

## DEFERMENT AGREEMENT

STATE OF TEXAS           §  
  §  
COUNTY OF NUECES      §

This Agreement is entered into between the City of Corpus Christi, Texas, a Texas home rule municipality, (hereinafter "City") and Hunter CC I, LP (hereinafter "Owner/Developer"), and pertains to deferral of the required completion of certain required improvements prior to filing the final plat of Blue Chip Industrial Tracts, Block 1, Lot 4 (the "plat"), which was recommended by the Planning Commission on February 15, 2012. A copy of the plat is attached and incorporated as **Exhibit 1**.

**WHEREAS**, the Owner/Developer is obligated under Section 8.1.11, of the Unified Development Code to construct seventy-five percent (75%) of the required improvements, before the final plat is endorsed by the City Engineer. Detailed construction drawings must be provided by the Owner/Developer and approved by the City's Departments of Development Services and Engineering prior to the start of construction;

**WHEREAS**, the Owner/Developer is seeking to defer, for a period up to one year, the construction of the water and wastewater improvements (hereinafter the "deferred improvements"), as shown in **Exhibit 2**, and further, on April 25, 2012, the Planning Commission made a finding that there exists probable cause to delay the completion of public improvements, in accordance with 8.1.10.B of the Unified Development Code;

**WHEREAS**, the Owner/Developer is seeking to have the plat filed immediately with the County Clerk of Nueces County, Texas, before completion of seventy-five percent (75%) of the required improvements as required by Section 8.1.11 of the Unified Development Code;

**WHEREAS**, the Owner/Developer will deposit, with the City, an irrevocable letter of credit in, the amount of Three Hundred and Four Thousand, Five Hundred and Seventeen 68/100 (\$304,517.68), representing 110% of the estimated cost of constructing the deferred improvements, all as shown on the attached cost estimate, which is attached and incorporated as **Exhibit 3**;

**WHEREAS**, the City Attorney and Director of Finance have approved this transaction;

**WHEREAS**, the Owner/Developer has completed all other subdivision requirements, park dedications, park deferment agreements, and maintenance agreements and all special covenants;

**WHEREAS**, the Owner/Developer is entering into this Deferment Agreement as required by Section 8.1.10.B. of the Unified Development Code;

**NOW, THEREFORE,** for the consideration set forth hereinafter, the City and Owner/Developer agree as follows:

1. The City shall waive the requirement that construction of the deferred improvements be completed before the final plat is endorsed by the City Engineer and filed for record with the County Clerk of Nueces County and further agrees to allow the Owner/Developer to defer construction of the deferred improvements as shown in **Exhibit 2**, for up to one (1) year from the date of this Deferment Agreement.
2. The Owner/Developer agrees to deposit Three Hundred and Four Thousand, Five Hundred and Seventeen 68/100 (\$304,517.68) in the form of an irrevocable letter of credit (the "Letter of Credit") issued by a bank with offices in Corpus Christi, TX, for 110% of the estimated cost of constructing the required improvements, as shown in **Exhibit 3**, which is attached to and incorporated into this Agreement, with the City of Corpus Christi on or before the plat is filed with the County Clerk, and if the deposit is not made by that time this Agreement shall become null and void. The form of the Letter of Credit must be approved by the City's Director of Financial Services.
3. The Owner/Developer shall construct the deferred improvements, in accordance with the City's engineering standards in effect at the time of construction.
4. Upon completion of the deferred improvements by Owner/Developer within one (1) year from the date of this Agreement, or later time as may be mutually agreed upon in writing by both parties, and upon acceptance of the deferred improvements by the City Engineer and upon compliance by the Owner/Developer with the remaining terms of the Deferment Agreement, the City Engineer shall:
  - a. Immediately release Owner/Developer from the obligations to construct the deferred improvements by mailing a Release Letter to:

Owner:Developer:

Hunter CC I, LP  
Attn: Scott Rohrman  
3890 W. Northwest Highway, Suite 100  
Dallas, Texas 75220

- b. Return to the Owner/Developer within sixty (60) days of the completion of the construction of the deferred improvements and settlement of the construction costs, or within sixty (60) days of acceptance of the deferred improvements, whichever is later, any balance remaining of all monies received by the City from the Owner/Developer.

5. If the deferred improvements have not been completed within one (1) year from the date of this Agreement, or if the Owner/Developer fails to deposit any increased security as set out below, after notice to the Owner/Developer and opportunity to cure as stated in Paragraph 9 below, the City will transfer the money received to the appropriate City fund and the City may begin completion of the construction of the deferred improvements. If City constructs all or any part of the required improvements, the Owner/Developer shall reimburse the City for any additional cost of the deferred improvements, if the sum of money proves inadequate to complete deferred improvements within thirty (30) days after City completes the required improvements and bills the Owner/Developer.
6. The City and Owner/Developer agree that if the Owner/Developer formally vacates the current plat, with approval of the Planning Commission, prior to the deadline for completion of the construction of the deferred improvements, any money received by the City from the Owner/Developer remaining on deposit will be released and immediately returned to the Owner/Developer.
7. If Owner/Developer defaults in any of its covenants or obligations under this Deferment Agreement, the City Engineer will send the Owner/Developer and the Project Engineer written notice by certified mail, return receipt requested, advising Owner/Developer of the default and giving Owner/Developer thirty (30) days from date of receipt of the letter to cure the default. If the Owner/Developer fails to cure the default after receipt of the notice and opportunity to cure, the City Engineer may transfer any monies received and interest earned to the appropriate fund of the City to complete the deferred improvements. In the event there are any monies received by the City from the Owner/Developer remaining after the City has completed construction of the deferred improvements, the excess monies, both principal and interest, shall be refunded to the Owner/Developer within sixty (60) days of the completion of construction of the water and wastewater improvements and settlement of construction contracts.
8. The City reserves the right not to issue Certificates of Occupancy for this development until the deferred improvements are installed and accepted by the City Engineer.
9. The Owner/Developer agrees that the City, after notice in writing to the Owner/Developer and Project Engineer, may accelerate payment or performance or require additional financial security when the City Engineer deems itself insecure as to the prospect of payment or performance on a demonstrated reasonable basis.
10. The Owner/Developer covenant to construct the deferred improvements, and that this covenant shall be a covenant running with the land.
11. The City Engineer, at Owner/Developer's expense, shall file of record this Deferment Agreement in the records of Nueces County.

12. No party may assign this Deferment Agreement or any rights under this Agreement without the prior written approval of the other party.
13. Unless otherwise stated herein, any notice required or permitted to be given hereunder shall be in writing and sent by certified mail, return receipt requested. Any party shall, by notice to the other in accord with the provisions of this paragraph, specify a different address or addressee for notice purposes.
14. This Agreement shall be construed under and in accord with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Nueces County, Texas, and all lawsuits pursuant hereto shall be brought in Nueces County, Texas.
15. The Owner/Developer further agrees, in compliance with the City of Corpus Christi Ordinance No. 17113, to complete, as part of this Agreement, the Disclosure of Ownership interests form attached to this Agreement as **Exhibit 4**.
16. All signatories signing this Agreement warrant and guarantee that they have the authority to act on behalf of the entity represented and make this Agreement binding and enforceable by their signature.
17. This Agreement shall be executed in triplicate, all original copies of which shall be considered one instrument. \*This Agreement becomes effective and is binding upon, and inures to the benefit of the City and Owner/Developer from and after the date that all original copies have been executed by all signatories.

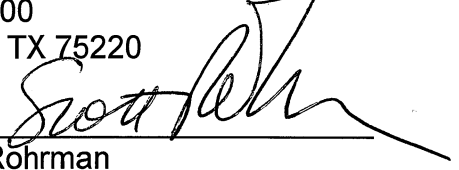
**EXECUTED IN Triplicate originals this\* \_\_\_\_\_ day of \_\_\_\_\_, 2012.**

**Signatures found on pages 5 and 6.**

**OWNER/DEVELOPER:**

**Hunter CC I, LP**  
3890 West Northwest Highway  
Suite 100  
Dallas, TX 75220

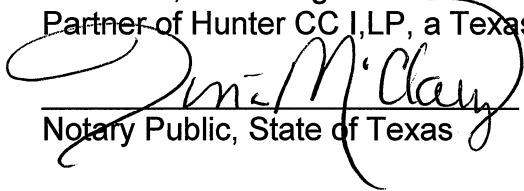
By: \_\_\_\_\_



Scott Rohrman  
Manager of Hunter D, LLC  
as General Partner of Hunter CC I,LP

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 30, 2012, by Scott Rohrman, as Manager of Hunter D, LLC, a Texas limited liability company, as General Partner of Hunter CC I,LP, a Texas limited partnership.

  
Notary Public, State of Texas

**CITY OF CORPUS CHRISTI ("City")**

P. O. Box 9277  
Corpus Christi, Texas 78469  
Telephone: (361) 880-3500  
Facsimile: (361) 880-3501

ATTEST:

By: \_\_\_\_\_  
Armando Chapa  
City Secretary

By: \_\_\_\_\_  
Toby Futrell  
Interim Assistant City Manager

THE STATE OF TEXAS §  
COUNTY OF NUECES §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2012,  
by Armando Chapa, City Secretary, for the City Of Corpus Christi, a Texas municipal  
corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, State Of Texas

THE STATE OF TEXAS §  
COUNTY OF NUECES §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2012,  
by Toby Futrell, Interim Assistant City Manager, for the City Of Corpus Christi, a Texas  
municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public, State Of Texas

APPROVED AS TO FORM: This \_\_\_\_ day of \_\_\_\_\_, 2012.

Carlos Valdez, City Attorney

BY: \_\_\_\_\_  
Lilia K. Castro  
Assistant City Attorney