

THE STATE OF TEXAS §

COUNTY OF TARRANT §

**FIRST AMENDMENT TO**  
**A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT**  
**BETWEEN THE CITY OF MANSFIELD**  
**AND M3 RANCH DEVELOPMENT, INC.**

This First Amendment to a Chapter 380 Agreement (Amendment) is made and entered into by and between the City of Mansfield, a Texas home-rule municipality, (City) and M3 Ranch Development, Inc. (Developer).

WHEREAS, on October 5, 2018 City and Developer entered in a Chapter 380 Economic Development Agreement (Agreement) covering a 720-acre tract of land within the corporate city limits; and

WHEREAS, as a part of the Agreement, Developer agreed to donate, at no cost to City via separate instrument, the real property referenced in the Agreement as Exhibit D (Donated Land); and

WHEREAS, to date the Donated Land has not been conveyed to City via separate instrument and the Parties agree that City no longer has a need for the Donated Land;

NOW, THEREFORE, in consideration of the terms, conditions, covenants and promises contained herein, City and Developer agree as follows:

1. Donation of Land. That Section 3, Subsection H is deleted in its entirety.
2. Exhibit D. That Exhibit D is deleted in its entirety.
3. Ratification. Except as provided otherwise in this Amendment, the Agreement shall continue in full force and effect in accordance with its terms.
4. Definitions. Terms defined in the Agreement shall have the same meaning when used in this Amendment.
5. Counterparts. This Amendment may be executed in two or more identical counterparts, each of which when so executed shall be deemed to be an original, but all of which when taken together shall constitute one and the same document.

[Signature Page Follows]

EXECUTED and made EFFECTIVE this \_\_\_\_ day of May, 2024, by the duly authorized representatives of City and Developer.

“CITY”  
City of Mansfield

By: \_\_\_\_\_  
Joe Smolinski, City Manager

ATTEST:

By: \_\_\_\_\_  
Susana Marin, City Secretary

“DEVELOPER”  
M3 Ranch Development, Inc.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(CITY)

STATE OF TEXAS §  
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This instrument was acknowledged before me on the \_\_\_\_\_ day of May, 2024, by **Joe Smolinski**, City Manager of the City of Mansfield, a Texas home rule municipal corporation on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas

(DEVELOPER)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of May, 2024, by \_\_\_\_\_, \_\_\_\_\_ of M3 Ranch Development, Inc., on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas