



A PROFESSIONAL LIMITED LIABILITY COMPANY

202 Century Square Blvd. | Sugar Land, TX 77478 | 281.500.6050

September 20, 2018

(Via Electronic Mail)

Dear Judge and Commissioners:

The Board of Directors of the Fort Bend County Toll Road Authority (the "Authority") reviewed the following items at their regular meeting held on September 19, 2018, and make the following recommendations to Commissioners Court:

1. Approval of Budget for Fiscal Year Ending September 30, 2019; and
2. TML Insurance Policy Renewal.

Additionally, the Authority reviewed the following items at their regular meeting held on July 18, 2018, and make the following recommendations to Commissioners Court:

3. Approval of Permit for Use of Fort Bend County Toll Road Authority Right-of-Way;
4. Acceptance of Quitclaim Deed; and
5. Acceptance of Special Warranty Deed.

Copies of the related documents are attached. Please place these items for consideration by Commissioners Court on the agenda for the meeting scheduled on September 25, 2018.

As always, if you should have any questions regarding this matter, please don't hesitate to contact any member of the Board of Directors or the Authority's consultants.

Very truly yours,

A handwritten signature in blue ink that reads "Richard Muller". The signature is fluid and cursive, with the first name "Richard" and last name "Muller" clearly visible.

Richard Muller
Attorney for the Authority

PERMIT FOR USE OF FORT BEND COUNTY TOLL ROAD
AUTHORITY RIGHT-OF-WAY

THAT FORT BEND COUNTY TOLL ROAD AUTHORITY, a local government corporation created by Fort Bend County, Texas ("Authority"), hereby authorizes CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company ("Permittee"), to enter upon the Authority's right-of-way (i) to clear and remove trees, brush, undergrowth, and shrubbery therefrom, (ii) to install, attach, maintain, repair, and remove signs (collectively, "Signs"), (iii) for non-exclusive pedestrian and vehicular access, ingress, regress, and egress, and (iv) for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification, and operation of power poles (collectively, "Power Poles") and all related connections and appurtenances, (collectively, the "Permitted Use"), at, to, or from property owned by the Authority in Fort Bend County, Texas, the location of which is more specifically shown on **Exhibit A** attached hereto and incorporated herein for all purposes (the "ROW"), subject to the terms and conditions set forth herein:

1. This Permit is solely for the purpose of the Permitted Use and for no other purpose.
2. Subject to the limitations set forth in this Permit, Permittee may have such access to the ROW and may enter upon the ROW to engage in such activities as may be necessary, requisite, convenient, or appropriate in connection with this Permit. Permittee's rights shall include the right to bring and operate such equipment thereupon as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which this Permit is granted. Permittee will, at all times and at its own cost, after doing any work in connection with the Permit hereby conveyed, restore the premises to its condition prior to the undertaking of such work. Permittee shall limit the use of the ROW as much as possible, and all of Permittee's activities on Authority's property shall be limited to the ROW. Parking of vehicles within the ROW shall not be permitted, and all equipment shall be removed from the ROW during non-working hours.
3. Permittee further acknowledges: (a) that Authority's rights to use the ROW are superior to the rights granted to Permittee hereunder ("Authority's Superior Rights"); and (b) that Permittee's activities within the ROW are performed at Permittee's sole risk, as further described in paragraph 18 below.
4. Permittee shall not commence any work upon the ROW until the plans and specifications for such work have been reviewed and approved in writing by Authority's Engineer and Authority's Operator. Authority's Engineer and Authority's Operator shall be notified at least five (5) business days prior to commencement of any Permitted Use within the ROW by Permittee, its contractors, or other representatives. Contact Mr. Gary Gehbauer, PE (Authority's Engineer) at 281-558-8700 and Mr. Mike Stone (Authority's Operator) at 832-735-7385.
5. Permittee agrees to reimburse the Authority \$500.00 per year for expenses associated with granting and administering the Permit.
6. Further, Permittee agrees (1) to repair any damage caused by Permittee's or its contractors' use of the ROW disturbed by the Permitted Use to Authority's satisfaction; (2) after doing

any work in connection with the Permit hereby conveyed, to restore the ROW disturbed by the Permitted Use to its condition prior to the undertaking of such work; (3) to maintain the Signs and Power Poles and keep them in good working order, with all maintenance subject to pre-approval by the Authority's Engineer and the Authority's Operator; (4) to comply with Fort Bend County's current policy related to signage along toll road corridors; (5) to only install Power Poles in a generally perpendicular fashion to the ROW and in such locations and manner as reviewed and approved by the Texas Department of Transportation to be in compliance with Title 43 of the Texas Administrative Code and all applicable local, City, County, State and federal rules and regulations; (6) to pay all costs associated with the Permitted Use, even if any such cost is made necessary as a result of any action by the Authority, including, but not limited to, the Authority's maintenance or construction of FM 1093, which conflicts with the Permitted Use; (7) to keep the ROW mowed and free and clear of weeds and other debris or rubbish; (8) pay all ad valorem taxes, assessments, penalties, or fines which may be levied or assessed against any of the Authority's property, including, but not limited to, the ROW, by reason of Permittee's use of the ROW; (9) pay any and all costs associated with the supply of electricity and other utilities that may be used in connection with Permittee's use of the ROW; and (10) to obtain and conform with the TxDOT permit for connection to FM 1093 and to comply with the Fort Bend County Policies and Procedures Relating to Access along the Fort Bend Westpark Tollway/FM 1093. Permittee shall not place, nor allow to be placed, any kind of trash, waste, contaminants, or hazardous or toxic materials, wastes, or substances on or about the ROW.

7. If Permittee fails to repair or restore the ROW to its condition prior to the undertaking of the Permitted Use, to the satisfaction of the Authority, within thirty (30) days of the completion of any such Permitted Use, the Authority may elect to complete such repair or restoration and charge Permittee for the same. Similarly, if Permittee fails to maintain, repair, or remove the Signs or Power Poles as required pursuant to this Permit, and to the satisfaction of the Authority, within thirty (30) days of the Authority's request for same, the Authority may elect to complete such maintenance, repair, or removal and charge Permittee for the same.

8. Notwithstanding anything in this Permit to the contrary, the Authority reserves the right to revoke the Permit at any time, without cause, upon thirty (30) days written notice to Permittee.

9. Permittee shall maintain general liability insurance in an amount not less than \$1,000,000 per occurrence.

10. This conveyance is further made subject to any restrictions, covenants, permits, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the ROW and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Permit granted herein; provided, however, except for Authority's Superior Rights, the Authority, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters, except for Authority's Superior Rights, in a manner which would prejudice or interfere with Permittee's rights in the Permit granted herein.

11. Permittee shall make application for, and secure from, any and all federal, state, and local governmental authorities having jurisdiction thereof, and during the term of this Permit shall

maintain in effect and comply with, all permits, licenses, and other authorizations required for the purposes of the Permit. Permittee shall pay for all such permits, licenses, and other authorizations and for all renewals thereof required during the term of this Permit.

12 Permittee shall keep the ROW free and clear of any and all liens and encumbrances resulting from any work or act done by Permittee, or on its behalf, pursuant to this Permit.

13 All notices given or required under this Permit shall be given in writing and shall be given either by hand delivery or by depositing such notice in the United States first-class mail, postage prepaid, by certified or registered mail, return receipt requested, enclosed in an envelope addressed to the party to be notified at the following address, or at such other address as any such party shall from time to time designate in writing:

If to Authority:	If to Permittee:
Fort Bend County Toll Road Authority c/o The Muller Law Group, PLLC 202 Century Square Blvd. Sugar Land, Texas 77478 Attn: Mr. Richard Muller	Century Land Holdings of Texas, LLC 4700 W Sam Houston Parkway N, Suite 130 Houston, Texas 77041 Attn: Marc A. Tindall, Vice President of Land

Notice delivered in accordance with this paragraph shall be deemed delivered upon delivery, if delivered by hand, and three (3) business days after deposit in a domestic United States depository box, if delivered by mail.

14 This Permit is personal to Permittee. Permittee shall not assign or transfer the Permit, in whole or in part, to any person for any purpose, including the Permitted Use. Any attempted assignment, pledge, or transfer in violation of this paragraph shall be void. Notwithstanding the foregoing, Permittee may assign its right to laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification, and operation of power poles and all related connections and appurtenances on the ROW to a third party (the "Third Party"). The Third Party shall be subject to all the terms herein, including the Authority's right to revoke the Permit at any time, without cause, upon thirty (30) days written notice to the Third Party.

15 The Permit granted herein is non-exclusive. The Authority shall have the right to grant other permits, licenses, easements, leases, options, contracts for sale, liens, encumbrances, and any other interests in real property as to the ROW as the Authority deems appropriate in its sole discretion. The Authority shall continue to possess and enjoy all ownership rights in and to the ROW and shall have the right to enter upon the ROW at all times, and for any reason.

16 No waiver by the Authority of any provision of this Permit shall be effective unless in writing, and no such waiver shall constitute a waiver of any other provision or a subsequent breach of the same provision.

17 **PERMITTEE SHALL RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY THE AUTHORITY AND ANY OTHER PERMITTEE OF THE**

AUTHORITY TO THE ROW, AND THE DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, AND CONTRACTORS OF THE AUTHORITY OR SUCH OTHER PERMITTEES (COLLECTIVELY, THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS, SUITS, LIABILITIES, DAMAGES, PENALTIES, LOSSES, COSTS, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) FOR ANY BODILY INJURY TO OR DEATH OF PERSONS OR DAMAGE TO PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE PROPERTY OF ANY INDEMNIFIED PARTY) ARISING DIRECTLY OR INDIRECTLY OUT OF THE ENTRY UPON, USE, OR MAINTENANCE OF, THE ROW BY PERMITTEE OR ANY INVITEE, EMPLOYEE, CONTRACTOR, AGENT, REPRESENTATIVE, OR OTHER PERSON ACTING BY, THROUGH, OR UNDER PERMITTEE, OR OUT OF PERMITTEE'S BREACH OF ANY TERM OR PROVISION OF THIS PERMIT. IN CONNECTION WITH ANY SUCH LITIGATION IN WHICH ANY INDEMNIFIED PARTY IS NAMED AS A PARTY, THE AUTHORITY SHALL, IN ITS SOLE DISCRETION, BE ENTITLED TO SELECT COUNSEL OF ITS CHOICE TO REPRESENT THE INTERESTS OF ANY SUCH INDEMNIFIED PARTY. PERMITTEE'S OBLIGATIONS UNDER THIS SECTION SHALL BECOME EFFECTIVE UPON THE EARLIER OF (1) THE EFFECTIVE DATE OF THIS PERMIT OR (2) ANY ENTRY UPON THE ROW BY PERMITTEE OR ANY INVITEE, EMPLOYEE, CONTRACTOR, AGENT, REPRESENTATIVE, OR OTHER PERSON ACTING BY, THROUGH, OR UNDER PERMITTEE. PERMITTEE AGREES TO INDEMNIFY THE AUTHORITY FOR ANY AND ALL DAMAGES ARISING FROM NEGLIGENCE, INCLUDING THE AUTHORITY'S OWN NEGLIGENCE, NEGLIGENT ACTS, OR OMISSIONS.

18. WITHOUT LIMITING ANYTHING CONTAINED IN THIS PERMIT, PERMITTEE KNOWINGLY AND VOLUNTARILY ASSUMES ANY AND ALL RISKS, KNOWN AND UNKNOWN, WHICH MAY ARISE DIRECTLY OR INDIRECTLY FROM ITS USE OF THE ROW. PERMITTEE SPECIFICALLY AGREES THAT IT WILL NOT SEEK REIMBURSEMENT, DAMAGES, OR ANY OTHER KIND OF COMPENSATION FROM THE AUTHORITY, NOR MAKE ANY CLAIMS WHATSOEVER AGAINST THE AUTHORITY, AND THE AUTHORITY SHALL HAVE NO LIABILITY TO PERMITTEE OR ANY PERSON ENTERING THE ROW BY, THROUGH, OR UNDER PERMITTEE'S RIGHTS HEREUNDER, FOR ANY LOSS, COST, DAMAGES, BODILY INJURY, OR DEATH. THE AUTHORITY MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND CONCERNING THE ROW, AND PERMITTEE ACCEPTS THE PERMIT TO USE THE ROW "AS IS, WHEREIS" AND WITH ALL FAULTS.

19. If any provision of this Permit shall, for any reason, be held violative of any applicable law and/or unenforceable, then the invalidity of such specified provision herein shall not be held to invalidate any other provision herein, all of which such other provisions shall remain in full force and effect.

20. This is not a conveyance of the real estate or property included within the ROW or of

any interest in the oil, gas, and other minerals in, on, or under the real estate covered hereby, but is a grant solely of the Permit, as described above.

21. Authority reserves to itself and its successors and assigns, all oil, gas, and other minerals in, on, or under the ROW, and nothing in this Permit shall prohibit or in any manner restrict the right of the Authority to develop the premises for oil, gas, and other minerals.

22. This Permit is being executed and delivered and is intended to be performed in the State of Texas, and the laws of such State shall govern the validity, construction, enforcement, and interpretation of this Permit, unless otherwise specified herein.

23. This Permit embodies the entire agreement between the parties and supersedes all prior agreements and understandings, if any, relating to this Permit, and may be amended or supplemented only by an instrument in writing executed by the party against whom enforcement is sought.

[EXECUTION PAGE FOLLOWS]

AGREED TO AND ACCEPTED this 2ND day of July, 2018

PERMITTEE:

CENTURY LAND HOLDINGS OF TEXAS, LLC, a
Colorado limited liability company

By:  _____

Name: Marc A. Tindall

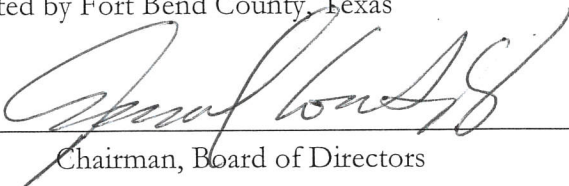
Title: Vice President of Land

EXECUTED this the 18th day of July, 2018.

AUTHORITY:

FORT BEND COUNTY TOLL ROAD
AUTHORITY, a local government corporation
created by Fort Bend County, Texas

By: _____


Chairman, Board of Directors

ATTEST:

By: _____


Secretary, Board of Directors

(SEAL)

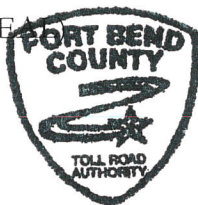
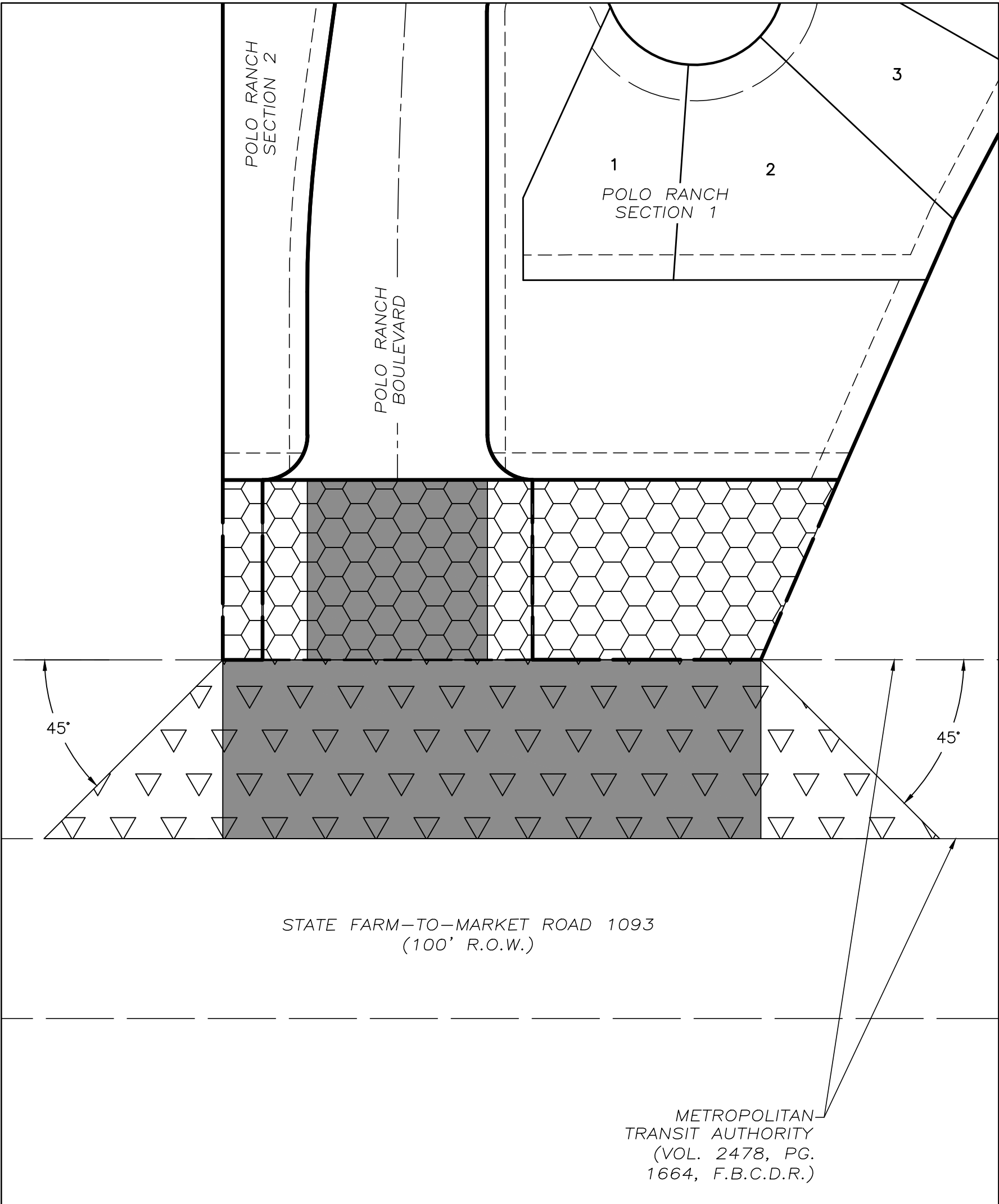
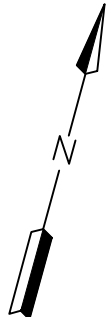


Exhibit A

Location of ROW

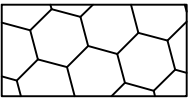
(see attached)



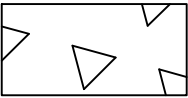
LEGEND



ACCESS EASEMENT EXTENDING FROM POLO RANCH TO FM 1093 (39,728.11 SF)



LAND DEDICATION TO THE PUBLIC (FM 1093)



AREA THAT FORT BEND COUNTY TOLL ROAD AUTHORITY WILL ALLOW TO BE CLEARED AND SIGNAGE PLACED FOR POLO RANCH DEVELOPMENT (39,608.39 SF)

**POLO RANCH FM 1093
ACCESS EXHIBIT**

SCALE: 1" = 60'

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

LJA
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386