

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

**LICENSE AGREEMENT**

**THIS AGREEMENT** is made by and between the City of Coppell, Texas (hereinafter referred to as “CITY”) and Ridgcrest Estates of Coppell Homeowners Association, Inc. (hereinafter collectively referred to as “LICENSEE”) acting by and through their authorized representatives.

**WITNESSETH:**

**WHEREAS**, LICENSEE has requested the CITY allow the construction and continued use and occupancy of the right-of-way for LICENSEE IMPROVEMENTS;

**WHEREAS**, LICENSEE has installed decorative street signs and decorative regulatory signs within the right-of-way of Ridgcrest Estates Subdivision and requests continued use and occupancy of the right-of-way for LICENSEE IMPROVEMENTS;

**WHEREAS**, LICENSEE will maintain the decorative street signs and decorative regulatory signs within the right-of-way of Ridgcrest Estates subdivision and requests continued use and occupancy of the right-of-way for LICENSEE IMPROVEMENTS;

**WHEREAS**, LICENSEE acknowledges that if any permitted sign within the subdivision is damaged, the CITY will replace it with a standard CITY sign and pole. Any decorative sign and pole installed as a result of damage will be the sole responsibility of the LICENSEE. If installed, LICENSEE shall return the standard CITY sign and pole to the CITY’s service center at 816 S. Coppell Rd.;

**NOW THEREFORE**, in consideration of the covenants contained herein and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Purpose:** CITY hereby grants LICENSEE a revocable license, for the purpose of construction and maintenance of the decorative street signs and regulatory signs within the CITY right-of-way easement (the “PERMITTED IMPROVEMENTS”) and being more particularly depicted on Exhibit ‘B’ attached hereto and incorporated herein for all purposes. With the exception of the signs, no additional permanent structures shall be allowed within the CITY right-of-way easement.
2. **Term:** The term of this License shall be perpetual, subject, however, to termination by the CITY as provided herein.
3. **Non-exclusive:** This License is nonexclusive and is subject to any existing utility, drainage or communications facilities located in, on, under or upon the right-of-way or property owned by CITY, any utility or communication company, public or private, to all vested rights

presently owned by any utility or communication company, public or private for the use of the CITY right-of-way for facilities presently located within the boundaries of the right-of-way and to any existing lease, license, or other interest in the easement granted by CITY to any individual, corporation or other entity, public or private.

4. **Environmental Protection:** LICENSEE shall not use or permit the use of the property for any purpose that may be in violation of any laws pertaining to the health of the environment, including without limitation, the comprehensive environmental response, compensation and liability act of 1980 (“CERCLA”), the resource conservation and recovery act of 1976 (“RCRA”), the Texas Water Code and the Texas Solid Waste Disposal Act. LICENSEE warrant that the PERMITTED use of the property will not result in the disposal or other release of any hazardous substance or solid waste on or to the property, and that it will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the property or adjoining property by LICENSEE. The terms “hazardous substance and waste” shall have the meaning specified in CERCLA and the term solid waste and disposal (or dispose) shall have the meaning specified in the RCRA; provided, however, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and provided further, at the extent that the laws of the State of Texas establish a meaning for hazardous substance, release, solid waste, or disposal which is broader then that specified in the CERCLA or RCRA, such broader meaning shall apply. LICENSEE shall indemnify and hold CITY harmless against all costs, environmental clean up to the property and surrounding CITY property resulting from LICENSEE’ use of the property under this License.

5. **Mechanic’s liens not permitted:** LICENSEE shall fully pay all labor and materials used in, on or about the property and will not permit or suffer any mechanic’s or material man’s liens of any nature be affixed against the property by reason of any work done or materials furnished to the property at LICENSEE’ instance or request.

6. **Duration of License:** This License shall terminate and be of no further force and effect in the event LICENSEE shall discontinue or abandon the use of the PERMITTED IMPROVEMENTS or in the event LICENSEE shall remove the PERMITTED IMPROVEMENTS from the property or upon termination by CITY whichever event first occurs; or, in the event that the City abandons the property depicted as an easement on Exhibits ‘A’ and ‘B’, then this agreement shall be of no further effect.

7. **Compliance with laws:** LICENSEE agrees to abide by and be governed by all laws, ordinances and regulations of any and all governmental entities having jurisdiction over the LICENSEE.

8. **Indemnification:** LICENSEE shall defend, protect and keep CITY forever harmless and indemnified against and from any penalty, or any damage, or charge, imposed for any violation of any law, ordinance, rule or regulation arising out of the use of the property by the LICENSEE, whether occasioned by the neglect of LICENSEE, its employees, officers, agents, contractors or assigns or those holding under LICENSEE. LICENSEE shall at all times defend, protect and

indemnify and it is the intention of the parties hereto that LICENSEE hold CITY harmless against and from any and all loss, cost, damage, or expense, including attorney's fee, arising out of or from any accident or other occurrence on or about the property causing personal injury, death or property damage resulting from use of property by LICENSEE, its agents, employees, customers and invitees, except when caused by the willful misconduct or negligence of CITY, its officers, employees or agents, and only then to the extent of the proportion of any fault determined against CITY for its willful misconduct or negligence. LICENSEE shall at all times defend, protect, indemnify and hold CITY harmless against and from any and all loss, cost, damage, or expense, including attorney's fees arising out of or from any and all claims or causes of action resulting from any failure of LICENSEE, their officers, employees, agents, contractors or assigns in any respect to comply with and perform all the requirements and provisions hereof.

9. **Action upon termination:** At such time as this License may be terminated or canceled for any reason whatsoever, LICENSEE, upon request by CITY, shall remove all PERMITTED IMPROVEMENTS and appurtenances owned by it, situated in, under or attached to the CITY right-of-way and shall restore such property to substantially the condition of the property prior to LICENSEE' encroachment at LICENSEE sole expense.

10. **Termination:** This Agreement may be terminated in any of the following ways:

- a. Written agreement of both parties;
- b. By CITY upon failure of LICENSEE to perform its obligations as set forth in this Agreement;
- c. By the CITY abandoning any interest in the right-of-way easement.

11. **Notice:** When notice is permitted or required by this Agreement, it shall be in writing and shall be deemed delivered when delivered in person or when placed, postage prepaid in the United States mail, certified return receipt requested, and addressed to the parties at the address set forth opposite their signature. Either party may designate from time to time another and different address for receipt of notice by giving notice of such change or address.

12. **Attorney's fees:** Any signatory to this Agreement, who is the prevailing party in any legal proceeding against any other signatory brought under or with relation to this Agreement shall be entitled to recover court cost and reasonable attorney's fees from the non-prevailing party.

13. **Governing law:** This Agreement is governed by the laws of the State of Texas; and venue for any action shall be in Dallas County, Texas.

14. **Binding effect:** This Agreement shall be binding upon and inure to the benefit of the executing parties and their respective heirs, personal representatives, successors and assigns.

15. **Entire Agreement:** This Agreement embodies the entire agreement between the parties and supersedes all prior agreements, understandings, if any, relating to the property and the

matters addressed herein and may be amended or supplemented only by written instrument executed by the party against whom enforcement is sought.

16. **Recitals:** The recitals to this Agreement are incorporated herein by reference.

17. **Legal construction:** The provisions of this Agreement are hereby declared covenants running with the property and are fully binding on all successors, heirs, and assigns of LICENSEE who acquire any right, title, or interest in or to the property or any part thereof. Any person who acquires any right, title, or interest in or to the property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this agreement with respect to the right, title or interest in such property.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF COPPELL, TEXAS**

By: \_\_\_\_\_  
CLAY PHILLIPS, CITY MANAGER

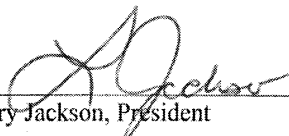
ATTEST:

By: \_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

ACCEPTANCE ACKNOWLEDGED BY:

LICENSEE:

**RIDGECREST ESTATES OF COPPELL  
HOMEOWNERS ASSOCIATION, INC.**

By:  \_\_\_\_\_  
Larry Jackson, President

**CITY'S ACKNOWLEDGMENT**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF DALLAS       §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Clay Phillips, City Manager of the City of Coppell, Texas, a Texas municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

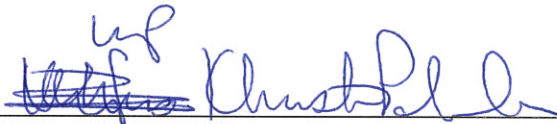
My Commission Expires:

\_\_\_\_\_

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 13th day of June, 2013, by Larry Jackson, President of Ridgecrest Estates of Coppell Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

My Commission Expires:  
\_\_\_\_\_

