

Katy 2855 Development LLC aka Grange
24285 Katy Freeway, Suite 650
Katy, TX 77494
979-255-5661
jacobr@johnsondev.com

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:

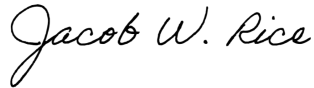
"Katy 2855 and a municipal utility district may automatically annex properties that would be included in this Agreement without additional Commissioners Court approval after written notice to the Commissioners Court by Katy 2855. All provisions of this agreement will apply to any future annexations by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

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

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TRACT 2
REMAINDER OF A
CALLED 195.506 ACRES
KATY 2855 DEVELOPMENT, LLC
I.N. 2216150 O.P.R.W.C.

P.O.B.
ANNEX TRACT 1

H.&T.C. R.R. CO. SURVEY, -
SECTION 110, A-332
H.&T.C. R.R. CO. SURVEY,
SECTION 123, A-202

SCHLIPF ROAD
WIDTH VARIES

N 88°00'36" E 586.34'

10.302 ACRES
ANNEX TRACT 1
CALLED 10.302 ACRES
MONUMENT PIPELINE, LP
I.N. 2309805 O.P.R.W.C.
DESCRIBED UNDER
VOL. 667, PG. 566
D.R.W.C.

N 02°00'38" W 705.10'

S 87°59'23" W 660.00'

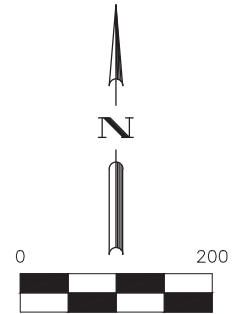
S 05°15'05" E 560.66'

REMAINDER OF A
CALLED 482.21 ACRES
KATY 2855 DEVELOPMENT, LLC
I.N. 2216140 O.P.R.W.C.

DIRECTOR LOT 5
DIRECTOR LOT 4
DIRECTOR LOT 3
DIRECTOR LOT 2
DIRECTOR LOT 1

LEGEND

D.R.W.C.	DEED RECORDS OF WALLER COUNTY
I.N. NO.	INSTRUMENT NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME

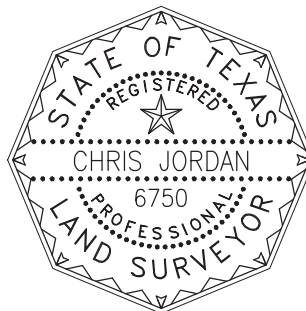


NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO A CALLED 10.302 ACRE TRACT.
2. THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.

This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 11th day of June, 2025.




CHRIS JORDAN, RPLS NO. 6750
BGE, INC.
10777 WESTHEIMER, SUITE 500
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700
EMAIL: CJORDAN@BGEINC.COM



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

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BOUNDARY MAP OF A
10.302 ACRE TRACT
WCMUD NO. 55A ANNEX TRACT 1
H.&T.C. RR. CO. SURVEY,
SECTION 123, ABSTRACT NO. 202
WALLER COUNTY, TEXAS

Scale: 1" = 200'	Job No.: 14110-00	Date: 06/11/2025	Drawing: 1 OF 1
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