

## **DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Prosper Texas Capital LLC ("Owner"), with the Town and Owner collectively referred to as "Parties," to be effective on the date last executed by any of the Parties (the "Effective Date").

**WHEREAS**, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

**WHEREAS**, Owner is developing an approximate 5.602-acre tract of land generally located at the northeast corner of East Broadway Street and Craig Road, more particularly described and depicted in Exhibit A, attached hereto and incorporated by reference (the "Property"); and

**WHEREAS**, the Property was rezoned by the Town Council on or about September 13, 2022, by Ordinance No. 2022-\_\_\_\_, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in said Ordinance, as may be amended, and/or this Development Agreement, to recognize Owner's reasonable investment-backed expectations in the development of the Property, as may be amended, and as more fully described herein; and

**WHEREAS**, subject to the terms of this Agreement, Owner agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any business enterprises engaging in those businesses referenced in Paragraph 1, below.

**NOW, THEREFORE**, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

**1. Certain Business Establishments Prohibited on the Property.** Owner agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended; (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Owner agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is currently required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

2. **Building Materials and Architectural Features.** For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, the elevations for the Property, attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement.

3. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of Owner and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other owners of the Property, regardless of whether this Agreement is expressly referenced therein.

4. **Applicability of Town Ordinances.** Owner shall construct all structures on the Property in accordance with all applicable Town ordinances and building/construction codes, whether now existing or arising prior to such construction in the future.

5. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages.

6. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

7. **Notice.** Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town:

250 W. First Street  
P.O. Box 307  
Prosper, Texas 75078  
Attention: Town Manager

If to Owner:

Prosper Texas Capital LLC  
1225 Baynes Drive  
McKinney, Texas 75071-0034  
Attention: Jack Patel

8. **Prevailing Party.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

9. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

10. **Savings/Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

11. **Binding Agreement.** A telecopied facsimile or pdf of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein.

12. **Authority to Execute.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Owner warrants and represents that the individual executing this Agreement on behalf of Owner has full authority to execute this Agreement and bind Owner to the same. The Town Council hereby authorizes the Interim Town Manager of the Town to execute this Agreement on behalf of the Town.

13. **Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

**14. Notification of Sale or Transfer; Assignment of Agreement.** Owner has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Owner. Each assignment shall be in writing executed by Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment. Owner shall maintain true and correct copies of all assignments made by Owner to any Assignee, including a copy of each executed assignment and the Assignee's Notice information.

**15. Sovereign Immunity.** The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

**16. Effect of Recitals.** The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

**17. Consideration.** This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

**18. Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile or pdf signature will also be deemed to constitute an original.

**19. Exactions/Infrastructure Costs.** Owner has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Owner regarding Owner's rights under Texas and federal law. Owner hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions, if any, required by the Town in this

Agreement are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Owner specifically reserves any right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Owner hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements, if any, imposed by this Agreement as of the Effective Date.

**20. Waiver of Texas Government Code § 3000.001 et seq.** With respect to the improvements constructed on the Property pursuant to this Agreement and the building materials and architectural features referenced in Paragraph 2, Owner hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

**21. Rough Proportionality.** Owner hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to infrastructure requirements, if any, imposed by this Agreement as of the Effective Date. Owner and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to infrastructure requirements, if any, imposed by this Agreement as of the Effective Date.

**22. INDEMNIFICATION. TO THE EXTENT ALLOWED BY LAW, OWNER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE TOWN (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM OWNER'S PERFORMANCE OR NON-PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ANY OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM OWNER IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.**

**23. Approval of Counsel.** In its reasonable discretion, the Town shall have the right to approve counsel to be retained by Owner in fulfilling its obligation hereunder to defend and indemnify the Town. The Town reserves the right to provide a portion or all of its own defense, at its sole cost; however, the Town is under no obligation to do so. Any such action by the Town is not to be construed as a waiver of Owner's obligation to defend the Town or as a waiver of Owner's obligation to indemnify the Town pursuant to this Agreement. Owner shall retain Town-approved defense counsel within ten (10)



business days of the Town's written notice that the Town is invoking its right to indemnification under this Agreement.

**24. Survival.** Paragraph 22, "Indemnification," and Paragraph 23, "Approval of Counsel," shall survive the termination of this Agreement.

**25. Third Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

**26. Amendment.** This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Owner of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

**27. Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

**(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)**

**IN WITNESS WHEREOF**, the parties hereto have caused this document to be executed as of the date referenced herein.

**TOWN:**

**THE TOWN OF PROSPER, TEXAS**

By: \_\_\_\_\_  
Name: Ron Patterson  
Title: Interim Town Manager, Town of Prosper

**STATE OF TEXAS            )**  
   **)**  
**COUNTY OF COLLIN        )**

      This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by Ron Patterson, Interim Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

OWNER:

PROPSER TEXAS CAPITAL LLC

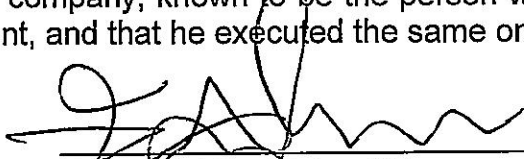
By: 

Jack Patel

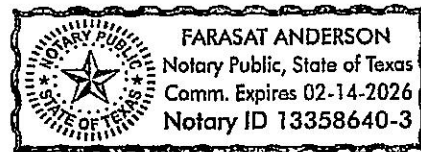
STATE OF TEXAS )

COUNTY OF COLLIN )

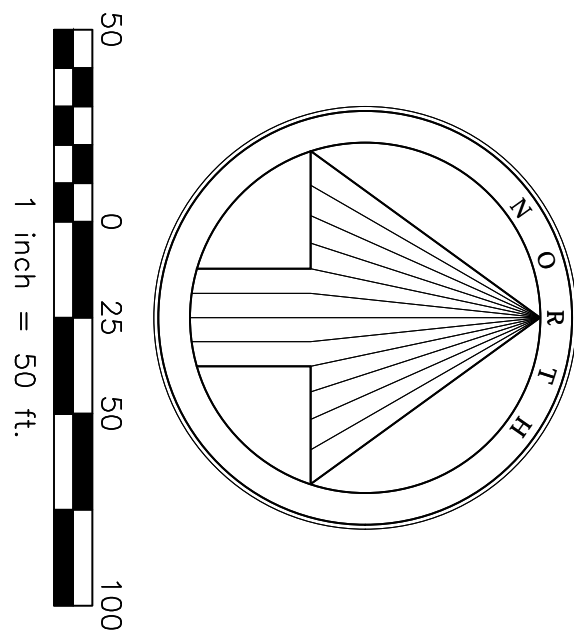
This instrument was acknowledged before me on the 15 day of September, 2022, by Jack Patel, in his capacity as President of Prosper Texas Capital LLC, a Texas limited liability company, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Owner.

  
Notary Public, State of Texas

My Commission Expires: 02/14/2026

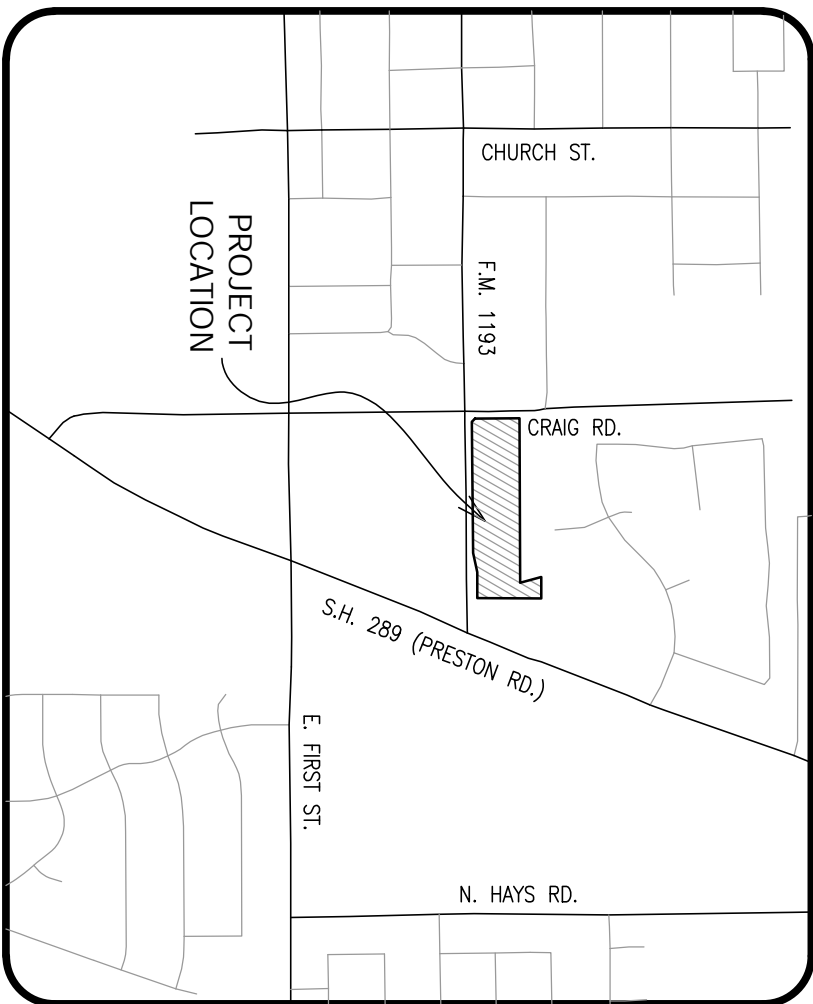




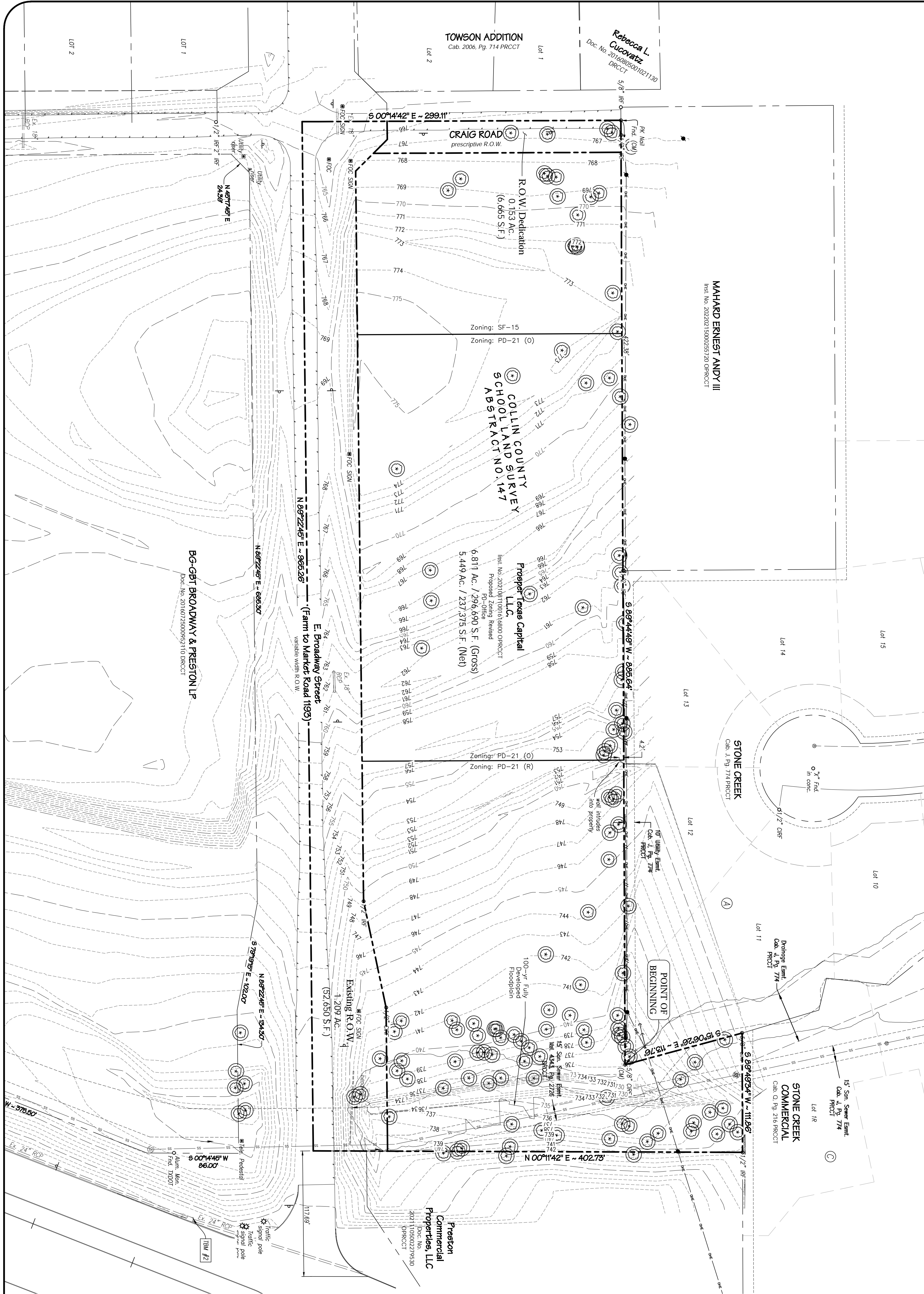


NOTES:

1. This report was prepared without the benefit of a commitment for title insurance. No research was performed for encumbrances other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this report.
2. Basis of bearing derived from the State Plane Coordinate System, (2011).
3. Selling a portion of this addition by metes and bounds is a conveyance of real property and is subject to taxes and withholding of utilities and building permits.
4. No FEMA floodplain exists on site.



LOCATION MAP  
1" = 1000'



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Collin County School Land Survey Abstract No. 147, Town of Prosper, Collin County, Texas, the subject tract being a portion of a tract conveyed to Prosper Texas Capital, L.L.C., according to the deed recorded in Instrument Number 20210811001616900 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the southeast corner of Lot 11, Block A, Stone Creek, an addition recorded in Cabinet Q, Page 774, Plat Records, Collin County, Texas (PRCCT);

THENCE N 15°06'26" W, 113.76 feet along the east line thereof to a 5/8" iron rod with plastic cap found for the southwest corner of Lot 1R, Block C, Stone Creek Commercial, an addition recorded in Cabinet Q, Page 216 PRCCT;

THENCE N 89°49'34" E, 111.86 feet along the south line thereof to a 1/2" iron rod found for the remainder of a tract conveyed to Preston Commercial Properties, L.L.C., recorded in Document No. 20211105002279530 OPRCCT;

THENCE S 00°11'42" W, 402.73 feet along the west line of said remainder to a point on the north line of Farm to Market Road 1193, a variable width right-of-way;

THENCE S 89°22'45" W, 965.26 feet to the approximate centerline of Craig Road, a prescriptive right-of-way;

THENCE N 00°14'42" W, 299.11 feet along Craig Road to a P.R. nail found for the southwest corner of a tract conveyed to Mahard Ernest Andy III, recorded in Instrument No. 20220213000255720 OPRCCT;

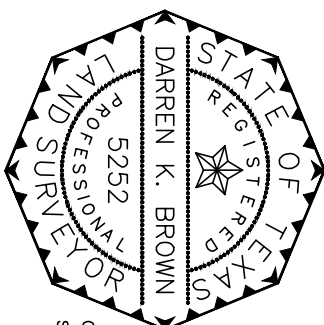
THENCE N 89°44'49" E, 885.64 feet along the south line of said Mahard Ernest Andy III, tract, passing at 422.38 feet a 1/2" iron rod found for the southwest corner of Lot 13, Block A, Stone Creek, to the POINT OF BEGINNING with the subject tract containing 296,690 square feet or 6.811 acres of land.

SURVEYORS CERTIFICATE

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@spursurveying.com

EXHIBIT A

WINIKATES NORTH

IN THE TOWN OF PROSPER, TEXAS, COLLIN COUNTY, TEXAS  
COLLIN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 147  
244,009 Sq. Ft./5,602 Acres (Gross)  
237,383 Sq. Ft./5,450 Acres (Net)

ENGINEER / SURVEYOR / APPLICANT

Spurs Engineering, Inc.  
765 Quater Road, Suite 100  
Piero, TX 75075  
Telephone: (972) 422-0077  
FAX: (972) 422-0077  
Contact: David Bond

OWNER/DEVELOPER

Prosper Texas Capital LLC  
1225 Baynes Dr.  
McKinney, TX 75071-0034  
Telephone: (214) 278-4804  
Contact: Jason Patel



