

3. **Definitions.**

- (a) "County Engineer" means the Fort Bend County Engineer.
- (b) "Effective Date" means the date this Agreement is executed by the last signing party hereto.
- (c) "Project" means the construction of the driveway(s) and related improvements as provided in this Agreement and on "Exhibit A" attached hereto and incorporated by reference herein.
- (d) "Property" means the property having Central Appraisal District Reference No. R42892 located at 3127 Greenbusch Rd, Katy, Fort Bend County, Texas 77494.

4. **Project/ Scope of Work.**

- (a) The Parties acknowledge and agree that this Scope of Work represents the general requirements for the Project to facilitate the completion of the design and construction of the driveway(s) as provided in the project layout attached hereto as "Exhibit A" and incorporated by reference herein.
- (b) The Project shall be facilitated, managed, and administered by COUNTY. COUNTY shall take all reasonable actions to ensure that the Project is constructed in a good and workmanlike manner with all reasonable diligence.

5. **Design and Specifications.** COUNTY shall select the design engineer and design all aspects of the Project in accordance with COUNTY standards and regulations. The plans and specifications shall be reviewed and approved by the Fort Bend COUNTY Engineer. OWNER, upon reasonable notice to COUNTY, shall have the right and opportunity to review all documents pertaining to the design of the Project, including any maps, records, photographs, reports, and drawings affecting the construction of the Project. OWNER may provide any comments or feedback regarding the design of the Project to the COUNTY Engineer no later than thirty (30) calendar days after its review. OWNER acknowledges and agrees that the comments and feedback provided to COUNTY shall not be binding upon COUNTY, and the COUNTY Engineer, in his sole discretion, shall have the final determination regarding any comments or feedback received from OWNER for the design of the Project.

6. **Competitive Bid and Award.** Upon completion of final plans and specifications, COUNTY will advertise for competitive bids for construction of the Project (together or in separate contracts) in accordance with requirements applicable to COUNTY. COUNTY shall award the contract to the lowest responsible bidder, who, in COUNTY's judgment, would result in the best and most economical completion of the Project. COUNTY shall notify OWNER

upon award of the contract and will enter into a contract with the qualified bidder ("Construction Contract"). If COUNTY constructs the Project in multiple contracts, the provisions of this Agreement shall apply to each Construction Contract.

7. **Construction of the Project.** After awarding the Construction Contract, COUNTY shall administer the Construction Contract for the benefit of the Parties. COUNTY shall provide on-site inspection of the construction of the Project in accordance with the terms of the Construction Contract(s). COUNTY shall have the right to terminate the Construction Contract(s) and to enforce its remedies thereunder, as determined by COUNTY to be necessary. In the event of any such termination, COUNTY shall have the right to complete and/or cause the completion of the Project itself and/or through such other contractor(s) as COUNTY determines to be appropriate.

8. **Completion of the Project; Inspection; Maintenance of Project Improvements.** Completion of the Project shall occur upon the COUNTY's final inspection of the Project and certified as complete by the County Engineer. County, in its sole discretion, shall determine when the Project is complete. Completion of the Project shall include a final inspection and completion of any punch list and closeout items. OWNER shall have the right to participate in the final inspection of the Project. OWNER shall immediately notify COUNTY in writing of any complaints regarding any deficiencies and the quality of workmanship by COUNTY for the Project. COUNTY shall address and correct such deficiencies within a reasonable time, if the County Engineer determines that such deficiencies are actionable under the terms of the COUNTY's construction contract(s). Notwithstanding the foregoing, all final decisions regarding the correction of any deficiencies shall be at the COUNTY's sole discretion. Upon completion of the Project, COUNTY shall provide any maintenance and repair of the newly constructed Project for a period of one (1) year following the date of completion. After the expiration of the one-year maintenance period, all responsibility and costs for the perpetual maintenance and repair of the Project shall transfer to OWNER and COUNTY shall have no further responsibility or obligation for such maintenance and repair work. Upon completion of the one-year maintenance period, OWNER, at its sole cost and expense, shall be responsible for the perpetual maintenance and repair of the Project.

9. **Time for Performance and Termination.**
 - (a) COUNTY shall initiate the construction of the Project no later than twelve (12) months after bid opening, or within such time as may be extended by written amendment of the Parties.

 - (b) COUNTY, in its sole discretion, may elect to forgo construction of the Project at any time prior to award of the Construction Contract(s) and COUNTY shall provide written notice to OWNER of its decision to forgo such construction.

10. **Owner's Obligations.**

(a) OWNER shall pay COUNTY for One Hundred percent (100%) of the actual costs incurred by County for the Project, which costs are currently estimated at Twenty Thousand \$20,805.12 as provided in the cost estimate attached hereto as "Exhibit B" and incorporated herein by reference. OWNER acknowledges that the costs of the Project may be higher or lower than the cost estimate, depending on the needs of the Project. In any event, OWNER shall contribute 100% of the Project costs to County as follows:

(1) Initial Payment: Upon award of the construction contract, OWNER shall make an initial payment of \$20,805.12 to County (the "Initial Payment"). Upon receipt of payment from OWNER, COUNTY shall instruct its contractor(s) to commence construction.

(2) Final Payment: Within thirty (30) days of Completion of the Project, COUNTY shall furnish OWNER with a full accounting of the funds expended on the Project. Within thirty (30) days of OWNER'S receipt of the full accounting provided by COUNTY, OWNER shall remit payment to COUNTY for the total amount due for the work performed and completed on the Project.

(3) Excess Funds: If, during the course of full accounting of the Project referenced above, it is discovered that excess funds were received by COUNTY from OWNER for the Project, COUNTY shall remit such excess funds that have not been used for the Project to OWNER within thirty (30) days of COUNTY'S full accounting of the Project.

(b) In the event OWNER's desires to sell or redevelop the Property, OWNER shall notify COUNTY at least 30 days prior to any such sale or redevelopment. COUNTY shall assess such sale or redevelopment and the COUNTY Engineer, in his sole discretion, shall determine if any modifications to the driveway are warranted due to an increase of traffic flow from any such sale or redevelopment of the Property. Upon such determination by the County Engineer, OWNER, shall pay COUNTY One Hundred Percent (100%) of the actual costs incurred by COUNTY to re-design and re-construct the driveway.

11. **Force Majeure.** In the event either Party is rendered unable, wholly or in part, by Force Majeure to carry out any of its obligations under this Agreement, then, within a reasonable time after the occurrence of such event, but no later than ten (10) calendar days after, the Party whose obligations are so affected (the "Affected Party") thereby shall notify the other in writing stating the nature of the event and the anticipated duration. The Affected Party's obligations under this Agreement shall be suspended during the

continuance of any delay or inability caused by the event, but for no longer period. The Affected Party shall further endeavor to remove or overcome such delay or inability as soon as is reasonably possible.

For purposes of this Agreement, Force Majeure includes, but is not limited to: acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States of America or the State of Texas or any civil or military authority other than a Party to this Agreement, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, severe storms, floods, washouts, drought, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, and any other incapacities of any Party, similar to those enumerated, which are not within the control of the Party claiming such inability, which such Party could not have avoided by the reasonable exercise of due diligence and care.

12. **Notice.** Any and all notices required or permitted under this Agreement shall be in writing and shall be properly addressed and sent via personal delivery, US first class postage prepaid, registered or certified mail, return receipt requested, Federal Express, Express Mail, or other overnight delivery service as follows:

If to COUNTY: Fort Bend County Engineering Department
Attn: County Engineer
301 Jackson St., 4th Floor
Richmond, Texas 77469

And Fort Bend COUNTY, Texas
Attn: County Judge
401 Jackson St, 1st Floor
Richmond, Texas 77469

If to OWNER: 31247 Greenbusch LP
5014 Braeshealthier Dr
Houston, TX 77096

13. **Entire Agreement and Modification.** This Agreement constitutes the entire Agreement between the Parties and supersedes any and all previous agreements, written or oral, pertaining to the subject matter of this Agreement. This Agreement may only be amended or modified by written agreement executed by both Parties. **IT IS ACKNOWLEDGED BY OWNER THAT NO OFFICER, AGENT EMPLOYEE, OR REPRESENTATIVE OF COUNTY HAS ANY AUTHORITY TO CHANGE THE TERMS OF THIS AGREEMENT OR ANY ATTACHED EXHIBITS HERETO UNLESS EXPRESSLY AUTHORIZED BY THE FORT BEND COUNTY COMMISSIONERS COURT.**

14. **No Waiver of Immunity.** Neither the execution of this Agreement nor any other conduct of COUNTY under this Agreement shall be considered a waiver or surrender of its governmental powers or immunity under the Texas Constitution or the laws of the State of Texas.
15. **Benefit.** This Agreement shall be for the sole and exclusive benefit of COUNTY and OWNER and shall not be construed to confer any benefit or right upon any other party.
16. **Applicable Law and Venue.** This Agreement shall be construed according to the laws of the state of Texas. Venue for any claim arising out of or relating to the subject matter of this Agreement shall lie in a court of competent jurisdiction of Fort Bend COUNTY, Texas.
17. **Assignment.** Neither Party may assign its rights, duties, or obligations hereunder, without the prior written consent of the other, which consent shall not be unreasonably withheld.
18. **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 hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
19. **Captions.** The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of the Agreement.
20. **Electronic and Digital Signatures.** The Parties to this Agreement agree that any electronic and/or digital signatures of the Parties included in this Agreement are intended to authenticate this writing and shall have the same force and effect as the use of manual signatures.
21. **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.
22. **Human Trafficking.** BY ACCEPTANCE OF THIS AGREEMENT, OWNER ACKNOWLEDGES THAT FORT BEND COUNTY, TEXAS IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.
23. **Certain State Law Requirements for Contracts** The contents of this Section are required by Texas law and are included by County regardless of content For purposes of Sections 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Engineer hereby verifies that Engineer and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

- (a) Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, Engineer is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.
- (b) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in § 808.001 of the Texas Government Code.
- (c) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in § 809.001 of the Texas Government Code.
- (d) If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Engineer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in § 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in § 2274.001(6) and (7) of the Texas Government Code.

24. **Authorization.** This Agreement shall become binding and effective only after it has been authorized and approved by the governing bodies of each Party, as evidenced by the signature of the appropriate authority. Each Party further represents that, by execution of this Agreement, it has been duly authorized by its governing body or other appropriate authority from whom such Party is legally bound to obtain authorization.

{Execution Pages Follow}

SIGNED and AGREED to this 12 day of February, 2026.

FORT BEND COUNTY, TEXAS

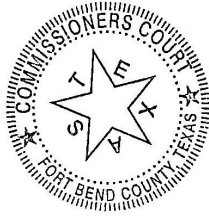


KP George,
County Judge

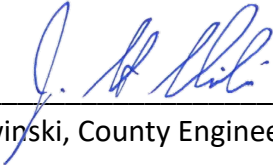
ATTEST:



Laura Richard, County Clerk



APPROVED:



J. Stacy Slawinski, County Engineer

AUDITOR'S CERTIFICATE

I hereby certify that funds in the amount of \$ 20,805.12 are available to pay the obligation of Fort Bend County, Texas within the foregoing Agreement.



Robert Ed Sturdivant, County Auditor

OWNER

**3127 GREENBUSCH, LP,
a Texas limited partnership**

By: 3127 Greenbusch Management, LLC,
a Texas limited liability company and general partner

By: [Signature]

Name: JEFF GOLDBERG

Title: Managing Partner

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Galveston §

This Instrument was acknowledged before me, the undersigned notary, on this 22nd day of December, 2025, by Jeff Goldberg, Gold Key Partners of 3127 Greenbusch Management, LLC, a Texas limited liability company and general partner of 3127 Greenbusch LP, a Texas limited partnership, on behalf of said entities.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

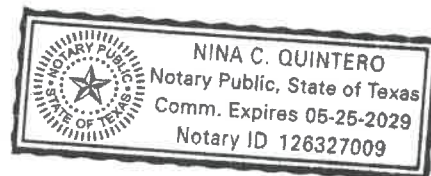
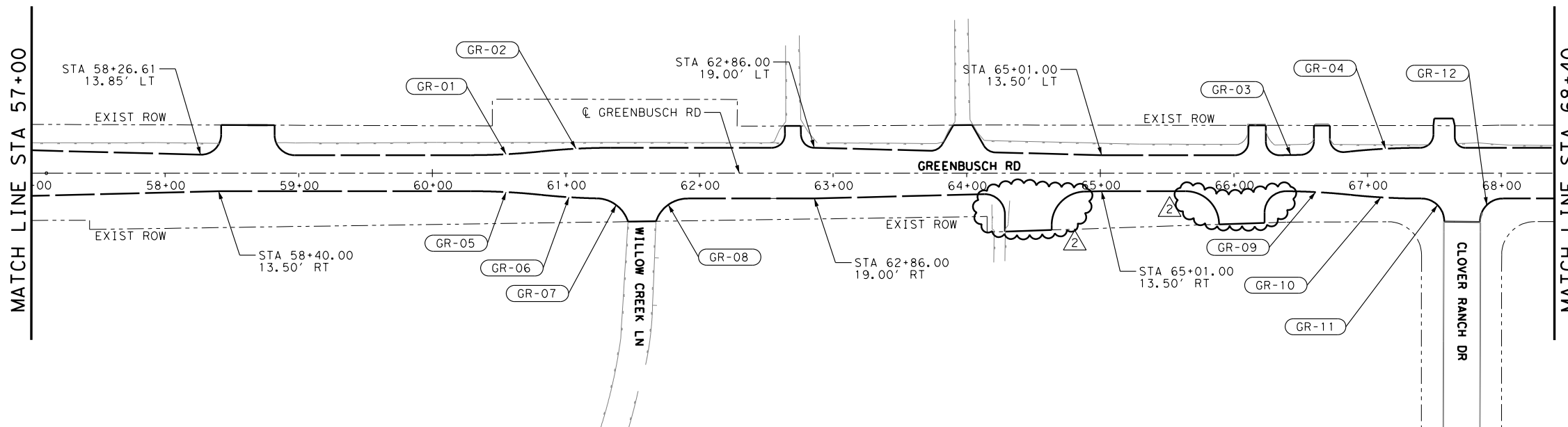
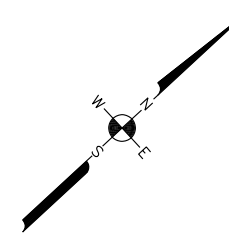


EXHIBIT A

(Follows Behind)

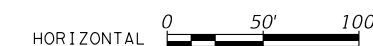
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- EXIST ROW
- PROP ϕ ALIGNMENT
- (PCL-XX) PROP CURVE GEOMETRY (ϕ ALIGNMENT)
- (GR-XX) PROP CURVE GEOMETRY (GREENBUSCH RD)
- (SR-XX) PROP CURVE GEOMETRY (SADDLESPUR LN)



ROADWAY GEOMETRY DATA

(GR-01) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 60+29.00 13.50 LT PT STATION = 60+81.37 16.25 LT	(GR-06) LENGTH = 41.92' RADIUS = 500.00' PC STATION = 60+81.37 16.25 RT PT STATION = 61+23.19 18.89 RT	(GR-11) LENGTH = 38.83' RADIUS = 25.00' PC STATION = 67+32.75 18.95 RT PT STATION = 67+57.40 43.86 RT
(GR-02) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 60+81.37 16.25 LT PT STATION = 61+33.74 19.00 LT	(GR-07) LENGTH = 31.09' RADIUS = 25.00' PC STATION = 61+23.19 18.89 RT PT STATION = 61+46.50 36.35 RT	(GR-12) LENGTH = 39.23' RADIUS = 25.00' PC STATION = 67+84.23 43.96 RT PT STATION = 68+09.23 19.00 RT
(GR-03) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 66+35.00 13.50 LT PT STATION = 66+87.37 16.25 LT	(GR-08) LENGTH = 31.17' RADIUS = 25.00' PC STATION = 61+67.47 36.04 RT PT STATION = 61+91.17 19.00 RT	
(GR-04) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 66+87.37 16.25 LT PT STATION = 67+39.74 19.00 LT	(GR-09) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 66+35.00 13.50 RT PT STATION = 66+87.37 16.25 RT	
(GR-05) LENGTH = 52.46' RADIUS = 500.00' PC STATION = 60+29.00 13.50 RT PT STATION = 60+81.37 16.25 RT	(GR-10) LENGTH = 45.48' RADIUS = 500.00' PC STATION = 66+87.37 16.25 RT PT STATION = 67+32.75 18.95 RT	



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12/3/2025

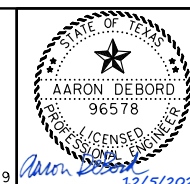
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NO.	REVISIONS	DATE	NAME
1	DRIVEWAY REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



AGUIRRE & FIELDS
ENGINEERING INNOVATORS
TBPE FIRM REGISTRATION # 739



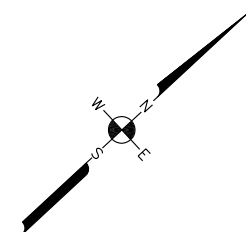
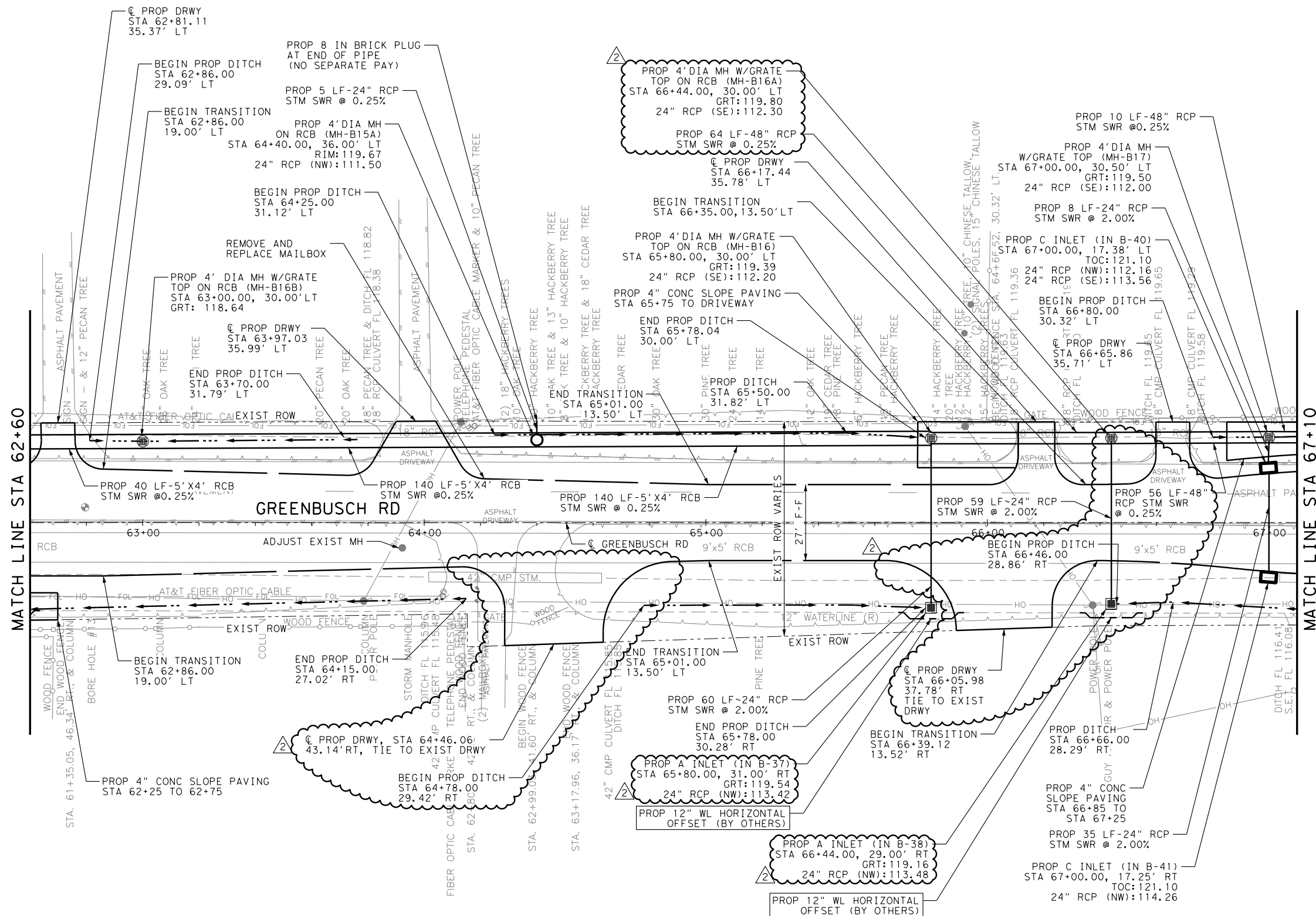
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CK'D BY: RAC	SHEET 4 OF 5
DATE: 12/3/2025	APPROVED BY:
	SHEET NO: 23 / 262

TBPE FIRM #739

12/5/2025 10:59:07 AM

12/5/2025

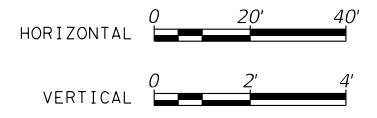
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LEGEND

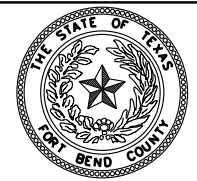
- EXIST STORM SEWER
- ⊠ EXIST INLET
- EXIST STORM SEWER MH
- EXIST SANITARY SEWER
- EXIST SANITARY SEWER MH
- EXIST WATER LINE
- ◆ EXIST FIRE HYDRANT
- ⬢ WATER VALVE
- OH — EXIST OVERHEAD POWER
- EXIST GAS LINE
- EXIST ABANDONED GAS LINE
- EXIST TELEPHONE CABLE
- FOL — EXIST FIBER OPTIC
- EXIST ROW

- NOTES:
- STATIONING AND OFFSETS ARE BASED ON FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- ① INCREASE CURB HEIGHT FROM 2" TO 6" IN 4'-0"
 - ② DECREASE CURB HEIGHT FROM 6" TO 2" IN 4'-0"
 - ③ SHALL BE INSTALLED SO THE WALKING SURFACE IS KEPT FLUSH ACROSS THE WIDTH AND LENGTH OF SIDEWALK PAVEMENT IN ALL DIRECTIONS.
 - ④ EXISTING MANHOLES, INLETS, PIPES, AND BOXES REQUIRE SILT ACCUMULATION AND DEBRIS REMOVAL PRIOR TO SERVICE ACTIVATION. NOT ALL EXISTING DRAINAGE INLETS AND MANHOLES HAVE INVERTS.
 - ⑤ EXISTING DRAINAGE STRUCTURE BOTTOM TO REMAIN, CONSTRUCT PROPOSED DRAINAGE STRUCTURE TOP.



NO.	REVISIONS	DATE	NAME
1	DRIVEWAY AND DRAINAGE REVISIONS	2/21/25	ASD
2	DRIVEWAY AND DRAINAGE REVISIONS	12/5/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



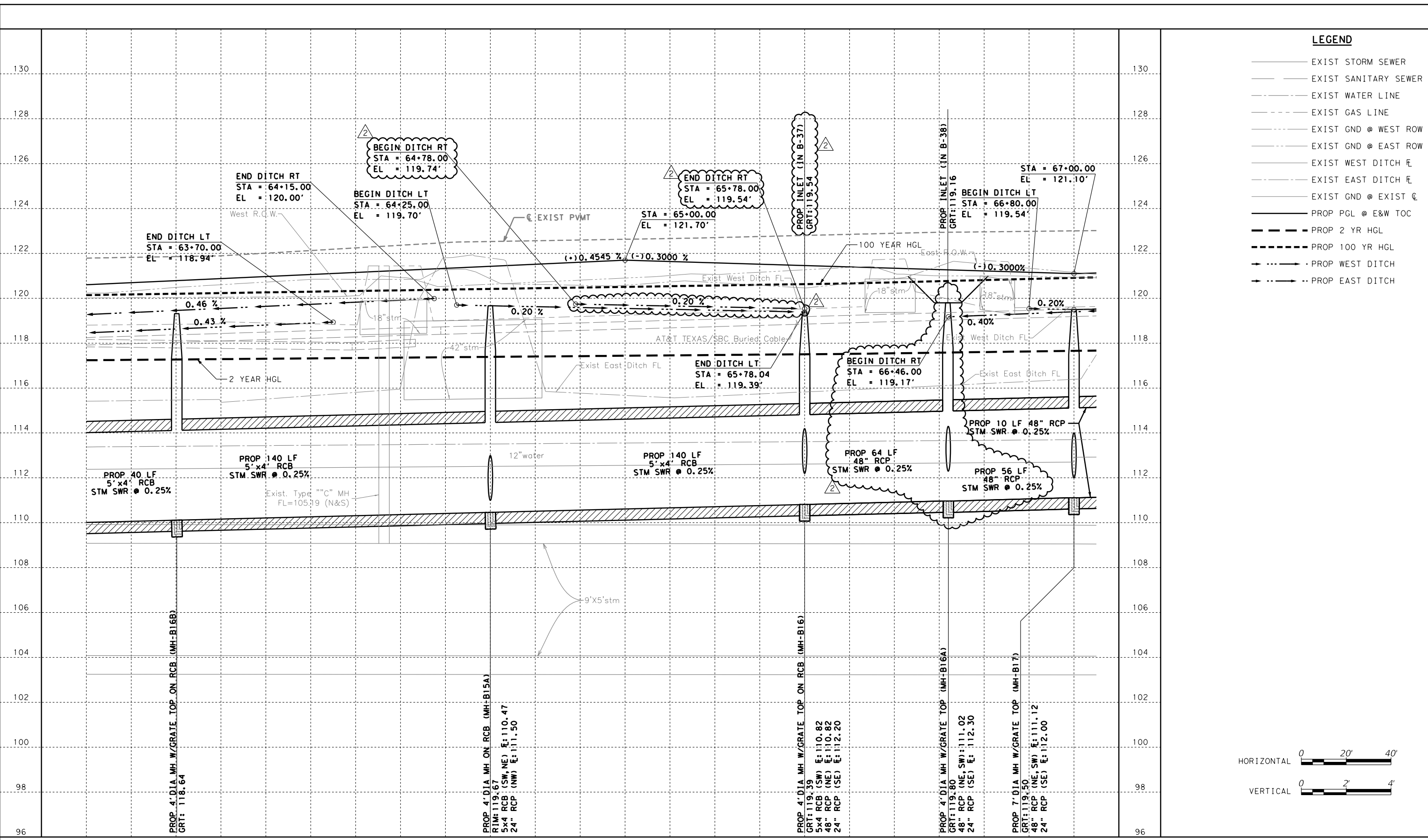
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CK'D BY: RAC	STA 62+60 TO STA 67+10
SCALE:	(SHEET 23 OF 31)
DATE: 12/5/2025	APPROVED BY: [Signature]
	SHEET NO: 56 / 262

TBPE FIRM #739

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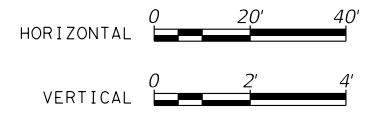
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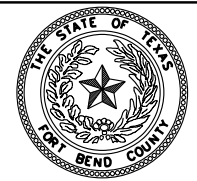
LEGEND

- EXIST STORM SEWER
- EXIST SANITARY SEWER
- EXIST WATER LINE
- EXIST GAS LINE
- EXIST GND @ WEST ROW
- EXIST GND @ EAST ROW
- EXIST WEST DITCH FL
- EXIST EAST DITCH FL
- EXIST GND @ EXIST CL
- PROP PGL @ E&W TOC
- PROP 2 YR HGL
- PROP 100 YR HGL
- PROP WEST DITCH
- PROP EAST DITCH



NO.	REVISIONS	DATE	NAME
1	DRIVEWAY AND DRAINAGE REVISIONS	2/21/25	ASD
2	DRIVEWAY AND DRAINAGE REVISIONS	12/05/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**

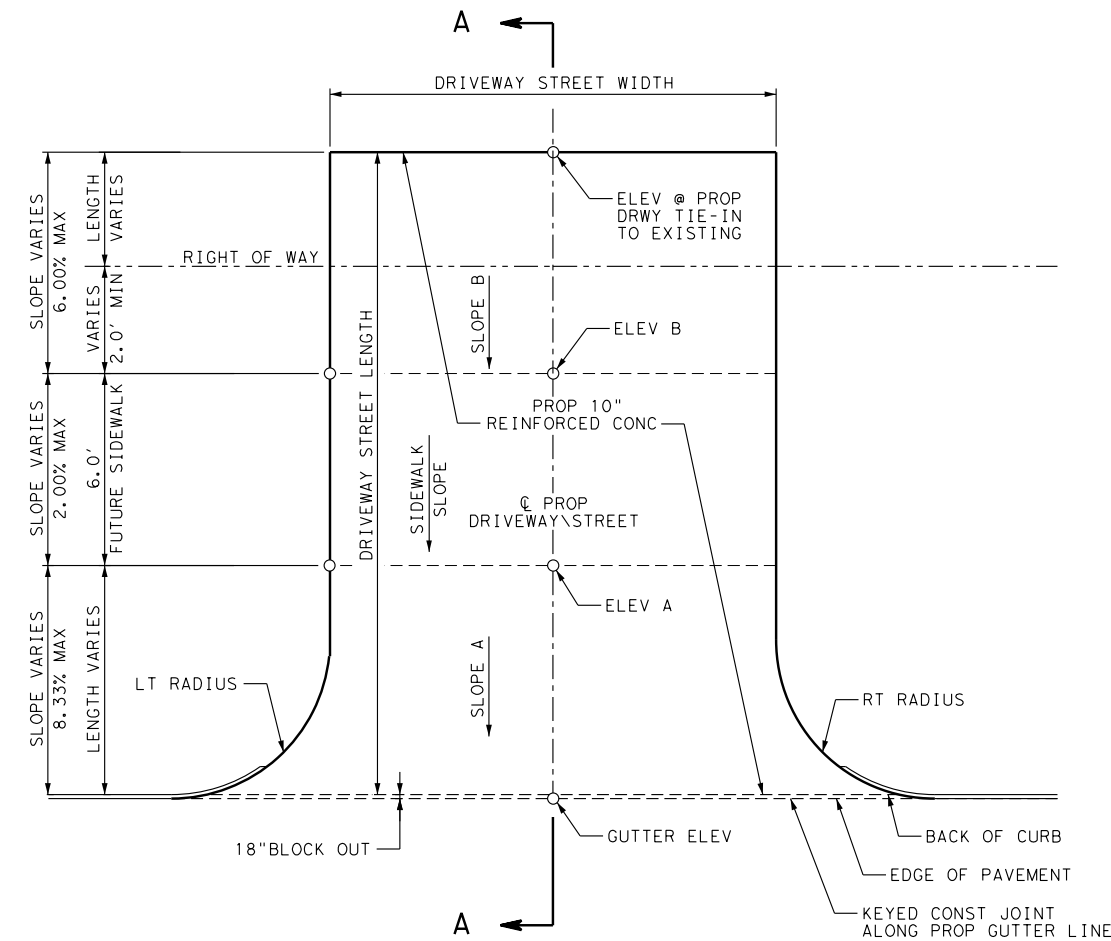


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SCALE:	(SHEET 24 OF 31)
DATE: 12/5/2025	APPROVED BY:
	SHEET NO: 57 / 262

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GREENBUSCH DRIVEWAY SUMMARY TABLE

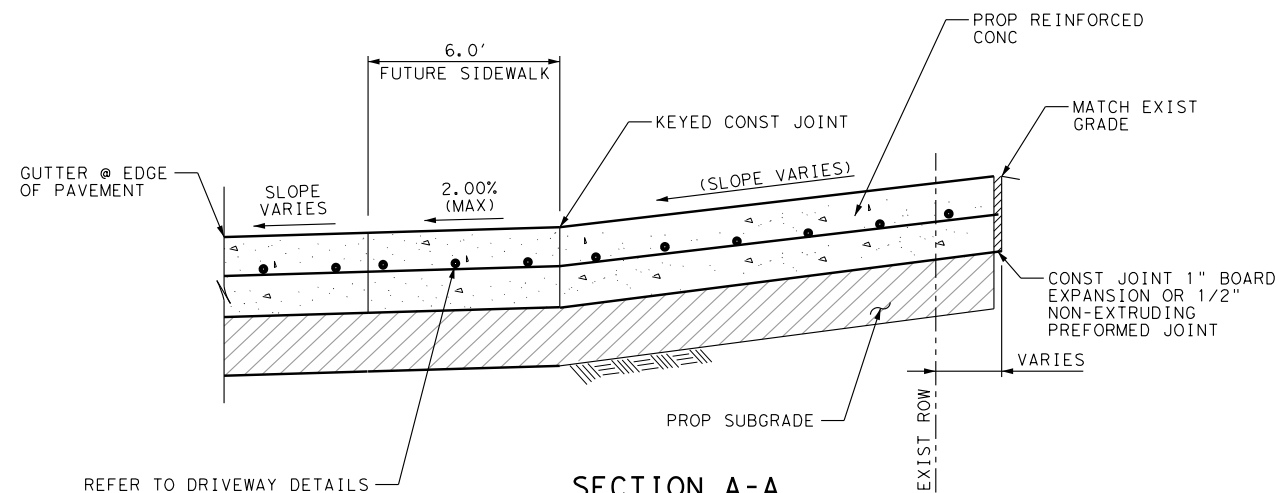
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1	27+66.78	RT	20	33.9	10.0	10.0	124.75	124.98	19.00	4.25	2.00	125.10	4.85	126.19
2	44+34.22	RT	12	35.5	15.0	15.0	115.38	116.15	27.48	5.50	1.00	116.21	5.70	117.08
3	45+29.25	RT	16	31.2	15.0	15.0	115.59	115.72	19.00	2.38	2.00	115.84	2.50	116.34
4	48+84.29	LT	24	23.4	15.0	15.0	117.25	117.42	19.00	3.04	2.00	117.54	3.56	117.96
5	50+78.41	LT	25	20.2	15.0	15.0	116.95	117.28	24.50	6.00	2.00	117.40	6.00	117.92
6	52+60.42	LT	19	17.8	15.0	15.0	117.67	117.87	24.50	3.69	2.00	117.99	5.30	118.32
7	54+11.36	LT	12	17.7	15.0	15.0	118.58	118.43	24.50	-2.72	-2.00	118.31	-3.42	118.10
8	56+03.31	LT	12	19.1	10.0	10.0	118.64	118.92	24.50	5.15	2.00	119.04	6.00	119.50
9	58+62.00	LT	40	31.2	15.0	15.0	118.98	119.31	19.00	6.00	2.00	119.43	6.00	120.61
9A	62+69.82	LT	12	16.3	10.0	10.0	120.15	120.30	25.50	3.75	2.00	120.42	4.20	120.00
10	63+97.04	LT	14	37.5	10.0	10.0	120.75	121.08	21.58	6.00	2.00	121.20	6.00	122.76
11	64+46.06	RT	35	28.2	15.0	25.0	120.97	N/A	20.34	N/A	1.00	121.08	N/A	121.26
11A	66+05.98	RT	34	24.3	25.0	16.0	120.90	N/A	19.00	N/A	1.19	121.06	N/A	121.23
12	66+17.44	LT	13	22.3	10.0	10.0	120.85	121.18	19.00	6.00	2.00	121.30	6.00	121.94
13	66+65.86	LT	12	22.5	10.0	10.0	120.70	121.03	20.00	6.00	2.00	121.15	6.00	121.81
14	67+56.98	LT	16	22.0	10.0	8.0	120.78	121.11	24.50	6.00	2.00	121.23	6.00	121.86
15	68+62.50	RT	11	20.7	10.0	10.0	121.08	121.41	24.50	6.00	2.00	121.53	6.00	122.08
16	69+02.70	RT	12	17.6	10.0	10.0	121.20	121.43	24.50	4.12	2.00	121.55	6.00	121.91
17	69+32.30	LT	24	17.1	10.0	10.0	121.30	121.62	24.50	6.00	2.00	121.74	6.00	122.08
18	69+88.35	LT	24	15.4	10.0	10.0	121.49	121.79	24.50	6.00	2.00	121.91	6.00	122.14
19	70+65.07	RT	14	21.3	10.0	10.0	121.69	N/A	19.00	N/A	1.70	N/A	N/A	122.05
20	71+62.49	LT	20	36.3	15.0	12.0	121.99	N/A	24.50	N/A	0.30	N/A	N/A	122.09
21	72+04.20	RT	45	26.5	15.0	15.0	122.10	N/A	24.50	N/A	0.69	N/A	N/A	122.28
22	72+11.06	LT	22	26.8	12.0	15.0	122.13	N/A	46.25	2.79	N/A	N/A	2.79	122.89
23	73+72.76	LT	23	18.6	15.0	15.0	121.45	N/A	43.65	6.60	N/A	N/A	6.60	122.68
24	73+78.32	RT	40	23.0	15.0	15.0	121.45	121.59	31.00	2.50	2.00	121.71	2.80	122.04



DRIVEWAY PLAN

GREENBUSCH CROSS STREET SUMMARY TABLE

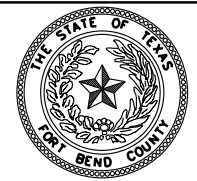
CROSS STREET	STATION AT CL	WIDTH (FT)	LENGTH (FT)	LT RADIUS (FT)	RT RADIUS (FT)	GUTTER ELEV	ELEV (A)	OFFSET (A)	SLOPE (A) (%)	SIDEWALK SLOPE (%)	ELEV (B)	SLOPE (B) (%)	TIE IN ELEV
ENSLEY HOLLOW DR	17+21.00	27	45	25	25	126.69	126.82	24.50	2.48	2.00	126.94	2.56	126.19
ALDER RIDGE LN	21+83.00	39	30	25	25	125.87	126.10	24.72	4.22	2.00	126.22	4.95	127.12
GINTER LN	32+50.00	45	28	25	25	120.55	120.76	24.33	3.82	2.00	120.88	4.47	121.63
LAKE DR	50+75.00	27	25	25	25	116.95	117.03	24.50	1.48	2.00	117.15	1.25	117.32
CHERRY RANCH DR	54+50.00	80	17	25	25	118.82	118.92	24.50	1.91	2.00	119.04	1.81	119.15
WILLOW CREEK LN	61+50.00	21	17	25	25	119.90	120.12	24.43	3.98	2.00	120.24	6.01	120.59
CLOVER RANCH DR	67+71.00	27	27	25	25	120.81	120.48	24.50	-6.00	-2.00	120.36	-6.00	119.39



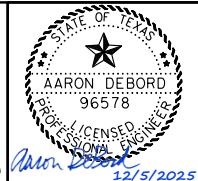
**SECTION A-A
TYPICAL CONCRETE DRIVEWAY**

NO.	REVISIONS	DATE	NAME
1	DRIVEWAY REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



AGUIRRE & FIELDS
ENGINEERING INNOVATORS
TBPE FIRM REGISTRATION # 739



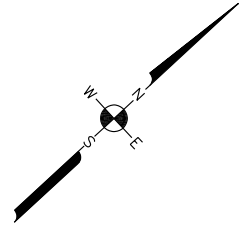
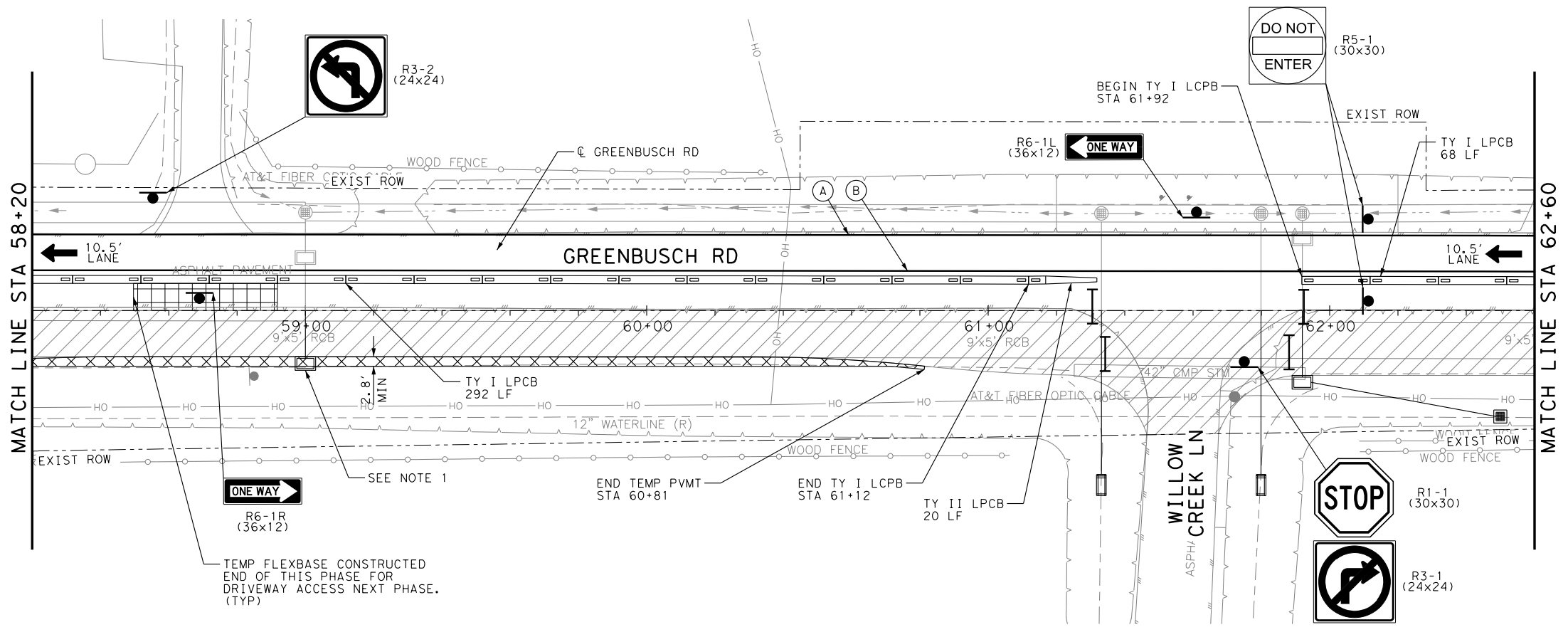
PROJECT TITLE:	GREENBUSCH ROAD PAVING & DRAINAGE IMPROVEMENTS ENSLEY HOLLOW DR. TO NORTH OF WESTHEIMER PKWY.		
DRAWN BY:	AF	SHEET DESCRIPTION:	DRIVEWAY DETAIL AND SUMMARY
CK'D BY:	RAC		
SCALE:			
DATE:	12/3/2025	APPROVED BY:	
			SHEET NO: 65 / 262

TBPE FIRM #739

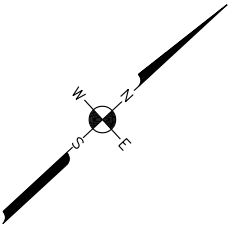
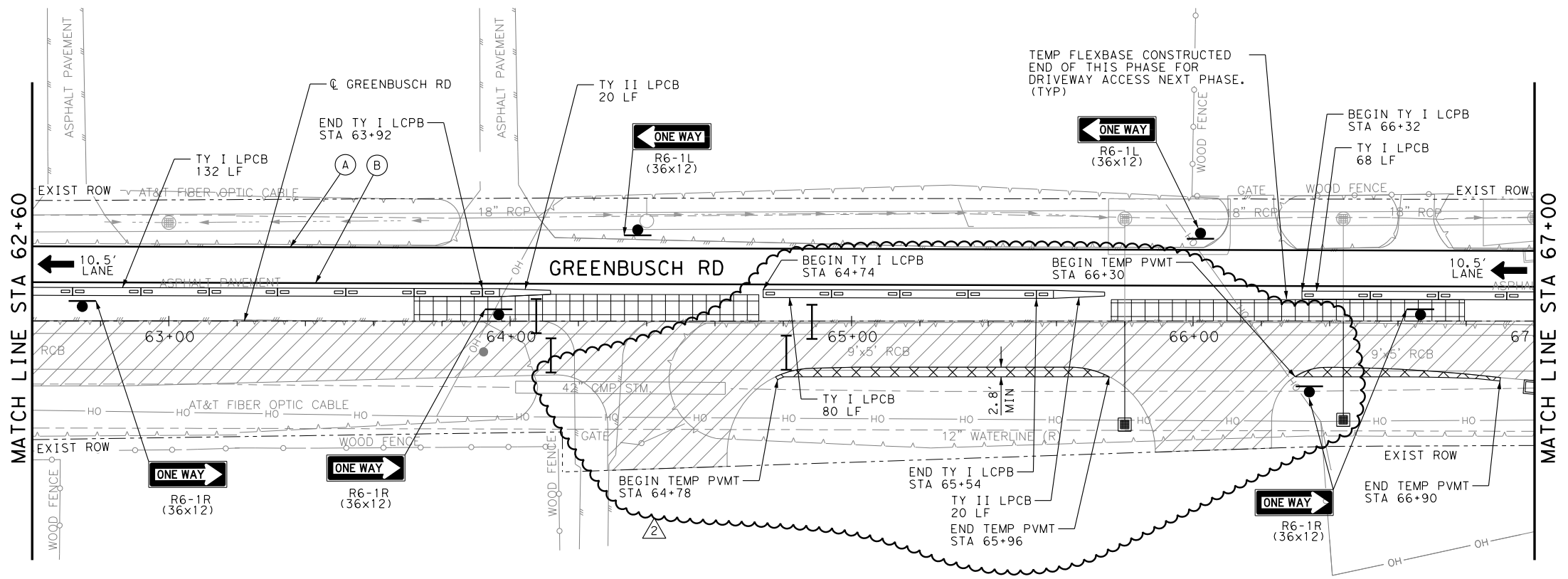
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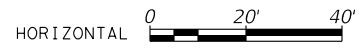
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- LEGEND**
- WORKZONE
 - HIGH EARLY STRENGTH CONC
 - COMPLETED CONSTRUCTION
 - TEMPORARY ASPH PAVEMENT
 - LOW PROFILE BARRIER
 - TYPE III BARRICADE
 - CHANNELIZING DEVICE
 - TRAFFIC PATTERN
 - TRAFFIC CONTROL SIGN
 - (A) WRK ZN PAVE MRK REMOV (W) (4") (SLD)
 - (B) WRK ZN PAVE MRK REMOV (Y) (4") (SLD)
 - (C) WRK ZN PAVE MRK REMOV (W) (4") (DOT)
 - (D) WRK ZN PAVE MRK REMOV (Y) (4") (BRK)
 - (E) WRK ZN PAVE MRK REMOV (Y) (4") (DOT)
 - (F) WRK ZN PAVE MRK REMOV (W) (4") (BRK)
 - (G) WRK ZN PAVE MRK REMOV (W) (8") (SLD)
 - (H) WRK ZN PAVE MRK REMOV (W) (24") (SLD)
 - (I) REFL PAV MRK (W) (ARROW)
 - (J) REFL PAV MRK (W) (WORD)
 - (K) EXIST PAV MRK TO REMAIN

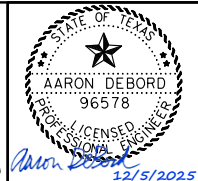
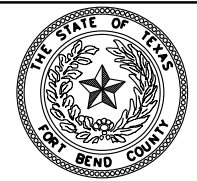


- NOTES:**
- TOP OF INLET TO BE INSTALLED AFTER THE COMPLETION OF PHASE 5 CONSTRUCTION, REMOVAL OF TEMP PAVEMENT AND INSTALLATION OF PROP CURB.



NO.	REVISIONS	DATE	NAME
1	DRIVEWAY AND DRAINAGE REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

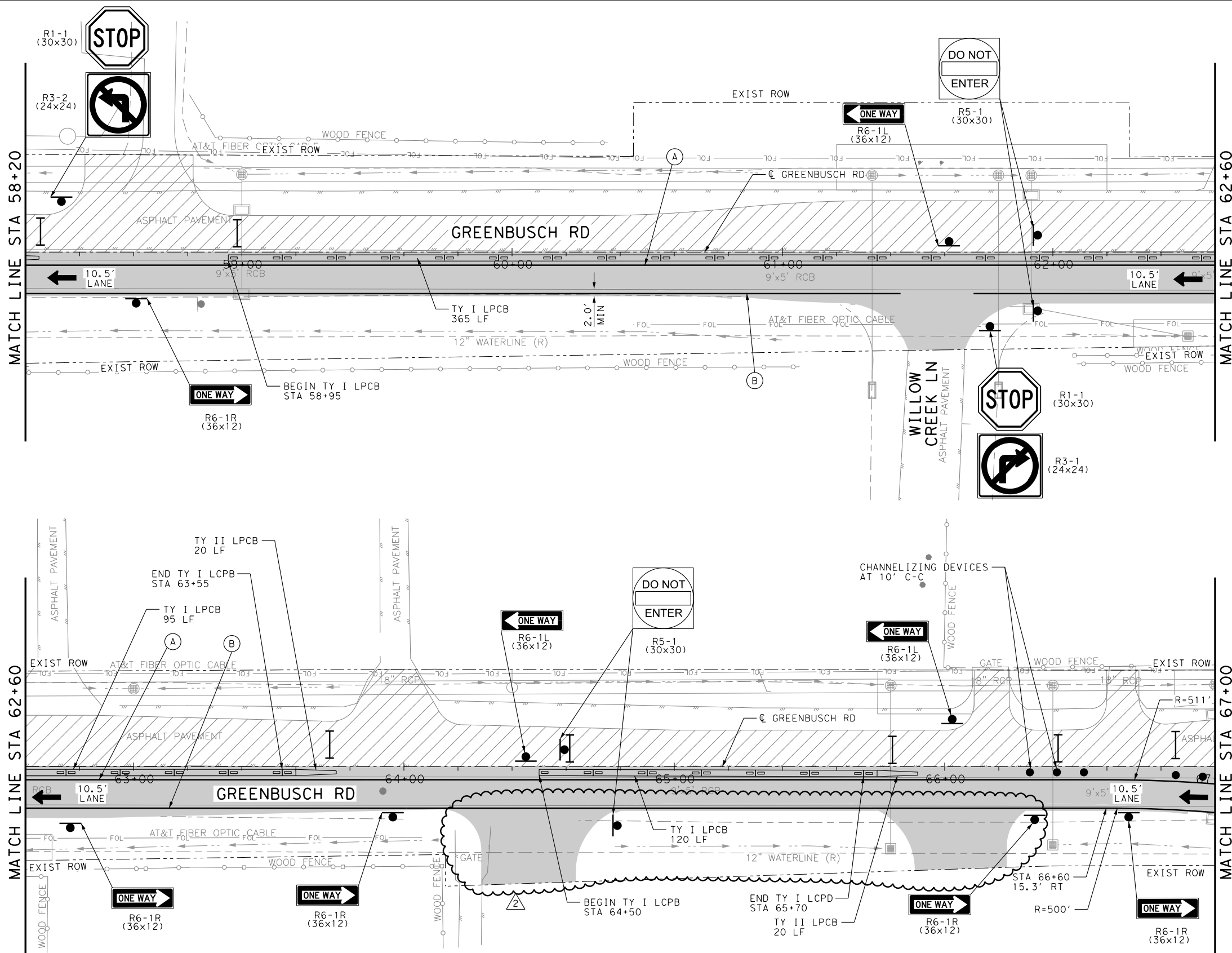
**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



PROJECT TITLE: GREENBUSCH ROAD PAVING & DRAINAGE IMPROVEMENTS ENSLEY HOLLOW DR. TO NORTH OF WESTHEIMER PKWY.	
DRAWN BY: AF	SHEET DESCRIPTION: TRAFFIC CONTROL PLAN
CK'D BY: RAC	PHASE 4
SCALE:	SHEET 4 OF 8
DATE: 12/5/2025	APPROVED BY: [Signature]
	SHEET NO: 161/262

TBPE FIRM #739

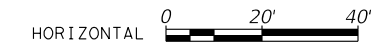
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LEGEND

- WORKZONE
- HIGH EARLY STRENGTH CONC
- COMPLETED CONSTRUCTION
- TEMPORARY ASPH PAVEMENT
- LOW PROFILE BARRIER
- TYPE III BARRICADE
- CHANNELIZING DEVICE
- TRAFFIC PATTERN
- TRAFFIC CONTROL SIGN
- (A) WRK ZN PAVE MRK REMOV (W) (4") (SLD)
- (B) WRK ZN PAVE MRK REMOV (Y) (4") (SLD)
- (C) WRK ZN PAVE MRK REMOV (W) (4") (DOT)
- (D) WRK ZN PAVE MRK REMOV (Y) (4") (DOT)
- (E) WRK ZN PAVE MRK REMOV (Y) (4") (BRK)
- (F) WRK ZN PAVE MRK REMOV (W) (4") (BRK)
- (G) WRK ZN PAVE MRK REMOV (W) (8") (SLD)
- (H) WRK ZN PAVE MRK REMOV (W) (24") (SLD)
- (I) REFL PAV MRK (W) (ARROW)
- (J) REFL PAV MRK (W) (WORD)
- (K) EXIST PAV MRK TO REMAIN

FOR REMOVABLE TCP STRIPING - USE EQUIVALENT RAISED PAVEMENT MARKINGS AND BUTTONS SHOWN ON BC(12)-21 STANDARD SHEET.



NO.	REVISIONS	DATE	NAME
1	DRIVEWAY AND DRAINAGE REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**

AGUIRRE & FIELDS
ENGINEERING INNOVATORS
TBPE FIRM REGISTRATION # 739

PROJECT TITLE: GREENBUSCH ROAD PAVING & DRAINAGE IMPROVEMENTS ENSLEY HOLLOW DR. TO NORTH OF WESTHEIMER PKWY.	
DRAWN BY: AF	SHEET DESCRIPTION: TRAFFIC CONTROL PLAN
CK'D BY: RAC	PHASE 5
SCALE:	SHEET 4 OF 8
DATE: 12/3/2025	APPROVED BY:
	SHEET NO: 169/262

TBPE FIRM #739

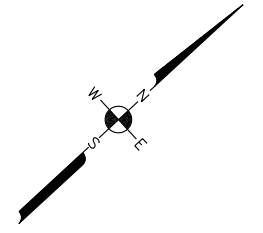
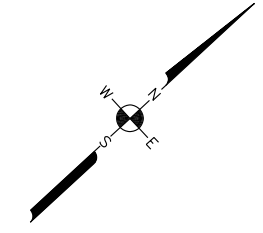
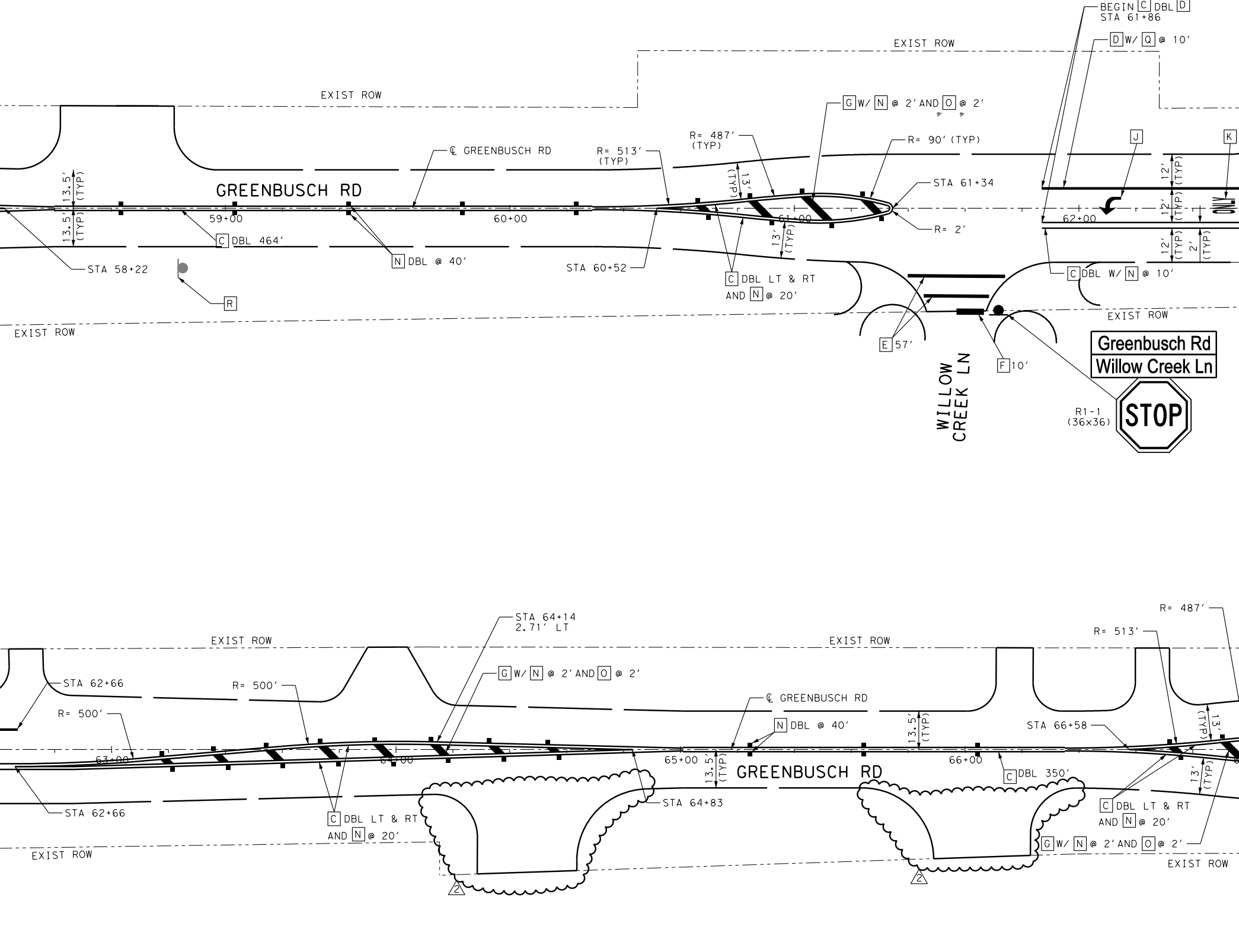
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MATCH LINE STA 58+20

MATCH LINE STA 62+60

MATCH LINE STA 62+60

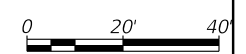
MATCH LINE STA 67+00



LEGEND

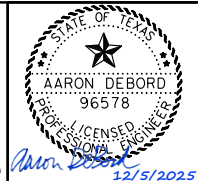
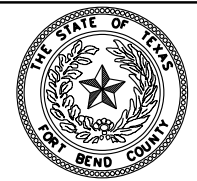
- A REFL PAV MRK (Y) (4") (BRK)
- B REFL PAV MRK (W) (4") (SLD)
- C REFL PAV MRK (Y) (4") (SLD)
- D REFL PAV MRK (W) (8") (SLD)
- E REFL PAV MRK (W) (12") (SLD)
- F REFL PAV MRK (W) (24") (SLD)
- G REFL PAV MRK (Y) (24") (20'-0"C-C)
- H REFL PAV MRK (W) (24") (20'-0"C-C)
- I REFL PAV MRK (W) (4") (BRK)
- J REFL PAV MRK (W) (ARROW)
- K REFL PAV MRK (W) (WORD)
- L REFL RAIS PAV MRK (W) (4") TY II C-R
- M REFL RAIS PAV MRK (W) (4") TY II C-R, 2" FROM STRIPE
- N REFL RAIS PAV MRK (Y) (4") TY II A-A, 2" FROM STRIPE
- O NON-REFL BUTTON (Y) (4"), 2" FROM STRIPE
- P NON-REFL BUTTON (W) (4"), 2" FROM STRIPE
- Q REFL RAIS PAV MRK (W) (4") TY I-C, 2" FROM STRIPE
- R REMOVE, STORE AND REINSTALL EXISTING SPEED LIMIT SIGN
- SIGN POST
- ☉ INSTL DEL ASSM (D-SW) SZ (BRF)GF1(BI) EA
- INSTL DEL ASSM (D-SW) SZ (BRF)CTB(BI) EA

RAISED PAVEMENT MARKERS NOT SHOWN AT ALL LOCATIONS FOR CLARITY.



NO.	REVISIONS	DATE	NAME
1	DRIVEWAY REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

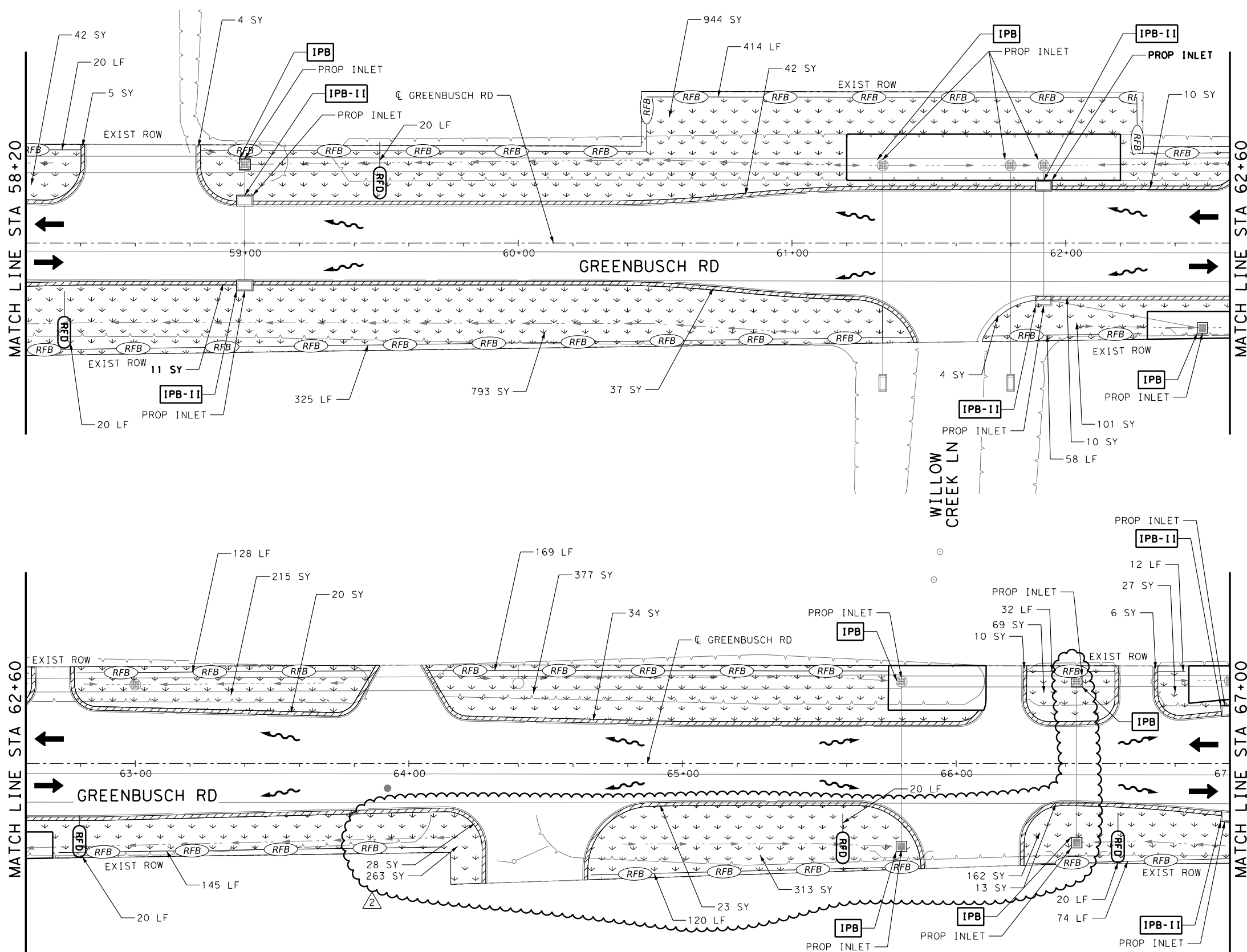
**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



PROJECT TITLE: GREENBUSCH ROAD PAVING & DRAINAGE IMPROVEMENTS ENSLEY HOLLOW DR. TO NORTH OF WESTHEIMER PKWY.	
DRAWN BY: AF	SHEET DESCRIPTION: SIGNING & PAVEMENT MARKING LAYOUT
CK'D BY: RAC	SHEET 6 OF 9
DATE: 12/3/2025	APPROVED BY: [Signature]
SHEET NO: 228/262	

TBPE FIRM #739

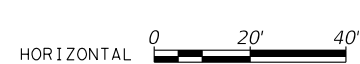
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LEGEND

- EXISTING ROW
- ← TRAFFIC FLOW
- DIRECTION OF FLOW
- (RFB) REINFORCED FILTER BARRIER
- (RFD) ROCK FILTER DAM TYPE II
- [IPB] INLET PROTECTION BARRIER TYPE I
- [IPB-II] INLET PROTECTION BARRIER TYPE II
- [Block] BLOCK SOD
- [Mulch] HYDRO-SEED MULCH
- PROP WEST DITCH
- PROP EAST DITCH

- NOTES:**
- ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE PRIOR TO COMMENCING ANY SOIL DISTURBING ACTIVITIES. ALL EROSION CONTROL ELEMENTS TO BE PLACED AS SHOWN IN THE STANDARDS, EXCEPT AS DIRECTED BY THE ENGINEER.
 - LOCATIONS OF CONSTRUCTION EXITS TO BE DETERMINED BY THE CONTRACTOR AND AS APPROVED BY THE ENGINEER.
 - ALL PERIMETER REINFORCED FILTER BARRIER AND ALL INLET PROTECTION TO REMAIN UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - THE QUANTITIES SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS.
 - ALL EROSION CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE ENGINEER.
 - RFB SHALL BE INSTALLED ON OR INSIDE ROW AS DICTATED BY CURRENT FIELD CONDITIONS.

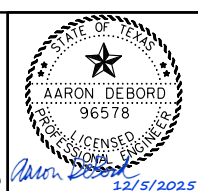


NO.	REVISIONS	DATE	NAME
1	DRIVEWAY REVISIONS	2/21/25	ASD
2	DRIVEWAY REVISIONS	12/5/25	ASD

**FORT BEND COUNTY
ENGINEERING DEPARTMENT**



AGUIRRE & FIELDS
ENGINEERING INNOVATORS
TBPE FIRM REGISTRATION # 739



PROJECT TITLE: GREENBUSCH ROAD PAVING & DRAINAGE IMPROVEMENTS ENSLEY HOLLOW DR. TO NORTH OF WESTHEIMER PKWY.	
DRAWN BY: AF	SHEET DESCRIPTION: SWP3 LAYOUTS
CK'D BY: RAC	SHEET 6 OF 8
DATE: 12/5/2025	APPROVED BY: [Signature]
SHEET NO: 242/262	

EXHIBIT B

(Follows Behind)

Item	Unit Measure	Unit Cost	Unit Quantity	Cost Add	Credit	
Driveway 11						
Reinforced Concrete Driveway (7")	SY	\$ 71.00	-28.4	\$	(2,016.40)	
Cement Stabilized Sand Subgrade (8")	SY	\$ 7.00	129.5	\$ 906.50		
Reinforced Concrete Driveway (7")	SY	\$ 71.00	129.5	\$ 9,194.50		
Reinforced Concrete Curb (Doweled)	LF	\$ 8.00	-35	\$	(280.00)	
Driveway 11A						
Cement Stabilized Sand Subgrade (8")	SY	\$ 7.00	112.5	\$ 787.50		
Reinforced Concrete Driveway (7")	SY	\$ 71.00	112.5	\$ 7,987.50		
Reinforced Concrete Curb (Doweled)	LF	\$ 8.00	-56.2	\$	(449.60)	
Drainage Adjustments						
Type A Inlet	EA	\$ 2,900.00	1	\$ 2,900.00		
Reinforced Concrete Pipe, C76, Class III Ruber Gasket (24")	LF	\$ 155.00	60	\$ 9,300.00		
Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (48")	LF	\$ 350.00	20	\$ 7,000.00		
Precast RCB (5' x 4')	LF	\$ 573.00	-20	\$	(11,460.00)	
Inlet Protection Barriers (Stage I)	EA	\$ 44.00	1	\$ 44.00		
Credits Additional						
Low Profile Concrete Barrier (Furnish and Install)	LF	\$ 24.00	-93	\$	(2,232.00)	
Low Profile Concrete Barrier (Remove)	LF	\$ 26.00	-93	\$	(2,418.00)	
Total				\$ 38,120.00	\$ (18,856.00)	\$ 19,264.00
				with engineering, inspection and material testing	\$ 20,805.12	

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2026-1413582

Date Filed:
01/28/2026

Date Acknowledged:
02/13/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
3127 Greenbusch Ip
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
13312
Developer agreement for driveway construction Fort Bend Mobility Bond program Project #13312

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)