

Filed For Record 10:23A

JOHNSON COUNTY COMMISSIONERS COURT



JAN 16 2014

County Clerk Johnson County  
by AM Deputy

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

JERRY D. STRINGER  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

Alison Hitchcock  
Assistant to Commissioner's Court

DON BEESON  
Commissioner Pct. #4

THE STATE OF TEXAS  
  
COUNTY OF JOHNSON

§  
§  
§

ORDER #2013-34

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TAX ABATEMENT AGREEMENT WITH CHICKEN E REALTY, INC.

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BE IT REMEMBERED, at a regular meeting of the Commissioners' Court of Johnson County, held on the 12th day of November, 2013, on motion made by Commissioner Rick Bailey, and seconded by Commissioner Kenny Howell, the following Order was adopted:

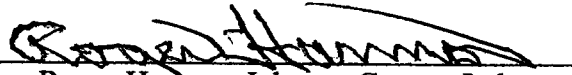
WHEREAS, the City of Burleson has executed a tax abatement agreement for Chicken E Realty, Inc., for abatement of ad valorem taxes pursuant to V.T.C.A., Tax Code, Chapter 312; and

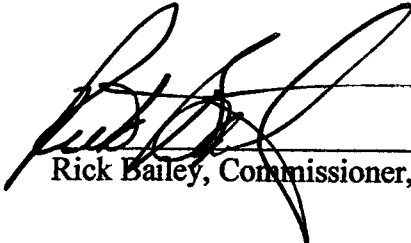
WHEREAS, Johnson County is authorized pursuant to Section 312.206 of V.T.C.A., Tax Code to enter into a Tax Abatement Agreement with Chicken E Realty, Inc., upon terms similar to those contained in the City Agreement; and

WHEREAS, the Commissioners Court has reviewed and approved the attached Tax Abatement Agreement;

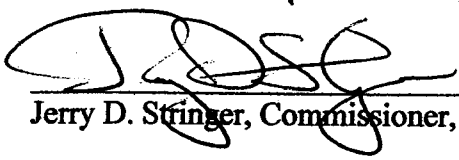
NOW THEREFORE BE IT ORDERED, ADJUDGED AND DECREED, that the attached Tax Abatement Agreement is approved between Johnson County and Chicken E Realty, Inc.


DONE IN OPEN COURT THIS 12<sup>th</sup> DAY OF NOVEMBER, 2013.

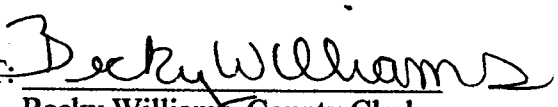
  
Roger Harmon, Johnson County Judge

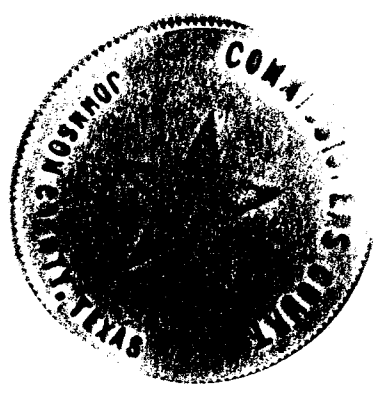
  
Rick Bailey, Commissioner, Precinct #1

  
Kenny Howell, Commissioner, Precinct #2

  
Jerry D. Stringer, Commissioner, Precinct #3

  
Don Beeson, Commissioner, Precinct #4

ATTEST:   
Becky Williams, County Clerk



## TAX ABATEMENT AGREEMENT

**WHEREAS**, the City of Burleson, Texas (the "City") adopted Ordinance No. C-745-13 designating Reinvestment Zone No. 003-13 under the provisions Title 3, Subtitle B, of Chapter 312 of V.T.C.A., Tax Code; and

**WHEREAS**, the City has entered into an agreement ("Agreement") with Chicken E Realty, Inc., as owner of the leasehold interest and/or the owner of the taxable real property for the abatement of ad valorem taxes pursuant to Section 312.204 of V.T.C.A., Tax Code ; and

**WHEREAS**, Chicken E Realty, Inc. owns and/or leases the site for a manufacturing plant; and

**WHEREAS**, Johnson County, herein after referred to as the County, has determined that the proposed improvements, as described in this Agreement to be constructed by Chicken E Realty, Inc., meet the requirements for eligibility for tax abatement under V.T.C.A. Tax Code; and

**WHEREAS**, it is reasonably likely that this Agreement will contribute to the retention, expansion and creation of primary employment and will attract major investment in the Zone that would be a benefit to property within the Zone and that would contribute to the economic development of the County; and

**WHEREAS**, the County has determined that the Improvements are practical and are of benefit to the area within the Zone and to the County; and

**WHEREAS**, ~~Commissioners Court of Johnson County, Texas (the~~  
"Commissioners Court") finds that the terms of this Agreement meet the applicable requirements of the Guidelines and Criteria for the Johnson County Tax Abatement Policy Statement, adopted by the Commissioners Court pursuant to Court Order 2012-13; and

**WHEREAS**, this Agreement shall become effective upon the approval by Johnson County and the execution of said agreement by both the County and Chicken E Realty, Inc.;

**NOW, THEREFORE**, the parties hereto, for and in consideration of the premises and mutual promises stated herein, agree as follows:

**Section 1.** The real property, improvements thereto, and related items of tangible personal property, which are described in Section 2 hereof, shall be those constructed on the property constituting the Zone as described by the following legal description; That tract or parcel of land more particularly described and shown on Exhibit "A" that is attached hereto and incorporated by reference herein for all purposes.

**Section 2.** The proposed project is development of the Property to include a warehouse and office building, totaling approximately 90,000 square feet which will create at least 50 full time jobs. The Improvements include buildings, structures, fixed machinery and equipment, energy efficiency measures and equipment, site improvements plus office space and related fixed improvements necessary to the operation and administration of the facility. The cost of the improvement is \$ 8 million. Chicken E Realty, Inc. anticipates that the improvements will be available for occupancy by September 30, 2014.

In consideration of this Agreement, Chicken E. Realty, Inc agrees to the following covenants that must be fulfilled in order to receive a tax abatement:

(A) Design and construct all phases of the Improvements in conformance with the criteria and development standards set forth in the ordinances of the City of Burleson, as well as applicable state and federal laws.

(B) Develop the Improvements resulting in a Capital Investment in an amount

equal to at least Eight Million Dollars (\$8,000,000.00) and the creation of at least fifty (50) full-time jobs at the Property by December 31, 2014.

(C) Chicken E Realty Inc shall be responsible for all on-site improvements and related development fees required for the construction and development of the Improvements.

(D) Chicken E Realty Inc. shall remain current and paid on all property taxes, subject to appeal rights in accordance with law and subject to a right to cure any delinquency.

**Section 3.** For purposes of this Agreement:

- (a) the "Abatement Property" means the Premises, the Improvements and the related items of tangible personal property described in Sections 1 and 2 hereof,
- (b) the "Effective Date of Abatement" means January 1, 2014; and
- (c) the "Abatement Period" means that period commencing on the first day of the Effective Date of Abatement and ending three (3) years thereafter.

**Section 4.** Subject to the terms and conditions of this Agreement, and subject to the rights of holders of any outstanding bonds of the County, thirty-five percent (35%) of the appraised value for property tax purposes of the Abated Property (to the extent the appraised value of the Abated Property for each year exceeds its value as of January 1, 2013) shall be abated and exempted from taxation for a period of three (3) years beginning with the first day of the Effective Date of Abatement. As a result, said abatement shall result in a reduction by thirty-five percent (35%) of the taxes that would otherwise be assessed upon that portion of the appraised value of the Abated Property that for each year of abatement exceeds its value as of January 1, 2013. It is the intent of the parties that the abatement granted hereby shall extend for a period of three (3) years beginning with the first day of the Effective Date of Abatement, and shall apply only to all improvements and items of tangible personal property constructed or placed on the Premises that resulted from this expansion. To the extent necessary, it is the intent of the parties that this Agreement shall not be amended to include such additional improvements and items of tangible personal property. A separate tax abatement agreement shall be entered into with respect to any additional property. It is also agreed that if the appraised value of the improvements should fall below \$5,000,000 the percent abated will be reduced per the table on page three (3) of the Guidelines and Criteria For Johnson County Tax Abatement Policy.

**Section 5.** It is agreed that employees of the County shall have access to the premises for inspection to ensure that the Improvements are made according to the conditions of this Agreement and that the Improvements are of substantially the same character as described in Section 2 hereof (subject to the right of Chicken E Realty, Inc. to revise the plans and specifications for the Improvements prior to and during construction). All inspections will be made only after giving Chicken E Realty, Inc. at least twenty-four (24) hours advance notice and will be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the project. All inspections will be made with one or more representatives of Chicken E Realty, Inc., and in accordance with Chicken E Realty, Inc.'s safety standards.

Chicken E Realty, Inc. shall indemnify, hold harmless and defend the County, its members, agents, officials, employees, from and against any and all obligations, claims, suits, damages, and liability, or alleged liability, including, but not limited to liability without fault and liability by virtue of the obligations of Chicken E Realty, Inc., pursuant to this Agreement or the acts or omissions of Chicken E Realty, Inc., its agents, contractors, employees, licensees, or invitees, on or with respect to the Premises, Improvements and/or equipment, including costs of suit, attorney fees and other related costs and expenses of whatever kind or character arising directly or indirectly from any cause whatsoever in

connection with or incidental to this Agreement or such acts or omissions, provided, however, that Chicken E Realty, Inc., shall not be required to indemnify and hold harmless any indemnified party for any such injury or harm caused by the gross negligence or willful misconduct of any indemnified party. The indemnity set forth herein shall specifically include, without limitation all actions, damages, claims and liabilities for personal injury, death or property damage occurring on, or arising out of or resulting from the use of premises, improvements and/or equipment by Chicken E Realty, Inc., its sublessee or representative, agents, contractors, employees, licensees or invitees.

**Section 6.**

- (a) During the Abatement Period, the County may declare a default hereunder by Chicken E Realty, Inc., only if Chicken E Realty, Inc., refuses or neglects to comply with any of the terms of this Agreement, or if any representation made by Chicken E Realty, Inc., in this Agreement is false or misleading in any material respect, or if Chicken E Realty, Inc., allows its ad valorem taxes owed the County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest.
- (b) Should the County determine Chicken E Realty, Inc., to be in default of this agreement, the County shall notify Chicken E Realty, Inc., in writing prior to the end of the abatement period, and if such default is not cured within sixty (60) days from the date of such notice (the "Cure Period"), then the Agreement may be terminated; provided, however, that in the case of a default that, for causes beyond Chicken E Realty, Inc.'s reasonable control, cannot with due diligence be cured within such sixty day period, the "Cure Period" shall be deemed extended if Chicken E Realty, Inc., (i) shall immediately, upon the receipt of such notice, advise the County of Chicken E Realty, Inc.'s intention to institute all steps necessary to cure such default, and (ii) shall institute and thereafter prosecute to completion with reasonable dispatch all steps necessary to cure same.
- (c) Except as provided in Subsection (d) below, if Chicken E Realty, Inc., violates any of the terms and conditions of this Agreement and fails to cure during the Cure Period, this Agreement may then be terminated and all taxes previously abated by virtue of this Agreement will be recaptured and paid within sixty (60) days of the termination.
- (d) During the period of time when Chicken E Realty, Inc., is constructing, renovating, repairing, or installing the improvements

and/or equipment on the premises, and at all times thereafter, during the term of this Agreement, Chicken E Realty, Inc., shall keep the improvements and equipment insured against all loss or damage by fire or any other casualty. Chicken E Realty, Inc., shall furnish the County with all Certificates of Insurance that are required by this Agreement within thirty (30) days after the initiation of construction, repairs, or installation, and within thirty (30) days succeeding the renewal of each policy required herein.

In the event, improvements and/or equipment are damaged by fire or any other casualty, should Chicken E Realty, Inc., decide not to repair, remodel, renovate or reinstall; or fails to begin repair, remodeling, renovation or reinstallation on the damaged Improvements and/or equipment within six (6) months of the fire and/or other casualty, then the abatement shall terminate and all taxes previously abated by virtue of this Agreement will be recaptured and paid within sixty (60) days of the termination.

**Section 7.** For purposes of this Agreement, the value of the Premises, the Improvements and all items of tangible personal property situated on the Premises shall be the same as the value of such property as determined annually by the Chief Appraiser of the Johnson County Appraisal District, subject to the appeal procedures set forth in the Texas Property Tax Code (V.T.C.A. Tax Code).

Prior to October 1<sup>st</sup> of each year that this Agreement is in effect, Chicken E Realty, Inc., shall certify to the County that Chicken E Realty, Inc., is in compliance with each applicable term of this Agreement. This annual certification shall include a rendition of the property value.

Chicken E Realty, Inc., is solely responsible for meeting any and all additional requirements for the completion of this Agreement. These additional requirements include the application for the Abatement which will need to be filed with the Central Appraisal District of Johnson County, Texas. In this Agreement, the name Chicken E. Realty Inc., also encompasses its Affiliates, Chicken E Transportation, Inc. and Chicken E Foodservice, Inc.

**Section 8.** If the County terminates this Agreement upon an event of default as defined in Section 6 hereof, it shall provide Chicken E Realty, Inc., written notice of such termination. If Chicken E Realty, Inc., believes that such termination was improper, Chicken E Realty, Inc., may file suit in Johnson County District Courts appealing such termination within one hundred twenty (120) days after receipt from the County of written notice of the termination. If an appeal suit is filed, Chicken E Realty, Inc., shall remit to the County, within one hundred twenty (120) days after receipt of the

notice of termination, any additional and/or recaptured taxes as may be payable pursuant to Section 6 of this Agreement during the pendency of the litigation pursuant to the payment provisions of section 42.08, V.T.C.A. Tax Code. If the final determination of the appeal increases Chicken E Realty, Inc., tax liability above the amount of tax paid, Chicken E Realty, Inc., shall remit the additional tax to the County pursuant to section 42.42, V.T.C.A. Tax Code and this agreement. If the final determination of the appeal decreases Chicken E Realty, Inc.'s tax liability, the County shall refund to Chicken E Realty, Inc., the difference between the amount of tax paid and the amount of tax for which Chicken E Realty, Inc., is liable pursuant to section 42.43, V.T.C.A. Tax Code, and this agreement.

**Section 9.**

Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the County or Chicken E Realty, Inc., at the following addresses. If mailed, any notice or communication shall be deemed to be received three days after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

To Chicken E Realty, Inc.:

Chicken E Realty, Inc.  
6800 Snowden  
Fort Worth, Texas 76149  
Attn: Ricky Stuart, President  
Telephone: (817) 988-1140

To the County:

Johnson County Courthouse  
2 N Main Street  
Cleburne, Texas 76033  
Attention: Roger Harmon  
County Judge

Any party may designate a different address by giving the other parties ten days' written notice.



**Section 10.** All provisions of this Agreement shall be executed in compliance with the Order of the Commissioners Court. A copy of the Order is attached hereto as Attachment I and incorporated herein by reference for all purposes.

**Section 11.** Chicken E Realty, Inc., warrants to the best of its knowledge that the Premises do not include any property that is owned by a member of the Commissioners Court or any board, commission or other governmental body approving, or having responsibility for the approval of this Agreement.

**Section 12.** If any provision of this Agreement or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, and such invalidity or unenforceability does not destroy the basis of the bargain between the parties, then the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

**Section 13.** The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto.

**Section 14.** This Agreement was authorized by the Order adopted by the Commissioners Court of Johnson County, Texas, at a meeting open to the public, and that public notice of the time, place and purpose of said meeting was given, all as required by Texas Open Meetings Act, V.T.C.A., government code, Chapter 551, and such Order authorizes the County Judge to execute this Agreement on behalf of the County. This Agreement shall constitute a valid and binding agreement between the County and Chicken E Realty, Inc., upon (i) execution by the County and Chicken E Realty, Inc. This Agreement shall constitute a covenant running with the land and shall be recorded upon execution in the Real Property Records of Johnson County, Texas. This agreement is performable in Johnson County, Texas, and venue over any action to enforce any of the provisions hereof shall lie exclusively in Johnson County, Texas. The laws of the State of Texas shall apply in all respects to interpretation of this Agreement.

**Section 15.** This Agreement has been executed by the parties in multiple originals, each having full force and effect.

EXECUTED THE 12<sup>th</sup> DAY OF November, 2013.

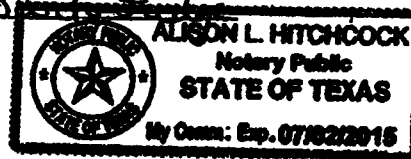
JOHNSON COUNTY, TEXAS

By: *Roger Harmon*

Roger Harmon  
County Judge

This instrument was acknowledged before me on the 12<sup>th</sup> day of November, 2013, by Roger Harmon as County Judge

*Alison L. Hitchcock*  
Notary Public Signature  
My commission expires: 7/2/2015



Chicken E Realty, Inc.

By: *Nancy K. Stuart*

Title: *V. Pres.*

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on the 11<sup>th</sup> day of January, 2014, by Nancy Stuart as Chicken E Realty Inc

*Donna K. Heyworth*  
Notary Public Signature  
My commission expires: 9/18/2014



September 3, 2013  
2F-7

**EXHIBIT A**  
**Boundary and Description of the Zone**

Being a 15.0 portion of the certain 26.598 acre tract of land being Lot 1R, Block 4 of Highpoint Business Park as recorded in Volume 10, Page 419, Plat Records, Johnson County, Texas.

