

THE STATE OF TEXAS	)	19512
	)	
COUNTY OF WILLIAMSON	)	<u>DEVELOPMENT AGREEMENT</u>
	)	<u>CONCERNING THE LEGEND OAKS,</u>
CITY OF GEORGETOWN	)	<u>SECTION II SUBDIVISION</u>

WHEREAS, Vicki J. and Huey Hancock, (hereinafter "Owner") are the owners of that certain tract of land in Georgetown, Williamson County, Texas, called Legend Oaks II Subdivision, more fully described on Exhibit "A", which is attached hereto and incorporated herein by reference (hereinafter "the property");

WHEREAS, the City of Georgetown, a Texas Home Rule Municipality, situated in Williamson County, Texas (hereinafter "City") and Owner have agreed that the property will be developed in accordance with the development requirements of the City; and

WHEREAS, the City and Owner have agreed that the development requirements of the City substantially advance a legitimate interest of the City;

WHEREAS, the City and Owner desire to set forth these agreements in writing;

NOW, THEREFORE, in consideration of the agreements set forth herein, the City and Owner, hereby agree as follows:

1. Abandonment of a Covenant to Maintain Stormwater Detention and/or Drainage Easement. Owner is planning to develop the platted lots as single family residences and has requested to be relieved of a "Covenant to Maintain Stormwater Detention Facility and/or Drainage Easement", recorded in Vol. 1543, Page 919, executed June 11, 1987. The drainage easement will remain listed on the plat, but due to the reduced impervious coverage of Single Family Residential development, the maintenance requirements are deleted.

2. Access Limitations. Owner agrees, in order to provide enhanced safety for persons and vehicles entering and exiting the subject property, to restrict access to State Highway 29 through the establishment and utilization of shared access points. As indicated on Exhibit A, Lots 2 and 3 shall share an access point located along their common property boundary. Lots 4 and 5 shall share an access point located along their common property boundary. Lots 1 and 6 shall be allowed individual access points to State Highway 29. However, access to Lot 1 shall be located as illustrated on Exhibit A in order to maintain the maximum possible access separation from the access point for Lots 2 and 3; and access to Lot 6 shall be located in the general position indicated by Exhibit A, but may be altered provided a 450 foot separation from the access point for Lots 4 and 5 is maintained and provided it is not located within the identified 100 year flood plain or established 75 foot septic setback.

3. Amendment of Recorded Land Use Designation. The owner requested and was granted a rezoning of the subject property from C-2A Commercial, First Height to RS-Residential Single Family on a second reading by the City Council on July 14, 1992. Through this agreement, the identified Land Use Designation as indicated on the plat, recorded on June 16, 1987, in Cabinet I, pages 269-270, in the Deed records of Williamson County, shall be amended to reflect a change from "Commercial" to "Single Family Residential".

4. Violation of this Agreement. In the event that Owner, or his heirs, successors or assigns, fails to abide by the terms of this agreement, a copy of this agreement and evidence of the violation of this agreement shall be sufficient evidence and confession of judgment at an injunction hearing. The Owner further understands that there is a criminal penalty for violation of any City ordinance, and that such violations are punishable by a fine for each day that such violation exists, to the maximum extent allowed by law.

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

5. Miscellaneous Provisions.

a. Venue. The City and Owner agree that venue for any cause of action resulting from this agreement shall be in the court of appropriate jurisdiction for Williamson County, Texas.

b. Governing Law. The City and Owner agree that this agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this agreement at a future date shall be made under the laws of the State of Texas.

SIGNED this 19<sup>th</sup> of MAY, 1993.

CITY OF GEORGETOWN

OWNER

Leo Wood  
Leo Wood, Mayor

Huey Hancock  
Huey Hancock

Vicki Hancock  
Vicki J. Hancock

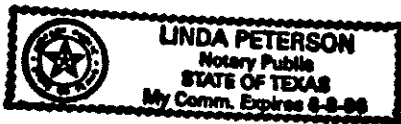
STATE OF TEXAS

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COUNTY OF WILLIAMSON

PERSONAL ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 19<sup>th</sup> day of May, 1993, by HUEY HANCOCK, a person known to me, individually.



Linda Peterson  
Notary Public, in and for  
the State of Texas

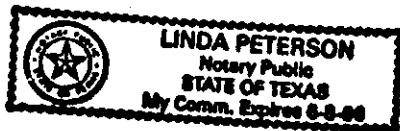
STATE OF TEXAS

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COUNTY OF WILLIAMSON

PERSONAL ACKNOWLEDGMENT

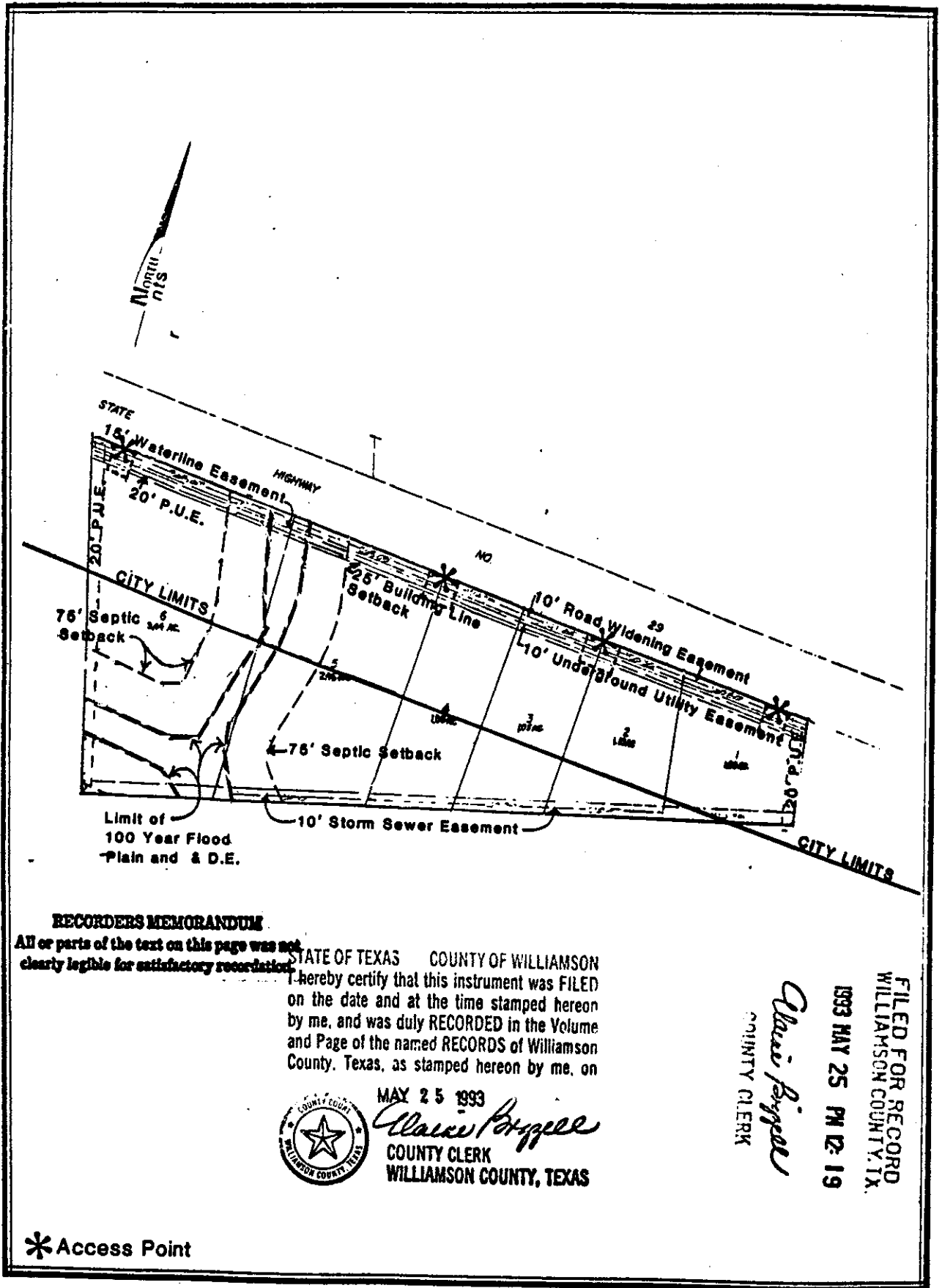
This instrument was acknowledged before me on this the 19<sup>th</sup> day of May, 1993, by VICKI J. HANCOCK, a person known to me, individually.



Linda Peterson  
Notary Public, in and for  
the State of Texas

EXHIBIT A  
LEGEND OAKS II

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RECORDERS MEMORANDUM

All or parts of the text on this page was not  
clearly legible for satisfactory recordation.

STATE OF TEXAS COUNTY OF WILLIAMSON  
I hereby certify that this instrument was FILED  
on the date and at the time stamped hereon  
by me, and was duly RECORDED in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on



MAY 25 1993

*Clairi Byrd*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD  
WILLIAMSON COUNTY, TX.  
1993 MAY 25 PM 12:19  
*Clairi Byrd*  
COUNTY CLERK

\* Access Point