

THE STATE OF TEXAS           §  
   §  
 COUNTY OF FORT BEND       §

**DEVELOPMENT AGREEMENT**  
 (Tamarron West)

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 D.R. Horton - Texas, Ltd., a limited partnership applying for approval of subdivision plats to develop property in Fort Bend County (the "Owner"). The County and the Owner may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Owner proposes to develop a certain tract of land situated in Fort Bend County, Texas, as generally shown on Exhibit "A" attached hereto and incorporated herein for all purposes, (the "Property"); and

WHEREAS, Woods Road, Tamarron Parkway, Tamarron Crossing, Tamarron Point, and Jordan Ranch Boulevard are public roadways maintained by the County and near or adjacent to the Property (the "Subject Roadways"); and

WHEREAS, the Parties desire to enter into a Development Agreement to memorialize the terms in which the Owner will submit a subdivision plat to the County for approval of its Commissioners Court, dedicate land and construct the improvements to the Subject Roadways.

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

1. Owner's Responsibilities. The Owner agrees to make the following improvements to the Subject Roadways:

- (a) Woods Road -
  - (I) Complete construction of a southbound left turn lane at Tamarron Parkway (Intersection 3 on Exhibit "A") before the completion of the construction of a portion of the Property identified as Tamarron West, Section 1 (see Exhibit "A");
  - (II) Begin construction of a southbound left turn lane at Tamarron Park Drive (Intersection 2 on Exhibit "A") within six (6) months of receipt of a notice from the County confirming a warranted need for such construction to accommodate the development of the proposed city park shown on Exhibit "A" ("Fulshear Park"). Complete

construction of southbound left turn lane prior to opening Fulshear Park;

- (III) Begin construction of a northbound right turn lane at Tamarron Park Drive (Intersection 2 on Exhibit "A") and dedicate the necessary additional right of way within six (6) months of receipt of a notice from the County confirming a warranted need for such construction to accommodate the development of Fulshear Park. Complete construction of northbound right turn lane prior to opening Fulshear Park;
  - (IV) Complete construction of northbound lanes, a roundabout at Tamarron Parkway (Intersection 3 on Exhibit "A"), and a roundabout at Tamarron Parkway (Intersection 4 on Exhibit "A") prior to the Owner's submission of a subdivision plat that includes the lot that reflects the point in which fifty percent (50%) of the total proposed lots within the Property are submitted for subdivision plat approval if the County has acquired the land necessary for the west right of way of Woods Road, or within one (1) year of the County's acquisition of the land necessary for the west right of way of Woods Road; Owner will be responsible for fifty percent (50%) of the roundabout construction costs and one hundred percent (100%) of the northbound lane construction costs.
- (b) Tamarron Parkway -
- (I) Complete construction of a roundabout at Tamarron Point (Intersection 6 on Exhibit "A") prior to completion of the construction of all lots within Phase 1 of the Property;
  - (II) Complete construction of a roundabout at Jordan Ranch Boulevard (Intersection 8 on Exhibit "A") within six (6) months of the County's approval of the subdivision plat that includes the intersection;
  - (III) Complete construction of the eastbound lanes, (a) prior to Owner's submission of a subdivision plat that includes the lot that reflects the point in which seventy-five percent (75%) of the total proposed lots within the Property are submitted for subdivision plat approval, or (b) prior to the completion of the construction of the extension of Tamarron Parkway from Muske (shown on Exhibit "A") to Texas Heritage Parkway, whichever comes first.
- (c) Tamarron Crossing -

- (I) Complete construction of a roundabout at Tamarron Point (Intersection 5 on Exhibit "A") within six (6) months of the County's approval of the subdivision plat that includes Tamarron Crossing;
- (II) Complete construction of a westbound left turn lane or mini-roundabout (Intersection 10 on Exhibit "A") within six (6) months of the County's approval of the subdivision plat that includes Tamarron Crossing;

(d) Tamarron Point - Complete construction of a mini roundabout at Tamarron Park Drive (Intersection 7 on Exhibit "A") prior to completion of the construction of all lots within Phase 1 of the Property;

(e) Jordan Ranch Boulevard -

- (I) Complete construction of a roundabout at Tamarron Point (Intersection 9 on Exhibit "A") within six (6) months of final approval and recording of the subdivision plat of Phase 1 of the Property in the Official Public Records of the County;
- (II) Complete construction of the southbound lanes (32' pavement section), (a) prior to completion of the construction of the commercial tracts at the intersection (Intersection 8 on Exhibit "A"), or (b) prior to Owner's submission of a subdivision plat that includes the lot that reflects the point in which ninety percent (90%) of the total proposed lots within the Property are submitted for subdivision plat approval;

2. County's Responsibilities. In exchange for the Owner's commitment to submit subdivision plats meeting the requirements of the County's Regulation of Subdivisions and the improvements to the Subject Roadways in accordance with Section 1 (a) - (e) above, the County agrees to present the proposed subdivision plats for consideration by the County's Commissioners Court for approval.

3. Disclaimer/Waiver of Damages/Liability

(a) The Owner acknowledges and agrees that the County is not providing any guarantee, representation and/or warranty, and County hereby disclaims any guarantee, representation and/or warranty, of any work performed by County, or their agents, employees, representatives, contractors, subcontractors and/or designees, in connection with the construction of the Subject Roadways, in whole or in part.

(b) The Owner acknowledge and agrees that the County shall in no way be liable for any damages, if any, which may be sustained by the Owner and/or the Property, resulting, in whole or in part, directly or indirectly, from the County's failure to complete its responsibilities stated herein by any certain date and/or as set forth in this Agreement.

(c) The Owner hereby releases the County, its officers, agents, representatives and employees, from and against, and waive any and all rights to, any and all claims and/or demands for damages (personal or property), injury (including death), it/they may have with regard to the construction and/or completion of the Subject Roadways and/or any other act and/or omission relating, directly or indirectly, to the Subject Roadways, in whole or in part, as provided in this Agreement, except to the extent any such claims arise due to, or damages are caused by, the negligence, breach of this Agreement, or willful misconduct of County or its authorized officers, agents, representatives or employees.

**4. PARTIES' ACKNOWLEDGMENT 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 CONTRIBUTION MADE BY OWNER TO 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.

5. Limitations of Agreement. The Parties hereto acknowledge this Agreement is limited to the development of the 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.

6. Default. In the event the Owner fails to comply with any of the provisions of this Agreement within sixty (60) business days after the Owner's receipt of written notice thereof from the County, the County shall have the following remedies in addition to the County's other rights and remedies, at law or in equity:

- (a) to refuse to accept any portion of any public improvements on the Property and/or associated with the development of the Property; and/or
- (b) to refuse to finally accept the Property and/or any portion thereof; and/or
- (c) to seek specific enforcement of this Agreement.

In the event of the County's default under this Agreement, the Owner will be entitled to seek any remedy available to it at law or in equity.

7. 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:

D.R. Horton-Texas, I.t.d.  
6744 Horton Drive  
Richmond, Texas 77407

(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 or delayed.

(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 law.

(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 the 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) Acknowledgments. The parties agree that the acknowledgments set forth in Paragraphs 3 and 4 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.

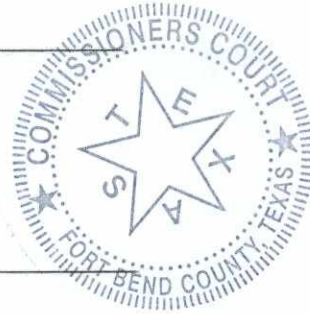
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IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the date executed by County.

FORT BEND COUNTY:

KP George  
County Judge KP George  
KP George, County Judge

March 22, 2022  
Date



Attest:  
Laura Richard  
Laura Richard, County Clerk

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

OWNER:

D. R. Horton-Texas, Ltd.,  
a Texas limited partnership

By: D.R. Horton, Inc., a Delaware corporation, its Authorized Agent

By: [Signature]

Name: Jonathan Woodruff

Title: Vice President of Land

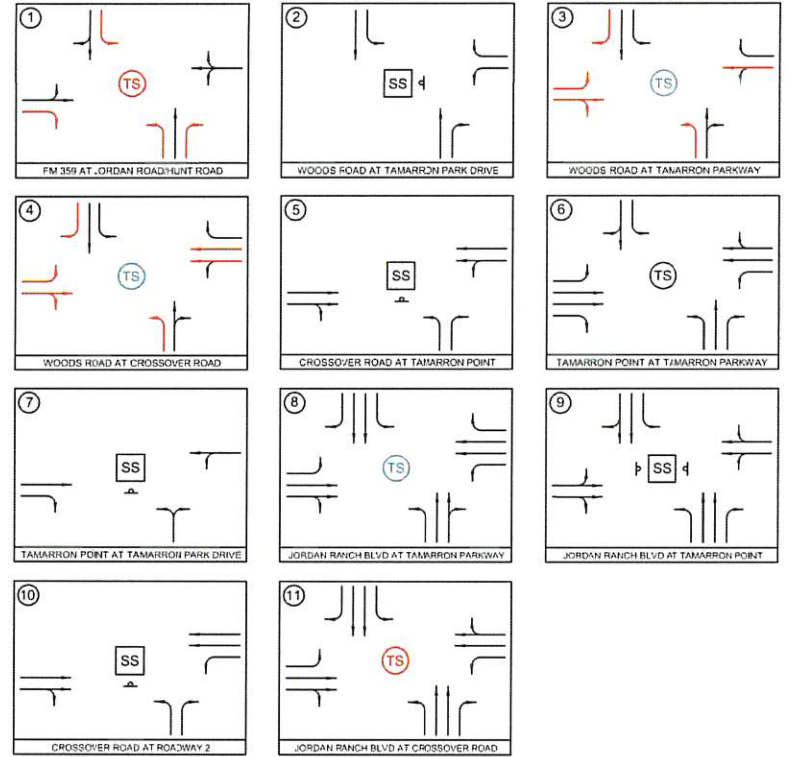
Date: 03/10/2022

# EXHIBIT A



BACKGROUND DEVELOPMENT

- LEGEND**
- LANE ASSIGNMENT
  - PROPOSED LANE ASSIGNMENT
  - TRAFFIC SIGNAL
  - STOP SIGN
  - PROPOSED LANE ASSIGNMENT BY OTHERS



TAMARRON WEST DEVELOPMENT  
2031 - FULL BUILD MITIGATED LANE ASSIGNMENTS