

**Resolution of the City of Corpus Christi, Texas, consenting to the creation a Municipal Management District (MMD) and inclusion of land within Nueces County Improvement District No. 1 (MMD), approving a development agreement with Paul Hayden Developments, LLC, a Texas limited liability company, Team Gumball, LLC, a Texas limited liability company, and Nueces County Improvement District No. 1 (MMD) for the development of The Reserve at Oso Creek and approving Strategic Partnership Agreement with the Nueces County Improvement District No. 1 (MMD).**

**WHEREAS**, the City of Corpus Christi, Texas (the "City") has received a request for its consent to the creation of, and inclusion of land within, a municipal management district (the "District") in the extraterritorial jurisdiction of the City pursuant to Section 375.022, Texas Local Government Code and Section 42.042, Texas Local Government Code; and

**WHEREAS**, pursuant to Texas Local Government Code, Section 375.022, and Texas Local Government Code, Section 42.042, land within the extraterritorial jurisdiction of a city may not be included within a district without the written consent of such city;

**WHEREAS**, the City has received a Petition for Consent to the Creation of a municipal management district and inclusion of a Property of real property encompassing approximately 276 acres being more particularly described by metes and bounds in **Exhibit "A"** attached hereto (the "Land") into the boundaries of the District;

**WHEREAS**, all of the Land is located within the extraterritorial jurisdiction of the City; and,

**WHEREAS**, the City Council of the City of Corpus Christi desires to grant its written consent to the creation of the District and the inclusion of the Land within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:**

**Section 1.** The City of Corpus Christi, Texas, hereby consents to the creation of the District and inclusion of the Land within the District in accordance with Section 375.022, Texas Local Government Code, and Section 42.042 of the Texas Local Government Code.

**Section 2.** As a condition of the City's consent to the creation of the District and inclusion of Land within the District, the following conditions shall apply:

The District may issue bonds for any purpose authorized by law, including but not

limited to the purchase, construction, acquisition, repair extension and improvement of land, easements, works, improvements, plants, equipment, appliances, and other facilities which are authorized by law and necessary to:

- a. Provide a water supply for municipal uses, domestic uses, and commercial purposes;
- b. Collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid or composite state;
- c. Conduct, divert and control local storm water or other local harmful excesses of water in the District;
- d. The payment of creation costs, organization expenses, operating expenses during construction and interest during construction;
- e. Design, acquire, construct, finance, operate, or maintain a road or any improvement in aid of the road pursuant to Section 375.0921 of the Texas Local Government Code;
- f. Design, construct, finance, and maintain parks and recreational facilities as permitted under state law; and
- g. To provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

**Section 3.** The City Manager or designee is authorized to execute a development agreement with Paul Hayden Developments, LLC, a Texas limited liability company, Team Gumball, LLC, a Texas limited liability company, and Nueces County Improvement District No. 1 for the development of The Reserve at Oso Creek, including consent to the creation of Nueces County Improvement District No. 1 and a Strategic Partnership Agreement with the District.

**Section 4.** The City Manager or designee is authorized to execute a Strategic Partnership Agreement with the Nueces County Improvement District No. 1

**Section 5.** This Resolution shall become effective from and after the date of its passage.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

**EXHIBIT "A"**

Metes and Bounds Description of the Land