

Katy 2855 Development LLC aka Grange
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Katy, TX 77494
979-255-5661
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June 24, 2025

Waller County Commissioners Court
Waller County Courthouse
836 Austin Street, Suite 203
Hempstead, TX 77445

Subject – Notification of Annexation – 10.3± Acres in Katy, TX under the Development Agreement between Katy 2855 Development LLC (“Katy 2855”) and Waller County, Dated May 1, 2024 (the “Development Agreement”)

Dear Honorable Members of the Waller County Commissioners Court,

This letter serves as formal notification, in accordance with Section 4 of the Development Agreement, that approximately 10.3 acres of land located in the City of Katy, Waller County, Texas, is being annexed.

This property, identified as Property ID 178338 or ABS A320200 A-202 H & T C R R CO Tract 5-1 Acres 10.3 per Waller County TX CAD information, falls within the scope of our agreement. As such, Katy 2855 and Municipal Utility District 55A (“MUD 55A”), the associated utility district, are permitted to automatically annex this land without requiring further approval from the Commissioners’ Court. Moreover, since Katy 2855 is adding additional land to the project, the number of single-family and mixed-use and multifamily units will increase proportionately to the added acreage.

As stipulated in the agreement:

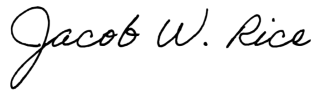
"Katy 2855 and a municipal utility district may automatically annex properties that would be included in this Agreement without additional Commissioners Court approval after written notice to the Commissioners Court by Katy 2855. All provisions of this agreement will apply to any future annexations by Katy 2855."

The inclusion of this property aligns with the ongoing development objectives and infrastructure planning as agreed upon. All terms and conditions set forth in the Development Agreement will be fully applicable to this annexed property.

Should you require any additional information or supporting documentation regarding this annexation, please feel free to contact me at 979-255-5661 or jacobr@johnsondev.com.

Thank you for your continued partnership.

Sincerely,

A handwritten signature in black ink that reads "Jacob W. Rice". The signature is written in a cursive style with a large, stylized 'J' and 'R'.

Jacob W. Rice

Vice President & General Manager

Grange (Katy 2855 Development LLC)

Attachments:

- Recorded copy of Special Warranty Deed
- Survey
- Grange Master Plan (MP) with 10.3± acres location