



October 17, 2022

Ashley Farrimond
Killen, Griffin & Farrimond, PLLC
10101 Reunion Place, Suite 250
San Antonio, Texas 78216

Subject: Application for Vested Rights Determination for Approximately 149 Acres Located at the Northwest Corner of Ralph Fair Road and Meadow Creek Trail within the City of Fair Oaks Ranch, dated September 27, 2022.

Dear Ms. Farrimond,

The City of Fair Oaks Ranch Public Works Director has reviewed and evaluated the Vested Rights Determination Application for Approximately 149 Acres Located at the Northwest Corner of Ralph Fair Road and Meadow Creek Trail within the City of Fair Oaks Ranch (the "Project"), including the supporting information submitted. The determination of vested rights for the Project is hereby granted as follows:

To the best of my knowledge, a vested right does exist for the "Project". Based on such administrative determination, the rights to develop the Project pursuant to applicable City of Fair Oaks Ranch, Texas governmental regulations that apply to development of the "Project" are vested as of September 2, 2008, other than those governmental regulations exempted by Local Government Code Chapter 245.

In the event you have any questions or concerns please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Grant Watanabe", is written over the printed name.

Grant Watanabe
Director of Public Works & Engineering Services
City of Fair Oaks Ranch

cc: Dan Santee, City Attorney
Tobin Maples, AICP, City Manager
City Secretary Files