

**EXHIBIT "H"**

**MEMORANDUM OF DEVELOPMENT AGREEMENT**

THE STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS.  
COUNTY OF FORT BEND               §

A Development Agreement (the "Agreement") was made and entered into as of \_\_\_\_\_, 2023 by and between the CITY OF SUGAR LAND, TEXAS (the "City"), a municipal corporation in Fort Bend County, Texas, acting by and through its governing body, the City Council of Sugar Land, Texas, and PULTE HOMES OF TEXAS, L.P. (the "Developer").

The Developer has contracted to purchase approximately 958.46 acres, respectively, of land more particularly described in Exhibits A attached hereto (the "Property").

The purpose of the Agreement is to define the City's regulatory authority over the Property (with the exception of any such property located within the corporate boundaries of the City of Rosenberg), to establish certain restrictions and commitments imposed and made in connection with the development of the master-planned community of \_\_\_\_\_ to provide certainty to the Developers concerning annexation and regulation of the development of \_\_\_\_\_ for a period of years, and to identify and establish a master plan and development guidelines for the development of \_\_\_\_\_.

A copy of the Agreement, and all exhibits, and supplements or amendments thereto may be obtained from the City Manager of the City of Sugar Land, Texas.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

CITY OF SUGAR LAND, TEXAS

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,

A Texas limited liability partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_