

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") is entered into by and between Fort Bend County, Texas (the "County"), a body politic acting herein by and through its Commissioners' Court and Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company and M/I Homes of Houston, LLC, a Texas limited liability company, (both referred to herein as the "Owner"). The County and the Owner may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Parties executed and accepted that certain Development Agreement on September 14, 2021, (hereinafter the "Agreement"); and

WHEREAS, the Parties executed and accepted that certain Amendment to Development Agreement on December 19, 2023, (hereinafter the "Amendment"); and

WHEREAS, the Parties desire to amend the Agreement to modify certain terms of the Agreement.

NOW, THEREFORE, the Parties do mutually agree to add 1. (e) to the Agreement:

(e) The linear footage of Cottonwood School Road to be constructed in Phases I and II is reduced from 4,150 linear feet to 3,630 linear feet. Owner shall pay \$265,200 to Fort Bend County with this Amendment in exchange for not constructing the original distance. Constructed project has already addressed the detention and utility relocation for the original length.

Except as provided herein, all terms and conditions of the Agreement shall remain unchanged.

[EXECUTION PAGE FOLLOWS]

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the date executed by County.

FORT BEND COUNTY:

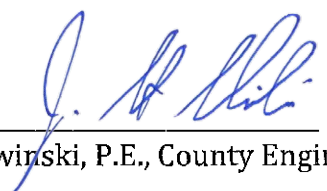
KP George, County Judge

Date

Attest:

Laura Richard, County Clerk

Approved:



J. Stacy Slawinski, P.E., County Engineer

[EXECUTION PAGE FOLLOWS]

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

OWNER:

**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership,
dba FRIENDSWOOD DEVELOPMENT COMPANY**

By: U.S. Home LLC, a Delaware limited liability company,
(as successor-in-interest by conversion from U.S. Home Corporation,
a Delaware corporation),
its General Partner

By:  _____

Name: Michael W. Johnson

Title: Vice President

Date: 12/30/2025

**M/I Homes of Houston, LLC
a Delaware limited liability company**

By:  _____

Name: Brannon Boozar

Title: VICE PRESIDENT OF LAND

Date: 1/13/2026

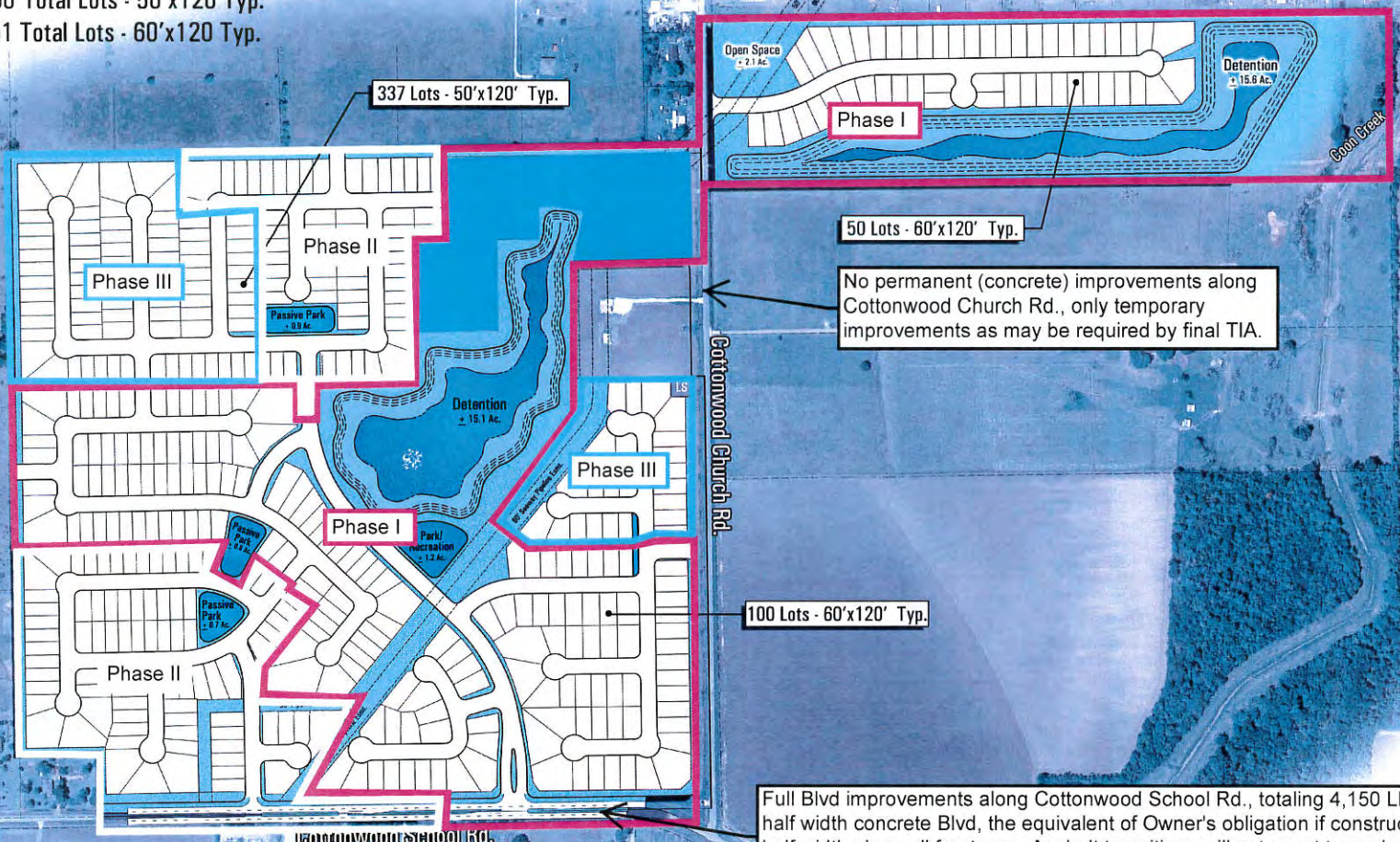
EXHIBIT A

Cottonwood Tract

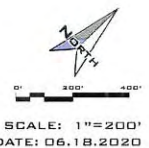


451 Total Lots - 50-60'x120 Typ.

- 300 Total Lots - 50'x120 Typ.
- 151 Total Lots - 60'x120 Typ.

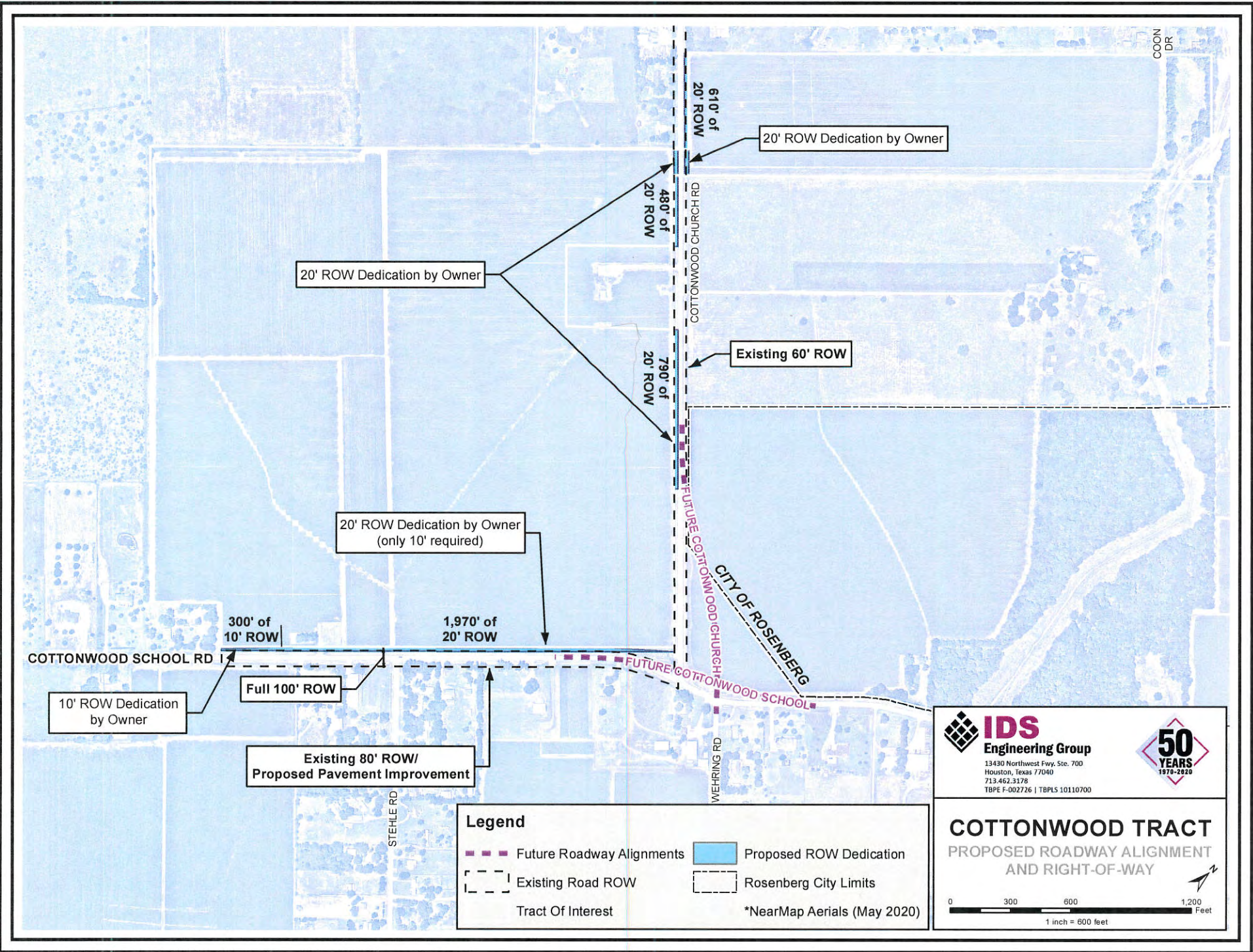


Full Blvd improvements along Cottonwood School Rd., totaling 4,150 LF of half width concrete Blvd, the equivalent of Owner's obligation if constructing half width along all frontages. Asphalt transitions will not count towards this 4,150 LF.



SCALE: 1"=200'
DATE: 06.18.2020
THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

EXHIBIT B



20' ROW Dedication by Owner

20' ROW Dedication by Owner

20' ROW Dedication by Owner
(only 10' required)

Existing 60' ROW

10' ROW Dedication
by Owner

Full 100' ROW

Existing 80' ROW/
Proposed Pavement Improvement

Legend

- Future Roadway Alignments
 - ▭ Existing Road ROW
 - ▭ Tract Of Interest
 - ▭ Proposed ROW Dedication
 - ▭ Rosenberg City Limits
- *NearMap Aerials (May 2020)

IDS
Engineering Group
13430 Northwest Fwy, Ste. 700
Houston, Texas 77040
713.462.3178
TBPE F-002726 | TBPLS 10110700



COTTONWOOD TRACT
PROPOSED ROADWAY ALIGNMENT
AND RIGHT-OF-WAY

