

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
Schertz Medical Building LLC.

This Economic Development Incentive Agreement (“Agreement”) is entered into to be effective as of _____, 2022 by and between the Schertz Economic Development Corporation, located in Guadalupe County, Texas (hereinafter called “Corporation”), a Texas non-profit industrial development corporation under the Development Corporation Act and governed by TEX. LOC. GOV. CODE chapters 501, 502 and 505 and the Texas Non-Profit Corporation Act and Schertz Medical Building, LLC, a limited liability company authorized to do business in Texas (hereinafter called “Company”), otherwise known as the “Parties” to this Agreement.

RECITALS

WHEREAS, the Development Corporation Act of 1979, as amended (Section 501.001 et seq, Texas Local Government Code, formerly the Development Corporation Act of 1979) (the “Act”) authorizes a development corporation to fund certain projects as defined by the Act and requires development corporations to enter into performance agreements to establish and provide for the direct incentive or make an expenditure on behalf of a business enterprise under a project; and

WHEREAS, Section 501.158 of the Act requires an incentive agreement to provide at a minimum for a schedule of additional payroll or jobs to be created or retained and capital investment to be made as consideration for any direct incentives provided or expenditures made by the corporation under the agreement and to specify the terms under which repayment must be made if the business enterprise does not meet the performance requirements specified in the agreement; and

WHEREAS, Company desires to construct and operate a medical office building with an ambulatory surgical center that would be located at 17766 Verde Parkway, Schertz, Guadalupe County, Texas 78154; and

WHEREAS, Company’s Project is expected to result in the creation of 20 new full-time jobs while the project will directly involve a capital investment of \$9,784,585 for land, and construction of the minimum of a 50,000 square foot, two-story Facility; and

WHEREAS, Corporation intends to provide an Infrastructure Reimbursement Grant of not more than \$30,000.00 for qualifying costs, payable upon Company receiving a Certificate of Occupancy for the new Facility and written approval from the City of Schertz regarding completion of construction of improvement depicted and situated as represented in Attachment A and any other documentation required by the terms of this Agreement; and

WHEREAS, the location of the Company’s new medical facility, as proposed, will increase available medical office space in Schertz as well as provide greater access and traffic flow in the immediate area of the facility while also creating new jobs and increased employment, promoting and developing expanded business enterprises, increased development, increased real property value and tax revenue for the City of Schertz, and will have both a direct and indirect positive overall improvement/stimulus in the local and state economy;

WHEREAS, the Corporation desires to offer incentives to Company to enable Company to construct its Facility and expand the workforce pursuant to this Agreement in substantial conformity with the City of Schertz Economic Development Incentive Policy and the Act; and

WHEREAS, the Parties are executing and entering into this Agreement to set forth certain terms and obligations of the Parties with respect to such matters; and

WHEREAS, the Parties recognize that all agreements of the Parties hereto and all terms and provisions hereof are subject to the laws of the State of Texas and all rules, regulations and interpretations of any agency or subdivision thereof at any time governing the subject matters hereof; and

WHEREAS, the Parties agree that all conditions precedent for this Agreement to become a binding agreement have occurred and been complied with, including all requirements pursuant to the Texas Open Meetings Act and all public notices and hearings; if any, have been conducted in accordance with Texas law; and

WHEREAS, on the Effective Date, the commitments contained in this Agreement shall become legally binding obligations of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants, benefits and agreements described and contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and further described herein, the Parties agree as follows:

ARTICLE I RECITALS

1. Recitals. The recitals set forth above are declared true and correct by the Parties and are hereby incorporated as part of this Agreement.

ARTICLE II AUTHORITY AND TERM

1. Authority. The Corporation's execution of this Agreement is authorized by the Act and constitutes a valid and binding obligation of the Corporation. The Corporation acknowledges that Company is acting in reliance upon the Corporation's performance of its obligations under this Agreement in making the decision to commit substantial resources and money to the establishment of the Project, hereinafter established.

2. Term. This Agreement shall become enforceable upon the Effective Date, hereinafter established, and shall continue until the Expiration Date, hereinafter established, unless terminated sooner or extended by mutual agreement of the Parties in the manner provided for herein.

3. Purpose. The purpose of this Agreement is to formalize the agreements between the Company and the Corporation for the granting of funds in the form of an Infrastructure

Reimbursement Grant to assist with costs associated with Company's Project and specifically state the covenants, representations of the Parties, and the incentives associated with Company's commitment to abide by the provisions of the Act and to abide by the terms of this Agreement which has been approved by the Corporation and the Company as complying with the specific requirements of the Act. It is expressly agreed that this Agreement constitutes a single transaction. A failure to perform any obligation by the Company may constitute a breach of the entire Agreement and terminate any further commitments (if any) by the Corporation unless an alternative penalty or remedy is provided for herein.

4. Administration of Agreement. Upon the Effective Date, the Corporation delegates the administration and oversight of this Agreement to the Executive Director of the Corporation. Any proposed amendments to the Agreement shall require the approval of the Board of Directors of the Corporation.

ARTICLE III DEFINITIONS

As used in this Agreement, the following terms shall have the meanings ascribed below. All undefined terms shall retain their usual and customary meaning as ascribed by common and ordinary usage.

"Bankruptcy" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any party of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Certificate of Occupancy" shall mean the signed certificate issued by the City of Schertz Inspections Division granting the Company the right to occupy the Facility and confirming that the entire work covered by the permit and plans are in place.

"Default" shall mean failure by any Party to timely and substantially comply with any performance requirement, duty, or covenant if uncured within sixty (60) days of receiving written notice from any other Party.

"Effective Date" shall be the date of the last signature authorizing this agreement.

"Expiration Date" shall mean the earlier of:

1. April 15, 2024; or
2. The date of termination, provided for under Article VII of this Agreement.

"Facility" shall mean the minimum 50,000 square foot, two-story medical office building located at 17766 Verde Parkway, Schertz, Guadalupe County, Texas 78154.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party, including, without limitation, acts of God or the public enemy, war riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of a party), fires, explosions or floods, strikes, slowdowns or work stoppages.

“Grant” shall mean the \$30,000.00 Infrastructure Reimbursement Grant cash payment from Corporation to Company.

“Project” shall mean the purchase of five acres of land, and construction of a minimum of 50,000 square foot medical office building with an ambulatory surgical center and associated infrastructure located at 17766 Verde Parkway, Schertz, Guadalupe County, Texas 78154.

“Project Reimbursements” shall mean all design, engineering and construction costs up to \$30,000.00 associated with design and construction of improvements depicted and situated as represented in Attachment A.

ARTICLE IV ECONOMIC DEVELOPMENT GRANT TERMS AND CONDITIONS

1. Grant.

Subject to the satisfaction of all the terms and conditions of this Agreement and the obligation of Company to repay the Grant pursuant to Article V hereof, the Corporation agrees to provide Company with a Grant in the amount not to exceed thirty thousand dollars and no cents (\$30,000.00). The Grant shall be paid within sixty (60) days after receipt of the Annual Report certifying the creation of 20 new full-time jobs and approximately \$9,784,585 in investment; and a copy of the Certificate of Occupancy for the Facility and approval of the City of Schertz regarding completion of construction of improvements as represented in Attachment A. Company must further provide documentation reflecting total actual costs of improvements to the site that are eligible as Project Reimbursements. Acceptable documentation includes bill of sale, executed contracts, or estimated values submitted as required by permitting process and proof of payment for such improvements. The Infrastructure Reimbursement Grant shall be in the amount qualifying as Project Reimbursements, up to and not exceeding the maximum set forth above and shall be payable by Corporation no sooner than the 60th day after receipt of the supporting documentation stated herein.

2. Current Revenue. The funds distributed hereunder shall be paid solely from lawfully available funds of the Corporation. Under no circumstances shall the obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

3. Confidentiality. The Corporation agrees to the extent allowed by law, to keep all tax information and documentation received, pursuant to this Agreement hereof, confidential. In

the event a request is made for such information pursuant to the Texas Public Information Act or the Open Records Act or the Freedom of Information Act, Corporation will not disclose the information unless required to do so by the Attorney General of Texas under the provisions of the applicable statutes.

4. Conditions Precedent. The obligation of the Corporation to pay funds in the form of a Grant shall be conditioned upon Company successfully obtaining a Certificate of Occupancy from the City of Schertz and receiving written approval from the City of Schertz for the completion of construction of improvements depicted and situated as represented in Attachment A and the continued compliance with and satisfaction of each of the conditions set forth in this Agreement.

5. Annual Report. The Company, if required, shall submit an Annual Report (an “Annual Report”) for the preceding Calendar Year to the Executive Director of the Corporation each year not later than February 15th. The Annual Report should substantially conform to the Annual Report Form attached as Exhibit B to this Agreement. The first Annual Report will be due February 15th, 2023

ARTICLE V COVENANTS AND DUTIES

1. Company’s Covenants and Duties. Company makes the covenants and warranties to the Corporation and agrees to timely and fully perform the obligations and duties contained in Article IV of this Agreement. Any false or substantially misleading statements contained herein or failure to timely and fully perform those obligations and duties within this Agreement shall be an act of Default by the Company.

(a) Company is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas and the United States of America during any term of this Agreement and shall timely and fully comply with all of the terms and conditions of this Agreement to commence and complete the Project in accordance with the Agreement.

(b) The execution of this Agreement has been duly authorized by Company’s authorized agent, and the individual signing this Agreement is empowered to execute such Agreement and bind the entity. Said authorization, signing, and binding effect is not in contravention of any law, rule, regulation, or of the provisions of Company’s by-laws, or of any agreement or instrument to which Company is a party to or by which it may be bound.

(c) Company is not a party to any Bankruptcy proceedings currently pending or contemplated, and Company has not been informed of any potential involuntary Bankruptcy proceedings.

(d) To its current, actual knowledge, and subject to the Certificate of Occupancy (or other approvals and permits to be obtained under subpart (f) immediately below), Company has acquired and maintained all necessary rights, licenses, permits, and authority to carry on its business in the City of Schertz and will continue to use its best efforts to maintain all necessary rights, licenses, permits, and authority.

(e) Company agrees to obtain or cause to be obtained, all necessary permits and approvals from City of Schertz and/or all other governmental agencies having jurisdiction over the construction of any improvements to the Facility and shall be responsible for paying, or causing to be paid, to City of Schertz and all other governmental agencies the cost of all applicable permit fees and licenses required for construction of the Project.

(f) Company shall cooperate with the Corporation in providing all necessary information to assist them in complying with this Agreement.

(g) During the term of this Agreement, Company agrees to not knowingly employ any undocumented workers as part of the Project, and, if convicted of a violation under 8 U.S.C. Section 1324a(1), Company shall be in Default (subject to the remedies in Article V above). Company is not liable for an unknown violation of this Section by a subsidiary, affiliate, or franchisee of Company or by a person with whom Company contracts provided however that identical federal law requirements provided for herein shall be included as part of any agreement or contract which Company enters into with any subsidiary, assignee, affiliate, or franchisee for which Grant provided herein will be used.

(h) Maintain and prepare financial statements in accordance with generally accepted accounting principles in the United States of America as established by the Financial Accounting Standards Board and permit Corporation to visit, examine, audit, inspect, and make and take away copies or reproductions of Company's book of accounts and other records at mutually agreed upon times (provided, Corporation shall pay the reasonable fees and disbursements of any accountants or other agents of Corporation, selected by Corporation, for the foregoing purposes). Unless written notice of another location is given to Corporation, Company's books and records will be located at 750 E. Mulberry Avenue, Suite 305, San Antonio, Bexar County, Texas 78212.

2. Corporation's Covenants and Duties. The Corporation is obligated to pay Company's Infrastructure Reimbursement as set forth in Article IV, (1).

3. Substantial Compliance and Default. Failure by any Party to timely and substantially comply with any performance requirement, duty, or covenant shall be considered an act of Default if uncured within sixty (60) days of receiving written notice from any other Party. Failure of Company to timely and substantially cure a default will give the Corporation the right to terminate this Agreement, as reasonably determined by the Board of Directors of the Corporation.

4. Recapture. In the event of Default by the Company, the Corporation shall as its sole and exclusive remedy for Default hereunder, after providing Company notice and an opportunity to cure, have the right to discontinue all future Grant payments and recapture all amounts previously paid under this Agreement (as applicable, the "Recaptured Amount").

The Recaptured Amount shall be paid by the Company within one hundred twenty (120) days after the date Company is notified by the Corporation of such Default (the "Payment Date") provided said Default was not cured. In the event the Recaptured Amount is not repaid by the applicable

Payment Date, the unpaid portion thereof shall accrue interest at the rate of two percent (2.00%) per annum from the Effective Date until paid in full.

ARTICLE VI TERMINATION

1. Termination. This Agreement shall terminate upon the earliest occurrence of any one or more of the following:

- (a) The written agreement of the Parties;
- (b) The Agreement's Expiration Date;
- (c) Default by Company (at the option of the Corporation).

ARTICLE VII DISPUTE RESOLUTION

1. Mediation. If a dispute arises out of or relates to this Agreement or the breach thereof, the Parties shall first in good faith seek to resolve the dispute through negotiation between the upper management of each respective Party. If such dispute cannot be settled through negotiation, the Parties agree to try in good faith to settle the dispute by mediation under the Commercial Mediation Rules of the American Arbitration Association, San Antonio, Texas, before resorting to litigation; provided that a Party may not invoke mediation unless it has provided the other Party with written notice of the dispute and has attempted in good faith to resolve such dispute through negotiation. Notwithstanding the foregoing, any Party may seek immediate equitable relief, without attempting to settle a dispute through mediation, in any case where such Party is entitled to equitable relief by law, the terms of the Agreement, or otherwise. All costs of negotiation and mediation collectively known as alternate dispute resolution ("ADR") shall be assessed equally between the Parties with each party bearing their own costs for attorneys' fees, experts, and other costs of ADR and any ensuing litigation.

2. During the term of this Agreement, if Company files and/or pursues an adversarial proceeding against the Corporation regarding this Agreement without first engaging in good faith mediation of the dispute, then, at the Corporation's option, all access to the funds provided for hereunder may be deposited with a mutually acceptable escrow agent that will deposit such funds in an interest-bearing account until the resolution of such adversarial proceeding.

3. Under no circumstances will the funds received under this Agreement be used, either directly or indirectly, to pay costs or attorney fees incurred in any adversarial proceeding regarding this Agreement against either the Corporation or the City of Schertz.

ARTICLE VIII MISCELLANEOUS

1. Binding Agreement. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties, and their respective successors and assigns. The Executive Director of the Corporation shall be responsible for the administration of this Agreement and shall have the authority to execute any instruments, duly approved by the Corporation, on behalf of the

Parties related thereto. Notwithstanding any other provision of this Agreement to the contrary, performance of either Party under this Agreement is specifically contingent on Company obtaining a Certificate of Occupancy and from the City of Schertz and reaching the target job creation milestone the Facility under the terms of this Agreement.

2. Mutual Assistance. The Parties will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

3. Representations and Warranties. The Corporation represents and warrants to Company that this Agreement is within their authority, and that they are duly authorized and empowered to enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Company represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement.

4. Assignment. Company shall have the right to assign all of its rights, duties, and obligations under this Agreement to a duly qualified third party with prior written approval of the Corporation. Any assignment provided for herein shall not serve to enlarge or diminish the obligations and requirements of this Agreement, nor shall they relieve Company of any liability to the Corporation including any required indemnity in the event that any Assignee hereof shall at any time be in Default of the terms of this Agreement. The Corporation may demand and receive adequate assurance of performance including the deposit or provision of financial security by any proposed Assignee prior to its approval of an assignment.

5. Independent Contractors.

(a) It is expressly understood and agreed by all Parties hereto that in performing their services hereunder, Company at no time will be acting as an agent of the Corporation and that all consultants or contractors engaged by Company respectively will be independent contractors of Company; and nothing contained in this Agreement is intended by the Parties to create a partnership or joint venture between the Parties and any implication to the contrary is hereby expressly disavowed the Parties hereto understand and agree that the Corporation will not be liable for any claims that may be asserted by any third party occurring in connection with services performed by Company respectively under this Agreement, unless any such claims are due to the fault of the Corporation.

(b) By entering into this Agreement, except as specifically set forth herein, the Parties do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of parties, and nothing contained herein shall ever be construed as a waiver of sovereign or official immunity by the Corporation with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.

(c) No employee of the Corporation, or any board member, or agent of the Corporation, shall be personally responsible for any liability arising under or growing out of this Agreement.

6. Notice. Any notice required or permitted to be delivered hereunder shall be deemed delivered by actual delivery, or on the first business day after depositing the same in the hands of

a reputable overnight courier (such as United States Postal Service, FedEx or UPS) and addressed to the Party at the address set forth below:

If intended for SEDC: Schertz Economic Development Corporation
Attention: Exec. Dir. of Economic Development
1400 Schertz Parkway
Schertz, TX 78154

With a copy to:
Denton, Navarro, Rocha, & Bernal, PC
Attention: T. Daniel Santee
2517 North Main Avenue
San Antonio, TX 78212

If to the Company: Schertz Medical Building, LLC
Attention: Matthew Bradley
750 E. Mulberry Avenue
Suite 305
San Antonio, TX 78212

Any Party may designate a different address at any time upon written notice to the other Parties.

7. Governmental Records. All invoices, records and other documents required for submission to the City pursuant to the terms of this Agreement are Governmental Records for the purposes of Texas Penal Code Section 37.10.

8. Governing Law. The Agreement shall be governed by the laws of the State of Texas, and the venue for any action concerning this Agreement (subject to the dispute resolution mechanisms of Article VIII above) shall be in the Courts of Guadalupe County. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

9. Amendment. This Agreement may be amended by mutual written agreement of the Parties, as approved by the Board of Directors of the Corporation.

10. Legal Construction. In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions of this Agreement, and it is the intention of the Parties to this Agreement that, in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

11. Payment of Legal Fees. Each Party shall bear its own attorney's fees in connection with the negotiation of this Agreement.

12. Interpretation. Each of the Parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which Party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, whatever its

meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any Party.

13. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that, in any manner, relates to the subject matter of this Agreement, except as provided for in any Exhibits attached hereto or duly approved amendments to this Agreement, as approved by the Board of Directors of the Corporation.

14. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

15. Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

16. Exhibits. Any Exhibits attached hereto are incorporated by reference for all purposes.

17. Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

18. Indemnification.

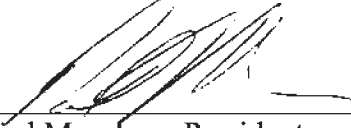
COMPANY AGREES TO DEFEND, INDEMNIFY AND HOLD THE CORPORATION AND CITY, AND THEIR RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL REASONABLE LIABILITIES, DAMAGES, CLAIMS, LAWSUITS, JUDGMENTS, ATTORNEY FEES, COSTS, EXPENSES AND ANY CAUSE OF ACTION THAT DIRECTLY RELATES TO ANY OF THE FOLLOWING: ANY CLAIMS OR DEMANDS BY THE STATE OF TEXAS THAT THE CORPORATION HAS BEEN ERRONEOUSLY OR OVER-PAID SALES AND USE TAX FOR ANY PERIOD DURING THE TERM OF THIS AGREEMENT AS A RESULT OF THE FAILURE OF COMPANY TO MAINTAIN A PLACE OF BUSINESS AT THE PROPERTY OR IN THE CITY OF SCHERTZ, OR AS A RESULT OF ANY ACT OR OMISSION OR BREACH OR NON-PERFORMANCE BY COMPANY UNDER THIS AGREEMENT EXCEPT THAT THE INDEMNITY PROVIDED HEREIN SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE ACTION OR OMISSIONS OF THE CORPORATION OR CITY. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. IT BEING THE INTENTION OF THE PARTIES THAT COMPANY SHALL BE RESPONSIBLE FOR THE REPAYMENT OF ANY ANNUAL GRANTS PAID TO COMPANY HEREIN THAT INCLUDES CITY SALES TAX RECEIPTS THAT THE STATE OF TEXAS HAS DETERMINED WAS ERRONEOUSLY PAID, DISTRIBUTED OR ALLOCATED TO THE CORPORATION.

19. Additional Instruments. The Parties agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this Agreement.

20. Force Majeure. Whenever a period of time is herein prescribed for action to be taken by the Company, the Company shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to causes of any kind whatsoever which are caused by Force Majeure.

Executed on this 25 day of August 2022.

SCHERTZ ECONOMIC DEVELOPMENT CORPORATION

By: 
Paul Macaluso, President

ATTEST:

By: 
Sammi Morrill, Secretary

Executed on this _____ day of _____, 2022

COMPANY

SCHERTZ MEDICAL BUILDING LLC

a Texas limited liability company

By: Schertz Manager, LLC, a Texas limited liability company

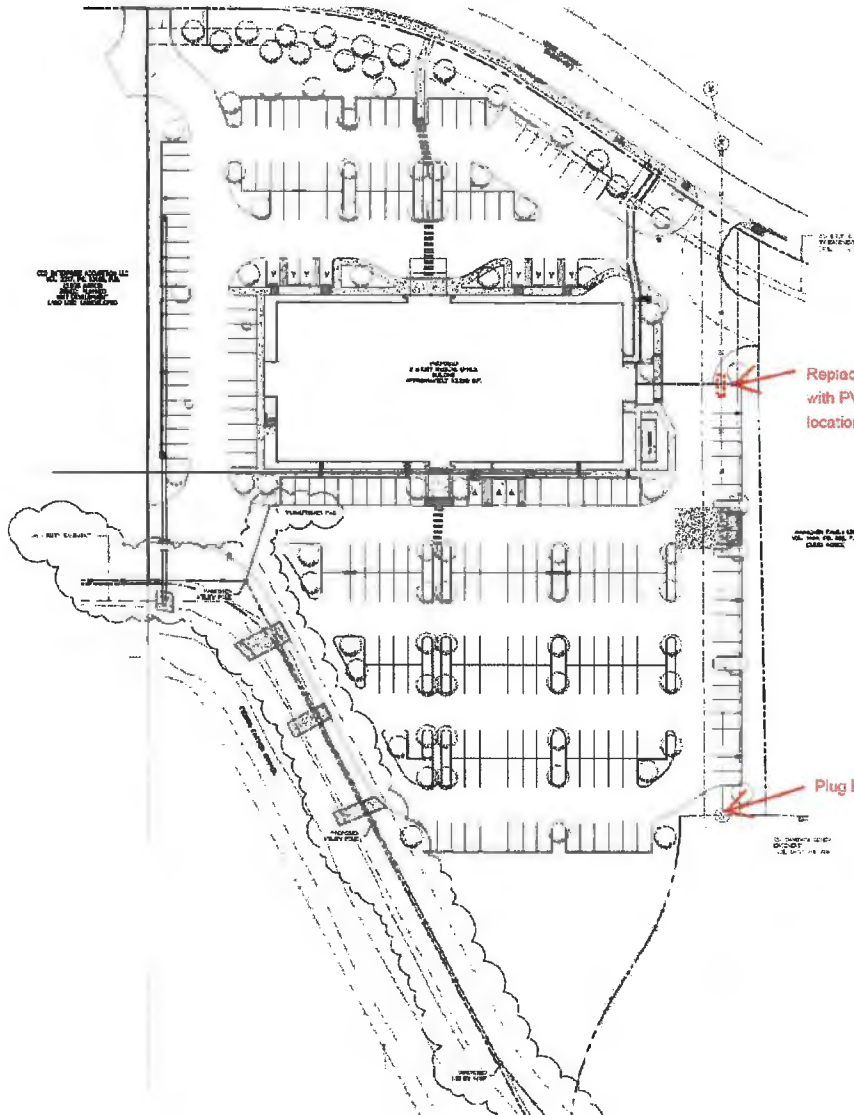
Its: Manager

By: _____

Name: Matthew Bradley

Title: Vice President

Attachment A



SCALE: 1" = 40'

LEGEND

PS	EXISTING FIRE HYDRANT
DS	EXISTING SANITARY SEWER MANHOLE
SL	EXISTING SANITARY SEWER LINE
W	EXISTING WATER MAIN
SD	EXISTING STORM DRAIN
---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENTS
---	PROPOSED WATER LINE
---	PROPOSED 12" PIP L AP
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LBS
3	PROPOSED SANITARY SEWER MANHOLE
PS	PROPOSED FIRE HYDRANT
W	PROPOSED PVC

NOTE
 THIS PROJECT FALLS UNDER THE JURISDICTION OF THE CITY OF SHERBOURNE. THE CITY OF SHERBOURNE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND UNIFIED DEVELOPMENT CODE SHALL TAKE PRECEDENCE SHOULD ANY CONFLICTS ARISE BETWEEN THESE PLANS AND SAID DOCUMENTS.

ESTIMATED DATE OF CONSTRUCTION
 NOVEMBER 2021

NOTE:
 RE-PLANT WITH 1" APPROPRIATE VEGETATION IN ALL DISTURBED AREAS.

PROJECT LIMITS NOT WITHIN FLOODPLAIN.

Submittal
 Submittal Building, LLC
 Matthew Boddy
 170 East Mainway Avenue
 Suite 300
 San Antonio, Texas 78212
 PH: 210.724.6706
 F: 210.724.6700
 mcboddy@submittal.com

Architect
 HECO Architects
 Howard Beck, AIA
 2415 Richmond Avenue
 Suite 111
 Houston, Texas 77096
 PH: 713.861.2600
 F: 713.861.2278
 hbeck@heco.com

Civil
 GEC
 James P. Gandy, P.E., CEM, LEED
 James Gandy
 12000 E. 18th Street
 Suite 300
 San Antonio, Texas 78238
 PH: 210.352.2500
 F: 210.352.1300
 jgandy@gec.com

Landscape Architect
 J.J. Langford, Inc.
 Chad Brinkman
 PH: 210.352.2500
 cbrinkman@jlangford.com

Structural
 Bruce W. Bledsoe, Director of Engineering
 Robert Orsini, P.E.
 12013 DeSmetman Freeway
 Suite 100
 San Antonio, Texas 78248
 PH: 210.352.2500
 gorsini@brucewble.com
 GEC, Inc.

MED
 222 Ansonville Consulting Engineers
 Mary A. Doherty, LEED AP/BD+C
 MED
 1300 Pacific Avenue
 Suite 700
 Dallas, Texas 75201
 PH: 214.267.2211
 m.doherty@brucewble.com

GEC
 DON BURDEN, INC.
 2525 DAVIS DRIVE, SUITE 2000 (CORNER 190th & 116th)
 11600 E. 19th STREET, SUITE 1100
 SAN ANTONIO, TEXAS 78238-1607
 TEL: (210) 649-8888
 FAX: (210) 649-8440
 REGISTRATION 44-2214

Professional Engineer Seal
 JAMES P. GANDY
 33476
 STATE OF TEXAS
 CIVIL ENGINEER

THE SEAL AFFIRMING ON THIS DOCUMENT WAS REPRODUCED BY JAMES P. GANDY, P.E. NO. 00000

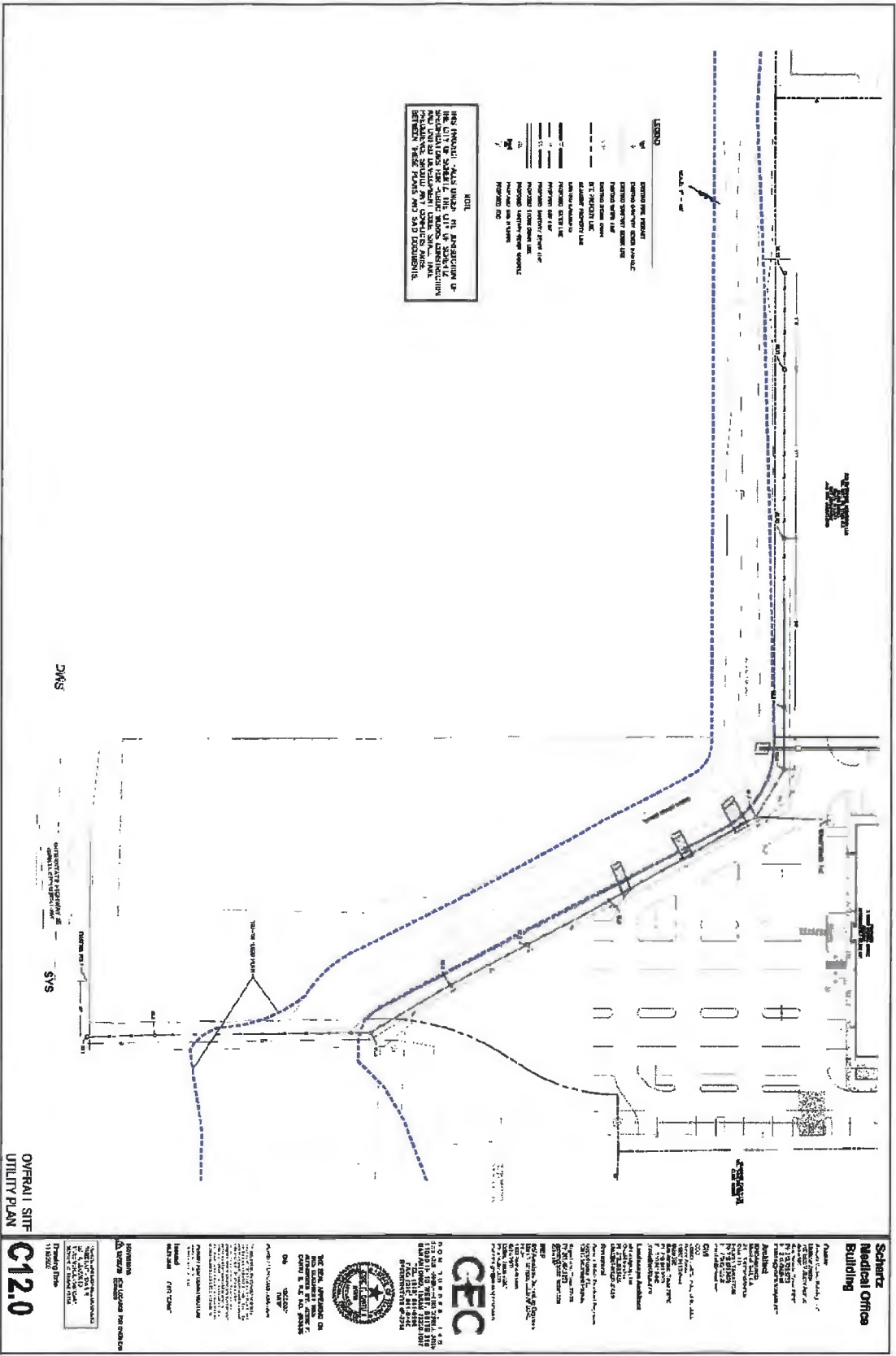
DATE
 11/02/2021

PERMIT TO CONSTRUCTION
 11/02/2021

PERMIT FOR CONSTRUCTION
 11/02/2021

Revisions
 1. 11/02/21 NEW LOCATION FOR OVERHEAD SERVICE

NOTICE OF RECORDING
 PUBLIC BOOK 124 B B
 121 + 12204-1
 11/02/2021 11:00 AM



NOTE:
 THIS PLAN IS A SUMMARY OF THE INFORMATION OF THE CITY OF SAN DIEGO AND THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS. THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS. THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS HAS NOT CONDUCTED ANY INVESTIGATION TO VERIFY THE INFORMATION PROVIDED BY THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS. THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS HAS NOT CONDUCTED ANY INVESTIGATION TO VERIFY THE INFORMATION PROVIDED BY THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS.

LEGEND

1	EXISTING WATER MAIN
2	EXISTING SEWER MAIN
3	EXISTING GAS MAIN
4	EXISTING ELECTRICAL MAIN
5	EXISTING TELEPHONE MAIN
6	EXISTING FIBER OPTIC MAIN
7	EXISTING WATER SERVICE
8	EXISTING SEWER SERVICE
9	EXISTING GAS SERVICE
10	EXISTING ELECTRICAL SERVICE
11	EXISTING TELEPHONE SERVICE
12	EXISTING FIBER OPTIC SERVICE

OVERALL SITE UTILITY PLAN
C12.0

CEC
 CALIFORNIA ENGINEERING COUNCIL
 REGISTERED PROFESSIONAL ENGINEERS
 11111 JEFFERSON AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92120
 (619) 594-4400
 WWW.CEC.CA.GOV

Schartz Medical Office Building
 Project No. C12.0
 Date: 11/11/2022
 Drawing Title: Overall Site Utility Plan

CONTRACTOR:
 [Name]
DESIGNER:
 [Name]
CHECKER:
 [Name]
DATE:
 11/11/2022

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]

PROJECT INFORMATION:
 Project Name: Schartz Medical Office Building
 Project No.: C12.0
 Date: 11/11/2022
 Drawing Title: Overall Site Utility Plan

SCALE:
 AS SHOWN

NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. THE USER SHALL MAINTAIN ADEQUATE CLEARANCE FROM ALL UTILITIES.
 4. THE USER SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 5. THE USER SHALL NOTIFY THE CITY OF SAN DIEGO ENGINEERS AND ARCHITECTS OF ANY CHANGES TO THE UTILITIES SHOWN ON THIS PLAN.



CONSTRUCTION COMPLETED

DATE: _____
CITY: _____
CABLE WORK REQUIRED AT OPV: N/A
BMB WORK REQUIRED AT OPV: N/A

ELECTRIC DESIGN		PROJECT #
40661481	17784 VERDE PARKWAY, SCHERTZ MEDICAL OFFICE	E-0025
T. HOWELL 210-879-2813	DATE: 08/2022	INSTALL 12 POLES 8 ANCHOR GUYS 3 CUTOUTS AND 1328' OF #2 PRI WIRE
M. SAN MIGUEL 210-353-3760	SCALE: 1" = 100'	
COORDINATES: X 2194705 Y 13784434 F544		
FERRO MAP PAGE 521 A4		SKETCH SIZE 11 X 17

Seal

Outages

NO OUTAGES

Associated Work Orders

UG INSTALL WR# 40881485

Locates & Permits

SAWS & GAS MAPS ATTACHED TO TASK 2360

DIG TICKET

TXDOT SAT20220324074457

Environmental Notes

A stormwater permit is active for this construction site. Please contact Brandon Bailey at 210-771-1321 or for more information.

A flood plain development permit is active for this project. Unrestricted drainage of the project and adjacent areas must be maintained. No waste, equipment or construction materials shall be placed in existing flows that will be block or alter flow of the existing natural drainage and must be removed by the end of the day. All existing ground within the 100-year flood plain which is disturbed by construction activity shall be restored to original grade with natural materials. A copy of the flood plain permit must be kept on-site at all times.

Miscellaneous Notes

CONTACT DESIGNER 48 HOURS PRIOR TO CONSTRUCTION AT THOWELL@TXUE-INC.COM OR CONTACT SUPERVISOR AT (210) 353-3760 OR EMAIL JESANMIGUEL@CPSENERGY.COM

SUE ELLEN ESPARZA INDUSTRIAL DESIGN COORDINATOR C: (210) 353-4847



VERIFY ALL UNDERGROUND FACILITIES PRIOR TO EXCAVATION

SKETCH REVISED 8/8/22 DISCARD ANY COPIES PRIOR TO THIS DATE

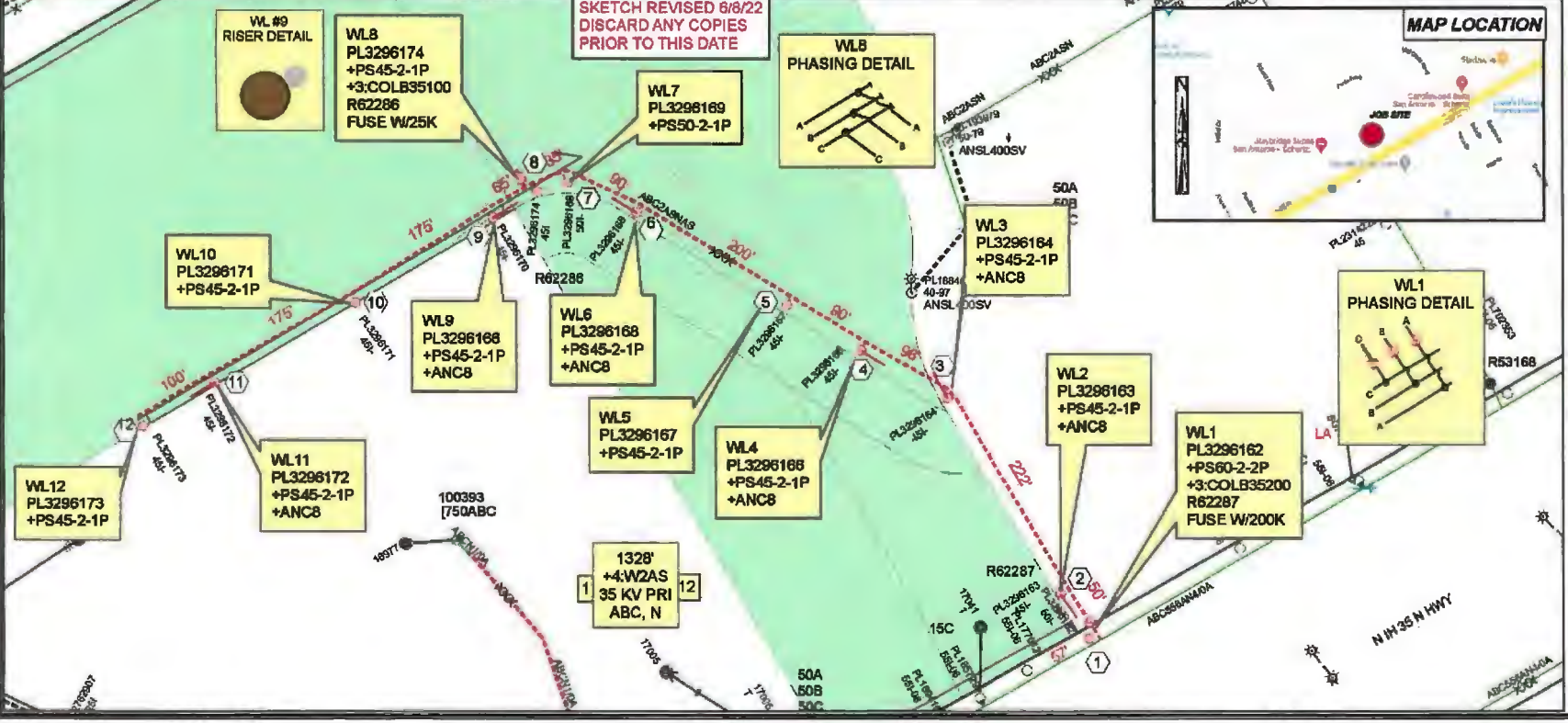


Exhibit B

SAMPLE ANNUAL CERTIFICATION REPORT FORM

[SEE ATTACHED]

Annual Certification Report

Reporting Period: January 1 to December 31, 2022

The Annual Certification Report for the Economic Development Incentive Agreement between the City of Schertz Economic Development Corporation and Schertz Medical Building LLC, is due on **February 15, 2023**. Please sign and return the Annual Certification Report form with accompanying narrative.

I. PROJECT INFORMATION

Project Information:

Company's legal name: _____

Project address subject to incentive: _____

Company primary contact: _____ Title: _____

Phone number: _____ E-mail address: _____

II. REPORTING INFORMATION

Employment and Wage Information:

Has the Company employed undocumented workers? Yes No

What is the total number of Full-time Employees located at the Schertz facility during the calendar year? _____

Investment Information:

What is the 20__ appraised ad valorem tax value for Real Property? _____

Narrative:

A brief narrative explaining the current year's activities and/or any potential defaults has been provided? Yes No

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, the information and attachments provided herein are true and accurate and in compliance with the terms of Economic Development Incentive Agreement.

I further certify that the representations and warranties contained within the Agreement remain true and correct as of the date of this Certification, and Schertz Medical Building LLC remakes those representations and warranties as of the date hereof.

I further certify that the employment and wage information provided is true and accurate to the best of my knowledge and I can provide documentation from the Texas Workforce Commission to support my claim if so requested.

I understand that this Certificate is being relied upon by the SEDC in connection with the expenditure of public funds.

I have the legal and express authority to sign this Certificate on behalf of Schertz Medical Building LLC

_____ Name of Certifying Officer	_____ Certifying Officer's Title
_____ Phone Number	_____ E-Mail Address
_____ Signature of Certifying Officer	_____ Date

STATE OF TEXAS X
COUNTY OF GUADALUPE X

This information was acknowledged before me on this _____ day of _____, _____ by [first and last name], [title] for Schertz Medical Building LLC, a Texas limited liability company, on behalf of said agency.

Notary Public, State of Texas

Notary's typed or printed name

My commission expires

The Annual Certification Report is to be completed, signed and returned on or before February 15, 2023. Please send an original to the following address:

**Attention: Executive Director
City of Schertz Economic Development Corporation
1400 Schertz Parkway, Bldg. No. 2
Schertz, TX 78154**