 MANOR, TX 78653

RELEASED FOR CONSTRUCTION

DATE: 08/14/12

PROJECT DESCRIPTION  
 PROJECT OCCUPANCY

PROJECT FILE

MINI MAX #4  
 133200 E. IUS HWY 290  
 MANOR, TX 78653

PROJECT NO. 1204

E301

SITE PHOTOMETRIC PLAN

| System | Qty | Label | Arrangement | Description                                 | LLS   | DF    | LF    | Lumens/Lamp | Av. Lum. Lumens | Av. Watts |
|--------|-----|-------|-------------|---|-------|-------|-------|-------------|-----------------|-----------|
| 1      | 1   | A     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 2      | 1   | B     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 3      | 1   | C     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 4      | 1   | D     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 5      | 1   | E     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 6      | 1   | F     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 7      | 1   | G     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 8      | 1   | H     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 9      | 1   | I     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 10     | 1   | J     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 11     | 1   | K     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 12     | 1   | L     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 13     | 1   | M     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 14     | 1   | N     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 15     | 1   | O     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 16     | 1   | P     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 17     | 1   | Q     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 18     | 1   | R     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 19     | 1   | S     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 20     | 1   | T     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 21     | 1   | U     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 22     | 1   | V     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 23     | 1   | W     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 24     | 1   | X     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 25     | 1   | Y     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |
| 26     | 1   | Z     | SINGLE      | SCV-LED-DE-10'-50" W/8' 10" GAL. 10' DIESEL | 1,000 | 1,000 | 1,000 | NA          | 195.3           | 100       |

| Calculation Summary | CalcType    | Units | Avg  | Min  | Max  | Avg/Min | Max/Min |
|---------------------|-------------|-------|------|------|------|---------|---------|
| ALL CALC POINTS     | Illuminance | FC    | 213  | 20.4 | 8.2  | NA      | NA      |
| DIESEL CANOPY       | Illuminance | FC    | 22.4 | 20.8 | 27.2 | 1.19    | 1.30    |
| DIESEL CURB         | Illuminance | FC    | 54.7 | 59.3 | 43.2 | 1.01    | 1.30    |