

RESOLUTION NO. 2026-03-01

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF WESTON,
TEXAS APPROVING A DEVELOPMENT AGREEMENT RELATING TO THE
HONEY CREEK RANCH DEVELOPMENT

WHEREAS, WARNER LAND ADVISORS, LP, a Texas limited partnership (“Developer”) plans to acquire and develop, in phases, approximately 214 acres of real property, which is in the Town’s extraterritorial jurisdiction (the “Property”); and

WHEREAS, the Town of Weston, Texas (the “Town”) wishes to incentivize the development of the Property and encourage and support economic and housing development within the Town through the financing of certain public infrastructure (the “Public Improvements”) within the Property; and

WHEREAS, in order to finance the Public Improvements, the Town Council intends to allow the Developer to create a Municipal Management District (the “MMD”) for development of the Property in accordance with Chapter 375, Texas Local Government Code, as amended; and

WHEREAS, the Town and the Developer desire to enter into a development agreement (the “Development Agreement”) that sets forth the agreement between the parties with respect to development of the Property, the Public Improvements and the operation of the MMD;

NOW THEREFOR BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTON, TEXAS:

SECTION 1. The recitals set forth in the preamble of this Resolution are true and correct in all material respects.

SECTION 2. The Town Council of the Town approves the Development Agreement by and between the Town and the Developer in substantially the form attached hereto as Exhibit A, with such changes as may be approved by the Mayor and the Mayor is hereby authorized to execute such Development Agreement and such signature may be attested by the Interim Town Secretary.

3. It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the Town Council was posted at a place convenient to the public at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. Town Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PRESENTED AND PASSED on this the 10th day of March, 2026, by a vote of 5 ayes and 0 nays at a regular meeting of the Town Council of the Town of Weston, Texas.



Matt Marchiori, Mayor
Town of Weston, Texas

ATTEST:

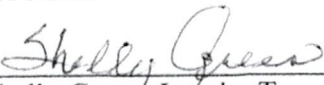

Shelly Green, Interim Town Secretary
Town of Weston, Texas



EXHIBIT A

HONEY CREEK RANCH DEVELOPMENT AGREEMENT

Exhibit A

CERTIFICATION PERTAINING TO
PASSAGE OF A RESOLUTION

STATE OF TEXAS §
 §
TOWN OF WESTON §

I the undersigned Interim Town Secretary of the Town of Weston, Texas (the "Town"), hereby certify as follows:

1. On the 10th day of March, 2026, the Town Council of the Town of Weston, Texas, convened in a regular meeting at the regular meeting place thereof, the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, as amended; and the roll was called of the duly constituted officers and members of the Town Council, which officers and members are as follows:

Matthew Marchiori, Mayor	Mike Hill	)	
Jeff Metzger, Mayor Pro Tem	Patti Harrington	)	Members of
	Marla Johnston	)	the Council
	Brian M. Roach	)	

and all of said persons were present, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written resolution (the "Resolution") entitled:

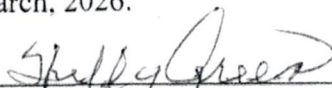
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
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AGREEMENT RELATING TO THE HONEY CREEK RANCH
DEVELOPMENT

was duly introduced for the consideration of the Town Council. It was then duly moved and seconded that the Resolution be passed, and after due discussion, said motion, carrying with it the passage of the Resolution, prevailed and carried by the following vote:

AYES: 5 NAYS: 0 ABSTENTIONS: 0

A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraphs is attached to and follows this Certificate. The persons named in the above and foregoing paragraph, at the time of said meeting and the passage of the Resolution, were the duly chosen, qualified and acting officers and members of the Town Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that the Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code as amended.

SIGNED AND SEALED as of this 10th day of March, 2026.


Interim Town Secretary,
Town of Weston, Texas

[SEAL



*Certification for Resolution Approving
Development Agreement*

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Matt Marchiori, Mayor
Town of Weston, Texas

ATTEST:


Shelly Green, Interim Town Secretary
Town of Weston, Texas



Resolution Approving Development Agreement

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HONEY CREEK RANCH DEVELOPMENT AGREEMENT