

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF FULSHEAR, TEXAS,
AND PULTE HOMES OF TEXAS, L.P.

This Third Amendment to Development Agreement (this "Amendment") is made and entered into as of the 19th day of January, 2021 (the "Effective Date"), by THE CITY OF FULSHEAR, TEXAS (the "City"), a home rule municipality in Fort Bend County, Texas, acting by and through its governing body, the City Council of Fulshear, Texas; and PULTE HOMES OF TEXAS, L.P., a Texas limited partnership ("Pulte"). All terms not defined herein will have the same meaning ascribed to those terms in the Agreement (defined below).

RECITALS

Fulshear Investments, Inc., Fulshear Equine, LLC, Mason Equest Investment, Inc., Louis A. Waters (collectively, "Landowners"), and the City entered into that certain Development Agreement dated as of January 5, 2016 (as amended, the "Agreement"), with regard to the property described on Exhibit A attached hereto (the "Property").

The Landowners, Pulte and the City entered into that Second Amendment to Development Agreement dated as of January 19, 2021, to amend the Agreement.

Fort Bend County Municipal Utility District No. 245 has been created and encompasses the Property.

The Second Amendment included an agreement by Pulte to construct houses within the District with materials that are similar in type and appearance to those reflected in the elevations attached thereto as Exhibit J.

The City and Pulte desire to enter into this Amendment to delete and replace Exhibit J.

The City is authorized to enter into this Amendment pursuant to Section 212.172 of the Texas Local Government Code and the City of Fulshear Home Rule Charter. The City, Landowners, and Pulte are proceeding in reliance on the enforceability of this Amendment.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City, Landowners, and Pulte agree as follows:

1. Exhibit J to the Second Amendment is hereby deleted and replaced with Exhibit J attached hereto.

2. Section 9.18 is hereby added to the Agreement as follows:

Section 9.18: Verifications.

- a. Anti-Boycott Verification. Pursuant to Chapter 2270 of the Texas Government Code, as amended, Pulte verifies that at the time of execution and delivery of this Agreement and for the term of this Agreement, neither Pulte, any of its parent companies, nor any of its common-control affiliates currently boycotts or will boycott Israel. The term “boycott Israel” as used in this paragraph has the meaning assigned to it in Section 808.001 of the Texas Government Code, as amended.
- b. Foreign Terrorist Organizations. Pursuant to Chapter 2252 of the Texas Government Code, as amended, Pulte represents and verifies that at the time of execution and delivery of this Agreement and for the term of this Agreement, neither Pulte, any of its parent companies, nor any of its common-control affiliates (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” in this Section has the meaning assigned to it in Section 2252.151 of the Texas Government Code.
- c. Section 5.10: No Boycott of Energy Companies. By signing and entering into the Agreement, Pulte verifies, pursuant to Chapter 2274 of the Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), it is not a Company that boycotts energy companies and agrees it will not boycott energy companies during the term of this Agreement. The terms “boycotts energy companies” and “boycott energy companies” have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code. For purposes of this paragraph, “Company” means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit, but does not include a sole proprietorship.

- d. No Discrimination Against Firearm Companies. By signing and entering into the Agreement, Pulte verifies, pursuant to Chapter 2274 of the Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), that it is not a Company that has a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and agrees it will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The terms "discriminates against a firearm entity or firearm trade association" and "discriminate against a firearm entity or firearm trade association" have the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3), Texas Government Code (as added by SB 19). For purposes of this paragraph, "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit, but does not mean a sole proprietorship.

3. The Agreement, as amended hereby, shall remain in full force and effect. In the event of conflict between the Agreement and this Amendment, this Amendment will control.

[EXECUTION PAGES FOLLOW]

PULTE HOMES OF TEXAS, L.P.
a Texas limited partnership

By: Pulte Nevada I, LLC, a Delaware limited
liability company, its General Partner

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of April, 2024,
by _____, _____ of Pulte Nevada I, LLC, a
Delaware limited liability company, General Partner of Pulte Homes of Texas, L.P., a
Texas limited liability company, on behalf of said limited liability company and limited
partnership.

Notary Public, State of Texas

(NOTARY SEAL)

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County: Fort Bend
Project: Waters Tract 1
Job No.: 201401
MB No.: 20-538

FIELD NOTES FOR 82.509 ACRES

Being a tract containing 82.509 acres of land located in the John Randon League, Abstract Number 76 and the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; Said 82.509 acre tract being a call 0.1915 acre tract of land recorded in the name of Fulshear Investments, Inc. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2020177553, styled Tract 2 and portions of a call 0.9526 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 2020177553, Styled Tract 1, a call 41.2 acre tract and 38.8 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9573103, styled Tracts "A" and "B" respectively, a call 131.863 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2013077977, a call 27.806 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115118, a call 76.694 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115119, a call 60.472 acre tract of land recorded in the name of Mason Equest Investments, Inc. in F.B.C.C.F. Number 9360579 and a call 105.365 acre tract of land recorded in the name of Louis A. Waters in F.B.C.C.F. Number 9573102; said 82.509 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Commencing at a cotton spindle in asphalt found at the northeasterly corner of a call 56.84 acre tract of land recorded in the name of Rogers Road Investors, LP in F.B.C.C.F. Number 2012014316 and on the southwesterly Right-of-Way (R.O.W.) line of FM 359 (100 feet wide as occupied);

Thence, with said southwesterly R.O.W. line, the following two (2) courses:

- 1) 447.15 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 04 minutes 15 seconds, a radius of 1960.08 feet and a chord which bears South 44 degrees 38 minutes 38 seconds East, a distance of 446.18 feet;
- 2) South 51 degrees 09 minutes 00 seconds East, a distance of 891.99 feet to a 5/8-inch capped iron rod set for the **Point of Beginning** of the tract herein described;

Thence, continuing with said southwesterly R.O.W. line, South 51 degree 09 minutes 00 seconds East, a distance of 401.34 feet to a 5/8-inch capped iron rod set;

Thence, leaving said southwesterly R.O.W. line, through and across aforesaid 38.8 acre, 131.863 acre and 0.9526 acre tracts, the following eight (8) courses:

- 1) North 88 degrees 21 minutes 51 seconds West, a distance of 269.15 feet to a 5/8-inch capped iron rod set;
- 2) 126.82 feet along the arc of a curve to the right, said curve having a central angle of 15 degrees 42 minutes 37 seconds, a radius of 462.50 feet and a chord which bears South 55

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degrees 45 minutes 01 second West, a distance of 126.42 feet to a 5/8-inch capped iron rod set;

- 3) South 63 degrees 36 minutes 20 seconds West, a distance of 44.01 feet to a 5/8-inch capped iron rod set;
- 4) 196.18 feet along the arc of a curve to the left, said curve having a central angle of 18 degrees 38 minutes 48 seconds, a radius of 602.81 feet and a chord which bears South 54 degrees 41 minutes 17 seconds West, a distance of 195.32 feet to a 5/8-inch capped iron rod set;
- 5) South 45 degrees 46 minutes 14 seconds West, a distance of 63.10 feet to a 5/8-inch capped iron rod set;
- 6) 71.83 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 41 minutes 51 seconds, a radius of 614.50 feet and a chord which bears South 49 degrees 07 minutes 10 seconds West, a distance of 71.79 feet to a 5/8-inch capped iron rod set;
- 7) South 52 degrees 28 minutes 05 seconds West, a distance of 142.92 feet to a 5/8-inch capped iron rod set;
- 8) South 50 degrees 43 minutes 40 seconds East, at a distance of 728.28 feet pass the westerly line of aforesaid 0.9526 acre tract, in all a distance of 749.70 feet to a 5/8-inch capped iron rod set on the easterly line of said 0.9526 acre tract;

Thence, with said easterly line of said 0.9526 acre tract, the following two (2) courses:

- 1) South 32 degrees 56 minutes 05 seconds West, a distance of 49.32 feet to a 5/8-inch capped iron rod set;
- 2) 106.51 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 12 minutes 19 seconds, a radius of 500.00 feet and a chord which bears South 26 degrees 49 minutes 56 seconds West, a distance of 106.31 feet to a 5/8-inch capped iron rod set on the westerly line of a call 219.527 acre tract of land recorded in the name of Century Land Holdings of Texas, LLC in F.B.C.C.F. Number 2018074664;

Thence, with said westerly line, the following four (4) courses:

- 1) South 20 degrees 43 minutes 46 seconds West, a distance of 124.52 feet to a 5/8-inch capped iron rod set;

- 2) 800.03 feet along the arc of a curve to the right, said curve having a central angle of 22 degrees 55 minutes 09 seconds, a radius of 2000.00 feet and a chord which bears South 32 degrees 11 minutes 21 seconds West, a distance of 794.71 feet to a 5/8-inch capped iron rod found;
- 3) South 43 degrees 38 minutes 55 seconds West, a distance of 168.37 feet to a 5/8-inch capped iron rod found;
- 4) 52.69 feet along the arc of a curve to the left, said curve having a central angle of 01 degree 30 minutes 34 seconds, a radius of 2000.00 feet and a chord which bears South 42 degrees 53 minutes 38 seconds West, a distance of 52.69 to a 5/8-inch capped iron rod set at the northerly corner of aforesaid 0.1915 acre tract;

Thence, with the easterly line of said 0.1915 acre tract, the following four (4) courses

- 1) 67.19 feet along the arc of a curve to the left, said curve having a central angle of 07 degrees 41 minutes 59 seconds, a radius of 500.00 feet and a chord which bears South 36 degrees 46 minutes 46 seconds West, a distance of 67.14 feet to a 5/8-inch capped iron rod set;
- 2) South 32 degrees 55 minutes 40 seconds West, a distance of 384.11 feet to a 5/8-inch capped iron rod set;
- 3) South 32 degrees 56 minutes 08 seconds West, a distance of 120.67 feet to a 5/8-inch capped iron rod set;
- 4) 84.36 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 40 minutes 01 second, a radius of 500.00 feet and a chord which bears South 28 degrees 06 minutes 07 seconds West, a distance of 84.26 feet to a 5/8-inch capped iron rod set on the aforesaid westerly line of 219.527 acre tract;

Thence, with said westerly line, the following two (2) courses:

- 1) 333.90 feet along the arc of a curve to the left, said curve having a central angle of 09 degrees 33 minutes 56 seconds, a radius of 2000.00 feet and a chord which bears South 18 degrees 29 minutes 09 seconds West, a distance of 333.51 feet to a 5/8-inch capped iron rod found;
- 2) South 13 degrees 42 minutes 10 seconds West, a distance of 279.43 feet to a 5/8-inch capped iron rod set at a southwesterly corner of aforesaid 329.66 acre tract;

Thence, with a southwesterly line of said 219.527 acre tract and the southwesterly line of Polo Ranch Section 7, a subdivision recorded in Plat Number 20200159 of the Fort Bend County Plat Records (F.B.C.P.R.), South 36 degrees 01 minute 29 seconds East, a distance of 602.97 feet to a 5/8-inch capped iron rod set;

Thence, through and across aforesaid 27.806 acre tract, 41.2 acre tract, 76.694 acre tract, 105.365 acre tract, 38.8 acre tract and 60.472 acre tract, the following twenty-three (23) courses:

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- 1) South 54 degrees 01 minute 31 seconds West, a distance of 129.10 feet to a 5/8-inch capped iron rod set;
- 2) South 35 degrees 56 minutes 55 seconds East, a distance of 13.26 feet to a 5/8-inch capped iron rod set;
- 3) South 54 degrees 03 minutes 05 seconds West, a distance of 270.00 feet to a 5/8-inch capped iron rod set;
- 4) South 67 degrees 39 minutes 31 seconds West, a distance of 134.18 feet to a 5/8-inch capped iron rod set;
- 5) North 89 degrees 49 minutes 42 seconds West, a distance of 207.30 feet to a 5/8-inch capped iron rod set;
- 6) North 00 degrees 07 minutes 00 seconds East, a distance of 105.10 feet to a 5/8-inch capped iron rod set;
- 7) North 89 degrees 54 minutes 19 seconds West, a distance of 60.00 feet to a 5/8-inch capped iron rod set;
- 8) 39.35 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 11 minutes 04 seconds, a radius of 25.00 feet and a chord which bears North 44 degrees 44 minutes 09 seconds West, a distance of 35.41 feet to a 5/8-inch capped iron rod set;
- 9) North 89 degrees 51 minutes 03 seconds West, a distance of 204.31 feet to a 5/8-inch capped iron rod set;
- 10) North 00 degrees 04 minutes 30 second East, a distance of 60.00 feet to a 5/8-inch capped iron rod set;
- 11) 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord which bears North 45 degrees 10 minutes 18 seconds East, a distance of 35.36 feet to a 5/8-inch capped iron rod set;
- 12) North 00 degrees 10 minutes 18 seconds East, a distance of 732.74 feet to a 5/8-inch capped iron rod set;

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- 13) 142.72 feet along the arc of a curve to the right, said curve having a central angle of 12 degrees 58 minutes 47 seconds, a radius of 630.00 feet and a chord which bears North 06 degrees 39 minutes 42 seconds East, a distance of 142.42 feet to a 5/8-inch capped iron rod set;
- 14) North 13 degrees 09 minutes 06 seconds East, a distance of 344.54 feet to a 5/8-inch capped iron rod set;
- 15) 62.25 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 27 minutes 45 seconds, a radius of 1030.00 feet and a chord which bears North 14 degrees 52 minutes 58 seconds East, a distance of 62.24 feet to a 5/8-inch capped iron rod set;
- 16) North 16 degrees 36 minutes 51 second East, a distance of 454.89 feet to a 5/8-inch capped iron rod set;
- 17) 39.27 feet along the arc of a curve to the left, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord which bears North 28 degrees 23 minutes 09 seconds West, a distance of 35.36 feet to a 5/8-inch capped iron rod set;
- 18) North 73 degrees 23 minutes 09 seconds West, a distance of 282.64 feet to a 5/8-inch capped iron rod set;
- 19) 207.30 feet along the arc of a curve to the right, said curve having a central angle of 35 degree 59 minutes 32 seconds, a radius of 330.00 feet and a chord which bears North 55 degrees 23 minutes 23 seconds West, a distance of 203.91 feet to a 5/8-inch capped iron rod set;
- 20) North 37 degrees 23 minutes 39 seconds West, a distance of 334.41 feet to a 5/8-inch capped iron rod set;
- 21) North 52 degrees 36 minutes 23 seconds East, a distance of 1889.91 feet to a 5/8-inch capped iron rod set;
- 22) North 51 degrees 39 minutes 00 seconds West, a distance of 82.54 feet to a 5/8-inch capped iron rod set;
- 23) North 52 degrees 36 minutes 23 seconds East, a distance of 814.78 feet to the Point of Beginning and containing 82.509 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY FILED IN JOB NUMBER 201401 AT GBI PARTNERS.

GBI PARTNERS
TBPELS FIRM #10130300
281.499.4539
December 15, 2020



Handwritten signature and date: JPB 12/15/2020

County: Fort Bend
Project: Waters Tract II
Job No.: 201401
MB No.: 20-539

FIELD NOTES FOR 78.711 ACRES

Being a tract containing 78.711 acres of land located in the John Randon League, Abstract Number 76 and the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; Said 78.711 acre tract being portions of a call 60.472 acre tract of land recorded in the name of Mason Equest Investments, Inc. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 9360579, a call 38.8 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9573103, styled tract "B", a call 105.365 acre tract of land recorded in the name of Louis A. Waters in F.B.C.C.F. Number 9573102 and a call 76.694 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115119; said 78.711 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning at a 5/8-inch capped iron rod found at the southwesterly corner of a call 56.84 acre tract of land recorded in the name of Rogers Road Investors, LP in F.B.C.C.F. Number 2012014316, on the easterly line of a call 241.258 acre tract of land recorded in the name of Rogers Road Investors, LP in F.B.C.C.F. Number 2009066602 and on the westerly line of aforesaid 105.365 acre tract;

Thence, with the southerly line of said 56.84 acre tract, the following five (5) courses:

- 1) North 87 degrees 38 minutes 54 seconds East, a distance of 380.18 feet to a 5/8-inch capped iron rod found;
- 2) North 46 degrees 46 minutes 55 seconds East, a distance of 70.05 feet to a 5/8-inch capped iron rod set;
- 3) North 00 degrees 31 minutes 11 seconds East, a distance of 354.13 feet to a 5/8-inch capped iron rod found;
- 4) North 61 degrees 53 minutes 55 seconds East, a distance of 961.70 feet to a 5/8-inch capped iron rod found;
- 5) North 55 degrees 11 minutes 49 seconds East, a distance of 257.23 feet to a 5/8-inch capped iron rod set;

Thence, through and across aforesaid 60.472 acre tract, 38.8 acre tract, 76.694 acre tract and 105.365 acre tract, the following fourteen (14) courses:

- 1) South 51 degrees 39 minutes 00 seconds East, a distance of 702.48 feet to a 5/8-inch capped iron rod set;

- 2) South 52 degrees 36 minutes 23 seconds West, a distance of 1889.91 feet to a 5/8-inch capped iron rod set;
- 3) South 37 degrees 23 minutes 39 seconds East, a distance of 334.41 feet to a 5/8-inch capped iron rod set;
- 4) 207.30 feet along the arc of curve to the left, said curve having a central angle of 35 degrees 59 minutes 32 seconds, a radius of 330.00 feet and a chord which bears South 55 degrees 23 minutes 23 seconds East, a distance of 203.91 feet to a 5/8-inch capped iron rod set;
- 5) South 73 degrees 23 minutes 09 seconds East, a distance of 282.64 feet to a 5/8-inch capped iron rod set;
- 6) 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord which bears South 28 degrees 23 minutes 09 seconds East, a distance of 35.36 feet to a 5/8-inch capped iron rod set;
- 7) South 16 degrees 36 minutes 51 seconds West, a distance of 454.89 feet to a 5/8-inch capped iron rod set;
- 8) 62.25 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 27 minutes 45 seconds, a radius of 1030.00 feet and a chord which bears South 14 degree 52 minutes 58 seconds West, a distance of 62.24 feet to a 5/8-inch capped iron rod set;
- 9) South 13 degrees 09 minutes 06 seconds West, a distance of 344.54 feet to a 5/8-inch capped iron rod set;
- 10) 142.72 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 58 minutes 47 seconds, a radius of 630.00 feet and a chord which bears South 06 degrees 39 minutes 42 seconds West, a distance of 142.42 feet to a 5/8-inch capped iron rod set;
- 11) South 00 degrees 10 minutes 18 seconds West, a distance of 732.74 feet to a 5/8-inch capped iron rod set;
- 12) 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord which bears South 45 degrees 10 minutes 18 seconds West, a distance of 35.36 feet to a 5/8-inch capped iron rod set;
- 13) North 89 degrees 49 minutes 42 seconds West, a distance of 242.87 feet to a 5/8-inch capped iron rod set;

14) North 72 degrees 13 minutes 26 seconds West, a distance of 619.91 feet to a 5/8-inch capped iron rod set on the aforesaid easterly line of 241.258 acre tract;

Thence, with said easterly line, the following two (2) courses:

- 1) North 46 degrees 50 minutes 07 seconds East, a distance of 4.89 feet to a 5/8-inch iron rod found;
- 2) North 02 degrees 17 minutes 19 seconds West, a distance of 2598.91 feet to the Point of Beginning and containing 78.711 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY
FILED IN JOB NUMBER 201401 AT GBI PARTNERS.

GBI PARTNERS
TBP&S FIRM #10130300
281.499.4539
December 15, 2020



Handwritten signature and date:
JRB
12/15/2020

County: Fort Bend
Project: Waters Tract III
Job No.: 201401
MB No.: 20-540

FIELD NOTES FOR 25.425 ACRES

Being a tract containing 25.425 acres of land located in the John Randon League, Abstract Number 76 and the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; Said 25.425 acre tract being portions of a call 76.694 acre tract of land recorded in the name of Fulshear Equine, LLC in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2008115119, a call 41.2 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9573103, styled tract "A", a call 27.806 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115118 and a call 50 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2013077977; said 25.425 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning 5/8-inch capped iron rod found at the northwesterly corner of Polo Ranch Section 3, a subdivision recorded in Plat Number 20190079 of the Fort Bend County Plat Records (F.B.C.P.R.) and on the southerly line of said 41.2 acre tract;

Thence, with the westerly line of said Polo Ranch Section 3 and the northerly line of Polo Ranch Section 5, a subdivision recorded in Plat Number 20190243 of the F.B.C.P.R., the following five (5) courses:

- 1) South 01 degree 29 minutes 25 seconds West, a distance of 272.33 feet to a 5/8-inch capped iron rod found;
- 2) South 17 degrees 25 minutes 22 seconds West, a distance of 322.53 feet to a 5/8-inch capped iron rod found;
- 3) North 89 degrees 20 minutes 09 seconds West, a distance of 206.74 feet to a 5/8-inch capped iron rod found;
- 4) North 39 degrees 53 minutes 22 seconds West, a distance of 137.33 feet to a 5/8-inch capped iron rod found;
- 5) North 89 degrees 19 minutes 58 seconds West, a distance of 317.43 feet to a 5/8-inch capped iron rod set;

Thence, through and across said 41.2 acre tract, 76.694 acre tract and 27.806 acre tract, the following fourteen (14) courses:

- 1) North 02 degrees 17 minutes 19 second West, a distance of 533.20 feet to a 5/8-inch capped iron rod set;

- 2) North 37 degrees 11 minutes 59 seconds East, a distance of 763.31 feet to a 5/8-inch capped iron rod set;
- 3) South 89 degrees 49 minutes 42 seconds East, a distance of 115.32 feet to a 5/8-inch capped iron rod set;
- 4) North 00 degrees 04 minutes 30 seconds East, a distance of 200.00 feet to a 5/8-inch capped iron rod set;
- 5) South 89 degrees 51 minutes 03 seconds East, a distance of 204.31 feet to a 5/8-inch capped iron rod set;
- 6) 39.35 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 11 minutes 04 seconds, a radius of 25.00 feet and a chord which bears South 44 degrees 44 minutes 09 seconds East, a distance of 35.41 feet to a 5/8-inch capped iron rod set;
- 7) South 89 degrees 54 minutes 19 seconds East, a distance of 60.00 feet to a 5/8-inch capped iron rod set;
- 8) South 00 degrees 07 minutes 00 seconds West, a distance of 105.10 feet to a 5/8-inch capped iron rod set;
- 9) South 89 degrees 49 minutes 42 seconds East, a distance of 207.30 feet to a 5/8-inch capped iron rod set;
- 10) North 67 degrees 39 minutes 31 seconds East, a distance of 42.28 feet to a 5/8-inch capped iron rod set;
- 11) South 22 degrees 23 minutes 14 seconds East, a distance of 350.74 feet to a 5/8-inch capped iron rod set;
- 12) South 11 degrees 14 minutes 21 seconds East, a distance of 130.97 feet to a 5/8-inch capped iron rod set;
- 13) South 22 degrees 00 minutes 14 seconds East, a distance of 61.04 feet to a 5/8-inch capped iron rod set;
- 14) South 11 degrees 25 minutes 21 seconds East, a distance of 130.93 feet to a 5/8-inch capped iron rod set on the northerly line of said Polo Ranch Section 3;

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Thence, with said northerly line, South 78 degrees 29 minutes 17 seconds West, a distance of 595.24 feet to the Point of Beginning and containing 25.425 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY FILED IN JOB NUMBER 201401 AT GBI PARTNERS.

**GBI PARTNERS
TBPELS FIRM #10130300
281.499.4539
December 15, 2020**



JMB
12/15/2020

County: Fort Bend
Project: Waters Tract IV
Job No.: 201401
MB No.: 20-541

FIELD NOTES FOR 39.032 ACRES

Being a tract containing 39.032 acres of land located in the John Randon League, Abstract Number 76 and the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; Said 39.032 acre tract being portions of a call 76.694 acre tract of land recorded in the name of Fulshear Equine, LLC in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2008115119, a call 41.2 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9573103, styled tract "A" and a call 50 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2013077977; said 39.032 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning 5/8-inch capped iron rod found at the most westerly corner of Polo Ranch Section 5, a subdivision recorded in Plat Number 20190243 of the Fort Bend County Plat Records (F.B.C.P.R.);

Thence, through and across said 50 acre tract, South 31 degrees 22 minutes 49 seconds West, a distance of 134.40 feet to a 5/8-inch capped iron rod set at a northerly corner of a call 125.38 acre tract of land recorded in the name of Fulshear Investments, Inc. in F.B.C.C.F. Number 9327194;

Thence, with a westerly line of said 125.38 acre tract, South 23 degrees 46 minutes 34 seconds West, a distance of 172.19 feet;

Thence, through and across aforesaid 76.694 acre tract, the following two (2) courses:

- 1) North 51 degrees 26 minutes 05 seconds West, a distance of 332.46 feet;
- 2) North 74 degrees 31 minutes 53 seconds West, a distance of 217.83 feet to the southeasterly corner of a call 241.258 acre tract of land recorded in the name of Rogers Road Investors, LP in F.B.C.C.F. Number 2009066602 and the northeasterly corner of a call 58.139 acre tract of land recorded in the name of Joe Hollier, etal in F.B.C.C.F. Number 9824254;

Thence, with the easterly line of said 217.83 acre tract, the following two (2) courses:

- 1) North 02 degrees 18 minutes 46 seconds West, a distance of 1307.92 feet to a 5/8-inch iron rod found;
- 2) North 46 degrees 49 minutes 01 second East, a distance of 798.06 feet to a 5/8-inch iron rod set;

Thence, through and across said 76.694 acre tract and 41.2 acre tract, the following six (6) courses:

- 1) South 72 degrees 13 minutes 26 seconds East, a distance of 619.91 feet to a 5/8-inch capped iron rod set;
- 2) South 89 degrees 49 minutes 42 seconds East, a distance of 242.87 feet to a 5/8-inch capped iron rod set;
- 3) South 00 degrees 04 minutes 30 seconds West, a distance of 260.00 feet to a 5/8-inch capped iron rod set;
- 4) North 89 degrees 49 minutes 42 seconds West, a distance of 115.32 feet to a 5/8-inch capped iron rod set;
- 5) South 37 degrees 11 minutes 59 seconds West, a distance of 763.31 feet to a 5/8-inch capped iron rod set;
- 6) South 02 degrees 17 minutes 19 seconds East, a distance of 533.12 feet to a 5/8-inch capped iron rod set on the northerly line of aforesaid Polo Ranch Section 5;

Thence, with the northerly and westerly line of said Polo Ranch Section 5, the following two (2) courses:

- 1) North 89 degrees 25 minutes 34 seconds West, a distance of 48.72 feet to a 5/8-inch capped iron rod found;
- 2) South 30 degrees 05 minutes 28 seconds West, a distance of 296.08 feet to the Point of Beginning and containing 39.032 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY FILED IN JOB NUMBER 201401 AT GBI PARTNERS.

GBI PARTNERS
TBPELS FIRM #10130300
281.499.4539
December 15, 2020



J. P. B.
12/15/2020

County: Fort Bend
Project: Waters Tract V
Job No.: 201401
MB No.: 20-542

FIELD NOTES FOR 9.162 ACRES

Being a tract containing 9.162 acres of land located in the Churchill Fulshear League, Abstract Number 29 in Fort Bend County, Texas; Said 9.162 acre tract being portions of a call 41.2 acre tract of land recorded in the name of Fulshear Investments, Inc. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 9573103, Styled Tract "A" and a call 27.806 acre tract of land recorded in the name of Fulshear Equine, LLC in F.B.C.C.F. Number 2008115118; said 9.162 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning 5/8-inch capped iron rod found at the southerly corner of Polo Ranch Section 7, a subdivision recorded in Plat Number 20200159 of the Fort Bend County Plat Records, a westerly corner of Polo Ranch Section 6, a subdivision recorded in Plat Number 20190244 of the F.B.C.P.R. and a southeasterly corner of said 27.806 acre tract;

Thence, with the westerly line of said Polo Ranch Section 6, the northerly line of Polo Ranch Section 3, a subdivision recorded in Plat Number 20190079 of the F.B.C.P.R. and the southerly line of said 27.806 acre tract, the following three (3) courses:

- 1) South 14 degrees 14 minutes 56 seconds West, a distance of 67.43 feet to a 5/8-inch capped iron rod found;
- 2) South 47 degrees 29 minutes 58 seconds West, a distance of 449.96 feet to a 5/8-inch capped iron rod found;
- 3) South 78 degrees 29 minutes 17 seconds West, a distance of 215.81 feet to a 5/8-inch capped iron rod set;

Thence, through and across said 27.806 acre tract and 41.2 acre tract, the following eight (8) courses:

- 1) North 11 degrees 25 minutes 21 seconds West, a distance of 130.93 feet to a 5/8-inch capped iron rod set;
- 2) North 22 degrees 00 minutes 14 seconds West, a distance of 61.04 feet to a 5/8-inch capped iron rod set;
- 3) North 11 degrees 14 minutes 21 seconds West, a distance of 130.97 feet to a 5/8-inch capped iron rod set;

Exhibit A Page 2 of 2 Page

- 4) North 22 degrees 23 minutes 14 seconds West, a distance of 350.74 feet to a 5/8-inch capped iron rod set;
- 5) North 67 degrees 39 minutes 31 seconds East, a distance of 91.90 feet to a 5/8-inch capped iron rod set;
- 6) North 54 degrees 03 minutes 05 seconds East, a distance of 270.00 feet to a 5/8-inch capped iron rod set;
- 7) North 35 degrees 56 minutes 55 seconds West, a distance of 13.26 feet to a 5/8-inch capped iron rod set;
- 8) North 54 degrees 01 minute 31 seconds East, a distance of 129.10 feet to a 5/8-inch capped iron rod set on the westerly line of aforesaid Polo Ranch Section 7;

Thence, with the westerly line of said Polo Ranch Section 7, South 36 degrees 01 minute 29 seconds East, a distance of 624.76 feet to the Point of Beginning and containing 9.162 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A PLAT OF SURVEY FILED IN JOB NUMBER 201401 AT GBI PARTNERS.

GBI PARTNERS
TBP&S FIRM #10130300
281.499.4539
December 15, 2020



JMB
12/15/2020

Exhibit J

ELEVATIONS

PALMARY | 1,858 sq.ft. | 2-3 Bedrooms | 2 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



Renderings depict models containing features or designs that may not be available on all homes or that may be available for an additional cost. Floor plans represent Del Webb Homes' current development and design concepts for the home models shown. The floor plans are not intended to show specific details. We reserve the right to make modifications or changes without notice or obligation to the floor plan, or any of the features, options or designs shown. Square footage and dimensions listed are approximate and may vary in actual construction. Some features shown are options that are available for an additional cost, and may only be available with a specific floor plan. Please see a sales consultant for details. The floor plans are property of PulteGroup, Inc. and its affiliates and are protected by U.S. copyright laws.

MAINSTAY | 1,872 sq.ft. | 2-4 Bedrooms | 2-3 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



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PRESTIGE | 1,989 sq.ft. | 2-3 Bedrooms | 2.5 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



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ALPINE | 1,223 sq.ft. | 2 Bedrooms | 2 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



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CONTOUR | 1,345 sq.ft. | 2-3 Bedrooms | 2-3 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



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COMPASS | 1,403 sq.ft. | 2-3 Bedrooms | 2 Bathrooms | 2-Car Garage



CHAMBERS
CREEK



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