

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

DEVELOPMENT AGREEMENT
 (Fulshear Substation)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into by and between Fort Bend County, Texas (the "County"), a body politic acting herein by and through its Commissioners Court, and CenterPoint Energy Houston Electric, LLC, a company authorized to conduct business in Texas, (the "Owner"). The County and the Owner may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Owner is currently developing its property located along or near the proposed Jordan Ranch Boulevard as reflected in Exhibit A attached hereto and incorporated herein for all purposes, (the "Owner's Property"); and

WHEREAS, the Owner will apply for approval of a subdivision plat to develop the Owner's Property; and

WHEREAS, the Parties desire to enter into a Development Agreement to memorialize the terms in which the Owner will contribute to the future construction of Jordan Ranch Boulevard and the County will grant approval of subdivision plat.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the County and the Owner agree as follows:

1. Owner's Responsibilities. The Owner agrees to contribute \$870,750.00 (for 1,741.5 linear feet of frontage) for the future construction of Jordan Ranch Boulevard at the time of plat submittal for Commissioners Court action and recordation.

2. County's Responsibilities. In exchange for the Owner's commitment made in accordance with Section 1 above and satisfaction of all other requirements for subdivision plat approval, the County shall accept the subdivision plat for development of the Owner's Property for approval of its Commissioners Court.

3. PARTIES' ACKNOWLEDGEMENT OF COUNTY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNER'S WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.

(a) OWNER ACKNOWLEDGES AND AGREES THAT THE COMMITMENT MADE BY THE OWNER TO THE COUNTY, IN WHOLE OR IN PART, DOES NOT CONSTITUTE A:

- (I) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;
- (II) VIOLATION OF THE TEXAS TRANSPORTATION CODE, AS IT EXISTS OR MAY BE AMENDED;
- (III) NUISANCE; AND/OR
- (IV) CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION.

(b) OWNER RELEASES COUNTY FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED ON EXCESSIVE OR ILLEGAL EXACTIONS ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(c) OWNER WAIVES ANY CLAIM FOR DAMAGES AND/OR REIMBURSEMENT AGAINST COUNTY FOR A VIOLATION OF ANY FEDERAL AND/OR STATE CONSTITUTION, STATUTE AND/OR CASE LAW AND/OR FEDERAL, STATE AND/OR LOCAL ORDINANCE, RULE AND/OR REGULATION ARISING OUT OF OR RELATED TO THIS AGREEMENT.

(d) THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

4. Limitations of Agreement. The Parties hereto acknowledge this Agreement is limited to the development of the Owner's Property only. Further, this Agreement does not waive or limit any of the obligations of Owner to County under any other order whether now existing or in the future arising.

5. Default. In the event Owner fails to comply with any of the provisions of this Agreement within sixty (60) business days after Owner's receipt of written notice thereof from County, County shall have any rights and remedies available at law or in equity. In the event of County's default under this Agreement, Owner will be entitled to seek any remedy available to them at law or in equity.

6. Miscellaneous.

(a) Notice. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to County, to:

Fort Bend County Engineering
Attention: County Engineer
301 Jackson Street
Richmond, Texas 77469

With a copy to:

Fort Bend County
Attention: County Judge
401 Jackson Street
Richmond, Texas 77469

If to Owner, to:

CenterPoint Energy Houston Electric, LLC
Attention: Kevin Meals, Director
1111 Louisiana Street, Room 820
Houston, Texas 77002

(b) Assignment. This Agreement is not assignable by either Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld.

(c) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns, as allowed.

(d) Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.

(e) Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Fort Bend County, Texas.

(f) Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

(g) Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

(h) Authority to Execute. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is

executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

(i) Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(j) Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

(k) Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

(l) Sovereign Immunity. The Parties agree that County has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

(m) No Third Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third party beneficiaries by entering into this Agreement.

(n) Attorneys' Fees. In any legal proceeding brought to enforce the terms of this Agreement, the prevailing Party may recover its reasonable and necessary attorneys' fees from the non-prevailing Party as permitted by Section 271.159 of the Texas Local Government Code, as it exists or may be amended.

(o) Incorporation of Recitals. The representations, covenants and recitations set forth in the foregoing recitals of this Agreement are true and correct and are hereby incorporated into the body of this Agreement and adopted as findings of County and the Owner and/or its authorized representatives.

(p) Owner's Warranties/Representations. All warranties, representations and covenants made by Owner in this Agreement or in any certificate or other instrument delivered by Owner to County under this Agreement shall be considered

to have been relied upon by County and will survive the satisfaction of any fees and/or payments made under this Agreement, regardless of any investigation made by County or on County's behalf.

(q) Waiver and Release of Claims. The Parties agree that the Waiver and Release of Claims provisions set forth in Paragraph 3 herein are conspicuous, and the Parties have read and understood the same.

(r) Waiver. Waiver by either Party of any breach of this Agreement, or the failure of either Party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such Party's right thereafter to enforce and compel strict compliance.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

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 KP George

KP George, County Judge

5.11.2021

Date

Attest:

Laura Richard

Laura Richard, County Clerk



Approved:

J. Stacy Slawinski

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

Approved as to legal form:

Marcus D. Spencer

Marcus D. Spencer, First Assistant County Attorney

OWNER:

CenterPoint Energy Houston Electric, LLC

Kevin A. Meals

Authorized Representative - Signature

5/31/2021

Date

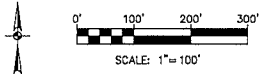
Kevin A. Meals

Authorized Representative - Name

Agent & Attorney-in-Fact

Authorized Representative - Title

EXHIBIT A



JORDAN RANCH
SECTION 15
PLAT No. 20190029
O.P.R.F.B.C.T.

H.E.T.C. R.R. SURVEY
SECTION 75 (BLOCK 1)
ABSTRACT 1732

P.O.C.
FD. 5/8" I.R.
N: 13,832,596.14
E: 2,951,591.48

FORT BEND JORDAN RANCH, LP
CALLED 1,333.07 ACRES
CLERK'S FILE No. 2015027940
O.P.R.F.B.C.T.

P.O.B.
SET 5/8" I.R.(PD)
N: 13,829,946.49
E: 2,951,683.46

RESIDUE OF A CALLED 1,316.47 ACRES
RAEYLYN FRANZ WERNER, TRUSTEE OF PHAL 2012 TRUST,
RAYMOND DALE FRANZ, TRUSTEE OF RDF TRUST,
KEVIN SCOTT FRANZ, TRUSTEE OF BAMM TRUST, AND
KELLI JENS FRANZ SPILMAN, TRUSTEE OF KFS TRUST
CLERK'S FILE No. 2015140037
O.P.R.F.B.C.T.

MICAJAH AUTREY SURVEY
ABSTRACT 188

DRAINAGE AND
DETENTION EASEMENT
4.239 ACRES
CLERK'S FILE No.
D.P.R.F.B.C.T.

MUSKE 187, J.V.
CALL 187.19 ACRES
CLERK'S FILE No.
2015086944
O.P.R.F.B.C.T.

HOUSTON LIGHTING AND POWER
COMPANY EASEMENT
(80' WIDE)
VOL. 431, PG. 374
D.P.R.F.B.C.T.

ENTERPRISE CRUDE PIPELINE LLC
30' WIDE EASEMENT
C.P. No. 2015071892
O.P.R.F.B.C.T.

RESIDUE OF A CALLED 1,316.47 ACRES
RAEYLYN FRANZ WERNER, TRUSTEE OF PHAL 2012 TRUST,
RAYMOND DALE FRANZ, TRUSTEE OF RDF TRUST,
KEVIN SCOTT FRANZ, TRUSTEE OF BAMM TRUST, AND
KELLI JENS FRANZ SPILMAN, TRUSTEE OF KFS TRUST
CLERK'S FILE No. 2012149037
O.P.R.F.B.C.T.

HOUSTON LIGHTING AND POWER
COMPANY EASEMENT
(80' WIDE)
VOL. 431, PG. 374
D.P.R.F.B.C.T.

THIS 5' STRIP IS HEREBY
DEDICATED TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

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Description of 23,900 acres or 1,041,097 square feet of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas and out of the called 1,316.47 acre tract conveyed by Gift Deed to Raelynn Franz Werner (now known as Raelynn Franz), Trustee of PHAL 2012 Trust, Raymond Dale Franz, Trustee of RDF Trust, Kevin Scott Franz, Trustee of BAMM Trust and Kelli Jens Franz Spilman, Trustee of KFS Trust as recorded in Clerk's File Number 2012149037 of the Official Public Records of Fort Bend County, Texas; said 23,900 acre tract more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod with cap found in the east line of the H.E.T.C. R.R. Company Survey, Section 75, Block 1, Abstract 732, and the west line of the H.E.T.C. R.R. Company Survey, Section 105, Block 1, Abstract 261, for an interior corner of Jordan Ranch Section 15, a subdivision recorded in Clerk's File Number 20190029 of the Official Public Records of Fort Bend County, Texas and the northeast corner of said 1,316.47 acre tract, having GRID coordinates X=2,951,591.48 and Y=13,832,596.14.

THENCE, S 01°59'18" E, along and with the west line of said Section 15, and the west line of a called 1,333.07 acre tract conveyed to Fort Bend Jordan Ranch, LP as recorded in Clerk's File Number 2015027940 of the Official Public Records of Fort Bend County, Texas, the west line of a called 187.19 acre tract conveyed to Muske 187, J.V. as recorded in Clerk's File Number 2015086944 of the Official Public Records of Fort Bend County, Texas, and the east line of said 1,316.47 acre tract, at 1050.00 feet passing the southeast corner of the H.E.T.C. R.R. Company Survey, Section 75, Block 1, and the northeast corner of said M. Autrey Survey, continuing for a total distance of 2,001.05 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" for the northeast corner and POINT OF BEGINNING of the tract herein described, having GRID coordinates X=2,951,583.46 and Y=13,829,946.49;

THENCE, S 01°59'18" E, continuing along and with the west line of said 187.19 acre tract and the east line of said 1,316.47 acre tract, at a distance of 1,741.40 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south line of a 50 foot wide pipeline easement conveyed to Enterprise Crude Pipeline, LLC as recorded in Clerk's File Number 2015071892 of the Official Public Records of Fort Bend County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the west line of said 187.19 acre tract, over and across said 1,316.47 acre tract, along and with the south line of said 90' wide pipeline easement the following courses and distances:

- N 07°20'11" W a distance of 537.36 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 52°37'32" W a distance of 37.54 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 37°37'32" W a distance of 45.16 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 22°37'32" W a distance of 93.72 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 37°37'32" W a distance of 34.74 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 52°37'32" W a distance of 34.71 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 07°49'53" W a distance of 521.48 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the west line of a 30 foot wide pipeline easement conveyed to Trunkline Gas Company as recorded in Volume 280, Page 180 of the Deed Records of Fort Bend County, Texas, for the southwest corner of the tract herein described;

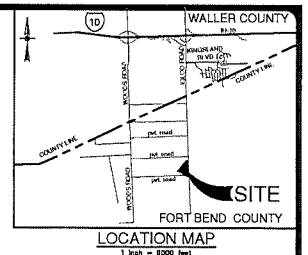
THENCE, N 30°48'07" E, along and with the west line of said 30' wide pipeline easement at a distance of 1,456.80 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for the northeast corner of the tract herein described;

THENCE, EAST a distance of 143.09 feet to the POINT OF BEGINNING, containing 23,900 acres in Fort Bend County, Texas.

LINE	BEARING	LENGTH
L1	N52°37'32"W	37.54'
L2	N37°37'32"W	45.16'
L3	N22°37'32"W	93.72'
L4	N37°37'32"W	34.74'
L5	N52°37'32"W	34.71'
L6	N90°00'00"E	143.09'
L7	N90°00'00"E	93.06'
L8	N90°00'00"E	50.03'
L9	N67°35'11"W	54.90'
L10	S29°01'55"W	194.05'

COUNTY ASSISTANCE DISTRICT	DISTRICT 7
SCHOOL	LAMAR CISD
FIRE	FORT BEND ESD 4
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
UTILITY COMPANY	CENTERPOINT ENERGY

PARCELS	ACRES
RESERVE A	21.913
50' STRIP	1.987
TOTAL	23.900



DEED/PLAT REFERENCE

ABSTRACT, DEED RECORDS OF FORT BEND COUNTY, TEXAS
REFERENCES: OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

LEGEND
 L1: 5/8" IRON ROD
 L2: 5/8" IRON ROD
 L3: 5/8" IRON ROD
 L4: 5/8" IRON ROD
 L5: 5/8" IRON ROD
 L6: 5/8" IRON ROD
 L7: 5/8" IRON ROD
 L8: 5/8" IRON ROD
 L9: 5/8" IRON ROD
 L10: 5/8" IRON ROD

Notes

1. Easements based on Texas Coordinate System, Local Central Zone 1483.00 are shown on the LPT. Referenced to the Texas Coordinate System of 1983, South Central Zone.
2. Easements shown on the LPT are shown on the LPT.
3. All easements shown on the LPT are shown on the LPT.
4. All easements shown on the LPT are shown on the LPT.
5. All easements shown on the LPT are shown on the LPT.
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13. All easements shown on the LPT are shown on the LPT.
14. All easements shown on the LPT are shown on the LPT.
15. All easements shown on the LPT are shown on the LPT.
16. All easements shown on the LPT are shown on the LPT.

OWNER:

CenterPoint Energy
Houston Electric, LLC

SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
Kevin A. Meals
Director, Land & Field Services

SURVEYOR:

PAPE-DAWSON ENGINEERS

HOFFMAN HUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2446 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.002.0024
LIFE: FIRM REGISTRATION #470 | TOWNSHIP: FIRM REGISTRATION #10199274

FINAL PLAT OF
FULSHEAR SUBSTATION

23,900 ACRES OF LAND
CONTAINING ONE RESERVE
OUT OF THE MICAJAH AUTREY SURVEY,
ABSTRACT 100
FORT BEND COUNTY, TEXAS

APRIL 27, 2021
SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF FULSHEAR EXTRA-TERRITORIAL JURISDICTION

WE, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ACTING BY AND THROUGH WILLIAM J. DOUGHERTY, BEING AN OFFICER OF REPRESENTATIVE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, HERINAFTER REFERENCED TO AS OWNERS OF THE 23,800 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SUBSTATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, ZONATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED, AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EASEMENTS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EASEMENTS MADE HEREIN.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTY FEET (50' 0") WIDE ALONG THE EAST LINE OF THE PROPERTY FOR A MAJOR THOROUGHFARE, THE FUTURE JORDAN RANCH BOULEVARD.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARY OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENTS, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAY AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTION TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, OTHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE, AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FULSHEAR SUBSTATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS _____ DAY OF _____, 2021.

BY: AMY PEARCE, CHAIRMAN

BY: DAR HANNAZADEH, CO-CHAIRMAN

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS.

THIS _____ DAY OF _____, 2021.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRANT PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

OF GEORGE
COUNTY JUDGE

W. A. (LARRY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN DAMERHART
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON _____, AT _____ O'CLOCK _____ M., AND IN

PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD COUNTY CLERK
FORT BEND COUNTY, TEXAS

OR
DEPUTY

IN TESTIMONY WHEREOF, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM J. DOUGHERTY, AS AGENT AND ATTORNEY IN-FACT.

THIS _____ DAY OF _____, 2021.

BY: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC

BY: WILLIAM J. DOUGHERTY, AGENT AND ATTORNEY IN-FACT

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM J. DOUGHERTY, AGENT AND ATTORNEY IN-FACT FOR CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED AND IN THE CAPACITY THEREIN AND HEREON SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____ OF 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE FOR ENGINEER

I, ROBERT H. PRELIS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

ROBERT H. PRELIS
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 62878

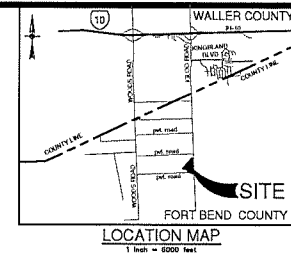
CERTIFICATE FOR SURVEYOR

I, AUSTAN W. LIPPHIN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ON ABOVE SUBDIVISION IS TRUE AND CORRECTLY WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE DATED, THAT ALL BOUNDARY CORNERS, ANGLES, POINTS, PORTS OF CURVATURE AND OTHER PORTS OF REFERENCE HAVE BEEN SET WITH IRON (OR OTHER SUITABLE METAL) PIPE OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-EIGHTH (3/8) INCH AND A LENGTH OF NOT LESS THAN THREE FEET UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED INTO THE NEAREST SURVEY CORNER.

AUSTAN W. LIPPHIN
REGISTRATION NO. 4711



CONTINGENT NOTE:
"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner, and unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the forward and back to back easements and alongside road utility lines are permitted, they too may be removed by public utilities at the property owner's expense should they be deemed obstructive. Public utilities may not put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."



LOCATION MAP

1 inch = 6000 feet

FINAL PLAT OF FULSHEAR SUBSTATION

23.900 ACRES OF LAND
CONTAINING ONE RESERVE
OUT OF THE MICAIAH AUTREY SURVEY,
ABSTRACT 100
FORT BEND COUNTY, TEXAS

OWNER:

*CenterPoint Energy
Houston Electric, LLC*

SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222

Firm Number: 10027400
Kevin A. Meals
Director, Land & Field Services

SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0024
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