

PARKWAY LAKES DEVELOPMENT, INC.

21711 FM 1093 ROAD
RICHMOND, TEXAS 77469
PHONE (281) 497.6000
FAX (281) 344.1999

May 16, 2009

The Honorable Andy Meyers
Fort Bend County Commissioner, Precinct 3
1809 Eldridge Road
Sugar Land, Texas 77478

Re: Acceptance of Existing Peek Road and Bellaire Blvd

Dear Commissioner,

Upon acceptance of the completed mentioned above streets as to County standards of Fort Bend County, Parkway Lakes Development, Inc. will hereby commit to build to the County standards the following streets within a 5-year period.

- 1) Parkway Lakes Development will build four lanes of Peek Road South to our intersection with the Harrison Tract;
- 2) If we can negotiate thru the Harrison Tract for R.O.W. and prorate sharing, Parkway Lakes Development will build the remainder of the street to the intersection of the Grand Parkway;
- 3) Parkway Lakes Development will complete 2 lanes of Bellaire Blvd. that is not complete west of Peek Road;
- 4) Parkway Lakes Development will complete 4 lanes of Bellaire Blvd. east of Peek to its property line with Lakemont S/D;
- 5) Parkway Lakes Development will complete 4 lanes of Beechnut Blvd. east of Peek Road to its property line with Lakemont S/D;
- 6) Parkway Lakes Development will complete 2 lanes of Beechnut west of Peek Road to connect with the existing R.O.W. there now;
- 7) Parkway Lakes Development is redesigning the east-west thorough fare of Park Westheimer Blvd but is committed to completing this within the time specified above.

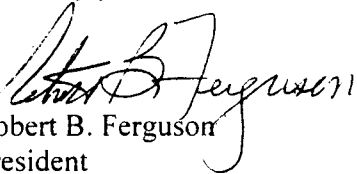
Attached is a plat showing the completed portions of Peek Road and Bellaire Boulevard as well as the portions of Peek Road, Bellaire Boulevard, Westheimer Parkway and Beechnut Boulevard that we are committing to complete.

The total amount of these street projects will cost in excess of \$10,000,000. Please also remember we have put the existing Peek Road and Bellaire Blvd in at a cost of approximately \$5,000,000. all to the counties benefit.

You will also note the ad valorem tax base will also increase helping our schools and county.

If you require a more formal agreement, Mr. Hegemier and Mr. Evans will work this out. Your cooperation and encouragement for mobility in Fort Bend County is greatly appreciated, as you understand the increasing needs of the County.

Sincerely yours,



Robert B. Ferguson
President

Cc: Jesse Hegemier, Fort Bend County Engineering Office