

By: Hegar, Howard, Olivo

H.B. No. 3480

Substitute the following for H.B. No. 3480:

By: Allen of Harris

C.S.H.B. No. 3480

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the West Fort Bend Management District;  
providing authority to levy an assessment, impose a tax, and issue  
bonds.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. WEST FORT BEND MANAGEMENT DISTRICT. Subtitle C,  
Title 4, Special District Local Laws Code, is amended by adding  
Chapter 3835 to read as follows:

CHAPTER 3835. WEST FORT BEND MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3835.001. DEFINITIONS. In this chapter:

(1) "Board" means the board of directors of the district.

(2) "District" means the West Fort Bend Management District.

Sec. 3835.002. WEST FORT BEND MANAGEMENT DISTRICT. The West Fort Bend Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3835.003. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the cities of Richmond and Rosenberg, Fort Bend County, and other political

1 subdivisions to contract with the district, the legislature has  
2 established a program to accomplish the public purposes set out in  
3 Section 52-a, Article III, Texas Constitution.

4 (b) The creation of the district is necessary to promote,  
5 develop, encourage, and maintain employment, commerce,  
6 transportation, housing, tourism, recreation, the arts,  
7 entertainment, economic development, safety, and the public  
8 welfare in the district territory.

9 (c) The creation of the district will establish an economic  
10 climate that encourages sustainable growth and improves the quality  
11 of life of citizens.

12 (d) This chapter and the creation of the district may not be  
13 interpreted to relieve Fort Bend County and the Cities of Richmond  
14 and Rosenberg from providing the level of services provided as of  
15 the effective date of the Act enacting this chapter, to the area in  
16 the district. The district is created to supplement and not to  
17 supplant the county or city services provided in the area in the  
18 district.

19 Sec. 3835.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)  
20 The district is created to serve a public use and benefit.

21 (b) All land and other property included in the district  
22 will benefit from the improvements and services to be provided by  
23 the district under powers conferred by Sections 52 and 52-a,  
24 Article III, and Section 59, Article XVI, Texas Constitution, and  
25 other powers granted under this chapter.

26 (c) The creation of the district is in the public interest  
27 and is essential to:

1           (1) further the public purposes of developing and  
2 diversifying the economy of the state;

3           (2) eliminate unemployment and underemployment; and

4           (3) develop or expand transportation and commerce.

5           (d) The district will:

6           (1) promote the health, safety, and general welfare of  
7 residents, employers, potential employees, employees, visitors,  
8 and consumers in the district, and of the public;

9           (2) provide needed funding for the district to  
10 preserve, maintain, and enhance the economic health and vitality of  
11 the district territory as a community and business center; and

12           (3) promote the health, safety, welfare, and enjoyment  
13 of the public by providing pedestrian ways and by landscaping and  
14 developing certain areas in the district, which are necessary for  
15 the restoration, preservation, and enhancement of scenic beauty.

16           (e) Pedestrian ways along or across a street, whether at  
17 grade or above or below the surface, and street lighting, street  
18 landscaping, parking, and street art objects are parts of and  
19 necessary components of a street and are considered to be a street  
20 or road improvement.

21           (f) The district will not act as the agent or  
22 instrumentality of any private interest even though the district  
23 will benefit many private interests as well as the public.

24           Sec. 3835.005. DISTRICT TERRITORY. (a) The district is  
25 composed of the territory described by Section 2 of the Act enacting  
26 this chapter, as that territory may have been modified under:

27           (1) Subchapter J, Chapter 49, Water Code; or

1           (2) other law.

2           (b) The boundaries and field notes of the district contained  
3 in Section 2 of the Act enacting this chapter form a closure. A  
4 mistake in the field notes or in copying the field notes in the  
5 legislative process does not in any way affect the district's:

6           (1) organization, existence, or validity;

7           (2) right to issue any type of bond for a purpose for  
8 which the district is created or to pay the principal of and  
9 interest on the bond;

10          (3) right to impose or collect an assessment or tax; or

11          (4) legality or operation.

12          Sec. 3835.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

13 All or any part of the area of the district is eligible to be  
14 included in:

15          (1) a tax increment reinvestment zone created by a  
16 municipality under Chapter 311, Tax Code;

17          (2) a tax abatement reinvestment zone created by a  
18 municipality under Chapter 312, Tax Code; or

19          (3) an enterprise zone created by a municipality under  
20 Chapter 2303, Government Code.

21          Sec. 3835.007. APPLICABILITY OF MUNICIPAL MANAGEMENT  
22 DISTRICTS LAW. Except as otherwise provided by this chapter,  
23 Chapter 375, Local Government Code, applies to the district.

24          Sec. 3835.008. LIBERAL CONSTRUCTION OF CHAPTER. This  
25 chapter shall be liberally construed in conformity with the  
26 findings and purposes stated in this chapter.

27          [Sections 3835.009-3835.050 reserved for expansion]

1                   SUBCHAPTER B. BOARD OF DIRECTORS

2           Sec. 3835.051. BOARD OF DIRECTORS; TERMS. (a) The district  
3 is governed by a board of five voting directors who serve staggered  
4 terms of four years, with two or three directors' terms expiring  
5 June 1 of each odd-numbered year.

6           (b) The board by resolution may change the number of voting  
7 directors on the board, but only if the board determines that the  
8 change is in the best interest of the district. The board may not  
9 consist of fewer than five or more than 15 voting directors.

10          Sec. 3835.052. APPOINTMENT OF DIRECTORS. (a) From persons  
11 recommended by the board:

12                   (1) the City of Richmond shall appoint two voting  
13 directors;

14                   (2) the City of Rosenberg shall appoint two voting  
15 directors; and

16                   (3) the cities shall jointly appoint one voting  
17 director.

18           (b) For an appointment under Subsection (a)(1) or (2), a  
19 person is appointed if a majority of the members of the governing  
20 body of the city, including the mayor, vote to appoint that person.  
21 For an appointment under Subsection (a)(3), a person is appointed  
22 if a majority of the members of the governing body of each city,  
23 including the mayor, vote to appoint that person.

24           (c) If the board increases the number of voting directors  
25 from five, an equal number of directors must be appointed by the  
26 Cities of Richmond and Rosenberg. The remaining director, if any,  
27 must be appointed jointly by the cities as provided by this section.

1       Sec. 3835.053. NONVOTING DIRECTORS. The board may appoint  
2 nonvoting directors to serve at the pleasure of the voting  
3 directors.

4       Sec. 3835.054. QUORUM. For purposes of determining the  
5 requirements for a quorum, the following are not counted:

6           (1) a board position vacant for any reason, including  
7 death, resignation, or disqualification;

8           (2) a director who is abstaining from participation in  
9 a vote because of a conflict of interest; or

10           (3) a nonvoting director.

11       Sec. 3835.055. INITIAL VOTING DIRECTORS. (a) The initial  
12 board consists of the following voting directors:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1</u>	<u>Lane Ward</u>
<u>2</u>	<u>Paul J. Council</u>
<u>3</u>	<u>Joey Dupres</u>
<u>4</u>	<u>Bill Knesek</u>
<u>5</u>	<u>Pat Gubbels</u>

19       (b) Of the initial voting directors, the terms of directors  
20 appointed for positions 1 through 3 expire June 1, 2007, and the  
21 terms of directors appointed for positions 4 and 5 expire June 1,  
22 2009.

23       (c) Section 3835.052 does not apply to this section.

24       (d) This section expires September 1, 2010.

25       [Sections 3835.056-3835.100 reserved for expansion]

26                   SUBCHAPTER C. POWERS AND DUTIES

27       Sec. 3835.101. ADDITIONAL POWERS OF DISTRICT. The district

1 may exercise the powers given to:

2 (1) a corporation under Section 4B, Development  
3 Corporation Act of 1979 (Article 5190.6, Vernon's Texas Civil  
4 Statutes), including the power to own, operate, acquire, construct,  
5 lease, improve, or maintain a project described by that section;  
6 and

7 (2) a housing finance corporation under Chapter 394,  
8 Local Government Code, to provide housing or residential  
9 development projects in the district.

10 Sec. 3835.102. POWER TO ESTABLISH DEVELOPMENT STANDARDS AND  
11 GUIDELINES; DISSOLUTION. (a) The board may establish  
12 architectural and landscaping standards and guidelines, and may  
13 require new construction, development, or redevelopment in the  
14 district to comply with those standards and guidelines. The board  
15 may not establish standards or guidelines under this section unless  
16 the governing bodies of the cities of Richmond and Rosenberg each  
17 consent by resolution or ordinance to the establishment of the  
18 standards or guidelines.

19 (b) A standard or guideline established by the board under  
20 this section is in addition to regulations of the City of Richmond  
21 or Rosenberg. To the extent of any conflict between a board  
22 standard or guideline established under this section and a  
23 regulation of the City of Richmond or Rosenberg, the more  
24 restrictive standard, guideline, or regulation controls.

25 (c) The board may provide in a standard or guideline that if  
26 the district dissolves, the restriction in the standard or  
27 guideline continues in effect after the dissolution as a regulation

1 of the city with jurisdiction over the territory to which the  
2 standard or guideline applies until modified or repealed by the  
3 governing body of the City of Richmond or Rosenberg, as  
4 appropriate.

5 (d) The district may not regulate land use.

6 Sec. 3835.103. NONPROFIT CORPORATION. (a) The board by  
7 resolution may authorize the creation of a nonprofit corporation to  
8 assist and act for the district in implementing a project or  
9 providing a service authorized by this chapter.

10 (b) The nonprofit corporation:

11 (1) has each power of and is considered for purposes of  
12 this chapter to be a local government corporation created under  
13 Chapter 431, Transportation Code; and

14 (2) may implement any project and provide any service  
15 authorized by this chapter.

16 (c) The board shall appoint the board of directors of the  
17 nonprofit corporation. A director of the corporation is not  
18 required to reside in the district.

19 (d) The board of directors of the nonprofit corporation  
20 shall serve in the same manner as the board of directors of a local  
21 government corporation created under Chapter 431, Transportation  
22 Code.

23 Sec. 3835.104. AGREEMENTS; GRANTS. (a) The district may  
24 make an agreement with or accept a gift, grant, or loan from any  
25 person.

26 (b) The implementation of a project is a governmental  
27 function or service for the purposes of Chapter 791, Government



1 Code.

2 Sec. 3835.105. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT.

3 To protect the public interest, the district may contract with Fort  
4 Bend County or the City of Richmond or Rosenberg for the county or  
5 the city to provide law enforcement services in the district for a  
6 fee.

7 Sec. 3835.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
8 district may join and pay dues to an organization that:

9 (1) enjoys tax-exempt status under Section 501(c)(3),  
10 (4), or (6), Internal Revenue Code of 1986; and

11 (2) performs a service or provides an activity  
12 consistent with the furtherance of a district purpose.

13 Sec. 3835.107. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
14 district may establish and provide for the administration of one or  
15 more programs to promote state or local economic development and to  
16 stimulate business and commercial activity in the district,  
17 including programs to:

18 (1) make loans and grants of public money; and

19 (2) provide district personnel and services.

20 (b) For purposes of this section, the district has all of  
21 the powers of a municipality under Chapter 380, Local Government  
22 Code.

23 Sec. 3835.108. NO EMINENT DOMAIN. The district may not  
24 exercise the power of eminent domain.

25 [Sections 3835.109–3835.150 reserved for expansion]

26 SUBCHAPTER D. FINANCIAL PROVISIONS

27 Sec. 3835.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The

1 board by resolution shall establish the number of directors'  
2 signatures and the procedure required for a disbursement or  
3 transfer of the district's money.

4 Sec. 3835.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
5 The district may acquire, construct, finance, operate, or maintain  
6 any improvement or service authorized under this chapter or Chapter  
7 375, Local Government Code, using any money available to the  
8 district.

9 Sec. 3835.153. PETITION REQUIRED FOR FINANCING SERVICES AND  
10 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
11 service or improvement project with assessments under this chapter  
12 unless a written petition requesting that service or improvement  
13 has been filed with the board.

14 (b) A petition filed under Subsection (a) must be signed by  
15 the owners of a majority of the assessed value of real property in  
16 the district subject to assessment according to the most recent  
17 certified tax appraisal roll for Fort Bend County.

18 Sec. 3835.154. METHOD OF NOTICE FOR HEARING. The district  
19 may mail the notice required by Section 375.115(c), Local  
20 Government Code, by certified United States mail or an equivalent  
21 service that can provide a record of mailing or other delivery.

22 Sec. 3835.155. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
23 The board by resolution may impose and collect an assessment for any  
24 purpose authorized by this chapter in all or any part of the  
25 district.

26 (b) An assessment, a reassessment, or an assessment  
27 resulting from an addition to or correction of the assessment roll

1 by the district, penalties and interest on an assessment or  
2 reassessment, an expense of collection, and reasonable attorney's  
3 fees incurred by the district:

4 (1) are a first and prior lien against the property  
5 assessed;

6 (2) are superior to any other lien or claim other than  
7 a lien or claim for county, school district, or municipal ad valorem  
8 taxes; and

9 (3) are the personal liability of and a charge against  
10 the owners of the property even if the owners are not named in the  
11 assessment proceedings.

12 (c) The lien is effective from the date of the board's  
13 resolution imposing the assessment until the date the assessment is  
14 paid. The board may enforce the lien in the same manner that the  
15 board may enforce an ad valorem tax lien against real property.

16 (d) The board may make a correction to or deletion from the  
17 assessment roll that does not increase the amount of assessment of  
18 any parcel of land without providing notice and holding a hearing in  
19 the manner required for additional assessments.

20 Sec. 3835.156. AD VALOREM TAX. (a) If authorized at an  
21 election held in accordance with Section 3835.160, the district may  
22 impose an annual ad valorem tax on taxable property in the district  
23 for any district purpose, including to:

24 (1) promote economic development;

25 (2) maintain and operate the district;

26 (3) construct or acquire improvements; or

27 (4) provide a service.

1       (b) The board shall determine the tax rate.

2       Sec. 3835.157. PROPERTY EXEMPT FROM IMPACT FEES OR  
3 ASSESSMENTS. (a) The district may not impose an impact fee or  
4 assessment on the property, including the equipment,  
5 rights-of-way, facilities, or improvements, of:

6           (1) an electric utility or a power generation company  
7 as defined by Section 31.002, Utilities Code;

8           (2) a gas utility as defined by Section 101.003 or  
9 121.001, Utilities Code;

10          (3) a telecommunications provider as defined by  
11 Section 51.002, Utilities Code; or

12          (4) a person who provides to the public cable  
13 television or advanced telecommunications services.

14       (b) The district may not impose an assessment on  
15 single-family residential property.

16       Sec. 3835.158. BONDS AND OTHER OBLIGATIONS. (a) The  
17 district may issue by competitive bid or negotiated sale bonds or  
18 other obligations payable wholly or partly from taxes, assessments,  
19 impact fees, revenue, grants, or other money of the district, or any  
20 combination of those sources of money, to pay for any authorized  
21 purpose of the district. The sources of money may include economic  
22 development money contributed by the City of Richmond or Rosenberg  
23 or by an economic development corporation created under the  
24 Development Corporation Act of 1979 (Article 5190.6, Vernon's Texas  
25 Civil Statutes).

26       (b) In exercising the district's power to borrow, the  
27 district may issue a bond or other obligation in the form of a bond,

1 note, certificate of participation or other instrument evidencing a  
2 proportionate interest in payments to be made by the district, or  
3 other type of obligation.

4 Sec. 3835.159. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
5 the time bonds or other obligations payable wholly or partly from ad  
6 valorem taxes are issued:

7 (1) the board shall impose a continuing direct annual  
8 ad valorem tax, without limit as to rate or amount, for each year  
9 that all or part of the bonds are outstanding; and

10 (2) the district annually shall impose an ad valorem  
11 tax on all taxable property in the district in an amount sufficient  
12 to:

13 (A) pay the interest on the bonds or other  
14 obligations as the interest becomes due;

15 (B) create a sinking fund for the payment of the  
16 principal of the bonds or other obligations when due or the  
17 redemption price at any earlier required redemption date; and

18 (C) pay the expenses of imposing the taxes.

19 Sec. 3835.160. TAX AND BOND ELECTIONS. (a) The district  
20 shall hold an election in the manner provided by Subchapter L,  
21 Chapter 375, Local Government Code, to obtain voter approval before  
22 the district imposes an ad valorem tax or issues bonds payable from  
23 ad valorem taxes.

24 (b) Section 375.243, Local Government Code, does not apply  
25 to the district.

26 Sec. 3835.161. CITIES NOT REQUIRED TO PAY DISTRICT  
27 OBLIGATIONS. Except as provided by Section 375.263, Local

1 Government Code, the Cities of Richmond and Rosenberg are not  
2 required to pay a bond, note, or other obligation of the district.

3 Sec. 3835.162. COMPETITIVE BIDDING. Section 375.221, Local  
4 Government Code, applies to the district only for a contract that  
5 has a value greater than \$25,000.

6 Sec. 3835.163. TAX AND ASSESSMENT ABATEMENTS. The district  
7 may grant in the manner authorized by Chapter 312, Tax Code, an  
8 abatement for a tax or assessment owed to the district.

9 [Sections 3835.164-3835.200 reserved for expansion]

10 SUBCHAPTER E. DISSOLUTION

11 Sec. 3835.201. DISSOLUTION OF DISTRICT WITH OUTSTANDING  
12 DEBT. (a) The board may dissolve the district regardless of  
13 whether the district has debt. Section 375.264, Local Government  
14 Code, does not apply to the district.

15 (b) If the district has debt when it is dissolved, the  
16 district shall remain in existence solely for the purpose of  
17 discharging its debts. The dissolution is effective when all debts  
18 have been discharged.

19 SECTION 2. BOUNDARIES. As of the effective date of this  
20 Act, the West Fort Bend Management District includes all territory  
21 contained in the following described area:

22 TRACT A - U.S. HIGHWAY 59

23 FIELD NOTES FOR A 6,683.04 ACRE TRACT OF LAND IN THE LESTER E. CROSS  
24 SURVEY, ABSTRACT 384, THE I. & G. N. RAILROAD COMPANY SURVEY,  
25 ABSTRACT 355, THE J. B. WATSON SURVEY, ABSTRACT 639, THE E. A.  
26 GIRAUD SURVEY, ABSTRACT 721, THE JOHN HUMMEL SURVEY, ABSTRACT 476,  
27 THE S. A. & M. G. RAILROAD COMPANY SURVEY SECTION 17, ABSTRACT 331,

1 THE W. J. JONES SURVEY, ABSTRACT 553, THE ALEXANDER VALLET SURVEY,  
2 ABSTRACT 535, THE S. A. & M. G. RAILROAD CO. SURVEY SECTION 19,  
3 ABSTRACT 330, THE H. & T.C. RAILROAD CO. SURVEY SECTION 7, ABSTRACT  
4 210, THE LESTER E. CROSS SURVEY, ABSTRACT 408, THE EMMA MEYER  
5 SURVEY, ABSTRACT 701, THE J. M. COOPER SURVEY, ABSTRACT 707, THE F.  
6 AUGUST MOERS SURVEY, ABSTRACT 695, THE CHARLES N. SIMPSON SURVEY,  
7 ABSTRACT 485, THE H. & T.C. RAILROAD COMPANY SURVEY SECTION 11,  
8 ABSTRACT 212, THE J. F. WEED SURVEY, ABSTRACT 663, THE HUGH ROGERS  
9 SURVEY, ABSTRACT 310, THE HENRY SCOTT LEAGUE, ABSTRACT 83, THE S. A.  
10 STONE SURVEY, ABSTRACT 392, THE KINCH HILLYER SURVEY, ABSTRACT 749,  
11 THE I. & G. N. RAILROAD COMPANY SURVEY, ABSTRACT 358, THE JOSEPH D.  
12 VERMILLION SURVEY, ABSTRACT 341, THE G. M. STONE SURVEY, ABSTRACT  
13 312, THE B. B. B. & C. RAILROAD COMPANY SURVEY SECTION 13, ABSTRACT  
14 140, THE JOSEPH D. VERMILLION SURVEY, ABSTRACT 340, THE FRANCIS H.  
15 DEMAY SURVEY, ABSTRACT 350, THE ANTHONY P. DEMAY SURVEY, ABSTRACT  
16 349, THE S. B. PENTECOST SURVEY, ABSTRACT 378, THE ROBERT HANDY  
17 SURVEY, ABSTRACT 187, THE SIMON JONES SURVEY, ABSTRACT 271, THE  
18 WILLIAM LUSK SURVEY, ABSTRACT 276, THE JANE LONG LEAGUE, ABSTRACT  
19 55, AND THE JOSEPH KUYKENDALL SURVEY, ABSTRACT 49, FORT BEND  
20 COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID AND COORDINATES BEING  
21 TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD83(1993) BASED UPON GPS  
22 OBSERVATIONS OF THE CITY OF ROSENBERG MONUMENTATION SYSTEM, SCALE  
23 FACTOR USED = 0.99987165.

24 BEGINNING at the point of intersection of the centerline of U.S.  
25 Highway 59 with the west most line of the City Limits of the City of  
26 Rosenberg for an angle point in the southwest line and Place of  
27 Beginning of the herein described tract, said point having

1 coordinates X = 2,952,885.92, Y = 13,743,180.79, from which point  
2 U.S. Highway 59 Engineer's Station 439+42.47 bears South 24 degrees  
3 55 minutes 21 seconds West, 920.01 feet;  
4 THENCE North 36 degrees 44 minutes 27 seconds West along the  
5 southwest line the herein described tract, same being the most  
6 westerly line of the City Limits of the City of Rosenberg, at 182.01  
7 feet pass a 1/2 inch iron pipe with cap marked "Kalkomey Surveying"  
8 (X = 2,952,777.05, Y = 13,743,326.63) on said line in the northerly  
9 right-of-way of U.S. Highway 59, at 923.72 feet pass a 1/2 inch iron  
10 pipe with cap marked "Kalkomey Surveying" found on said line at its  
11 intersection with the south right-of-way line of Spur Highway 540,  
12 same being a westerly corner of the City Limits of the City of  
13 Rosenberg, and continuing for a total distance of 2,265.57 feet to a  
14 point being in a curve to the right for the most westerly corner of  
15 the herein described tract, said point being the point of  
16 intersection of said line with a curve being 2,000.00 feet  
17 northerly of and parallel to the centerline of U.S. Highway 59;  
18 THENCE along said curve to the right having a central angle of 25  
19 degrees 46 minutes 13 seconds, a radius of 5,820.28 feet, an arc  
20 length of 2,617.84 feet, and a chord bearing North 40 degrees 24  
21 minutes 33 seconds East, 2,595.82 feet to the Point of Tangency of  
22 said curve;  
23 THENCE North 53 degrees 17 minutes 40 seconds East along a line  
24 being 2,000.00 feet northerly of and parallel to the centerline of  
25 U.S. Highway 59, 5,962.44 feet to the Point of Curvature of a curve  
26 to the right;  
27 THENCE along said curve to the right having a central angle of 07



1 degrees 30 minutes 00 seconds, a radius of 24,918.33 feet, at an arc  
2 length of 1,594.47 feet pass a point on said curve for the southwest  
3 corner of an adjoining 1,619.75 acre tract (Tract B) surveyed by the  
4 undersigned this date, and continuing for a total arc length of  
5 3,261.79 feet, and a chord bearing North 57 degrees 02 minutes 39  
6 seconds East, 3,259.46 feet to the Point of Tangency of said curve;  
7 THENCE North 60 degrees 47 minutes 40 seconds East continuing along  
8 a line being 2,000.00 feet northerly of and parallel to the  
9 centerline of U.S. Highway 59, same being the common line of the  
10 herein described tract and said adjoining Tract B, 53.90 feet to the  
11 Point of Curvature of a curve to the left;  
12 THENCE along said curve to the left having a central angle of 14  
13 degrees 59 minutes 09 seconds, a radius of 5,639.49 feet, at an arc  
14 length of 369.70 feet pass a point on said line at its intersection  
15 with the centerline of Spur Highway 10, and continuing for a total  
16 arc length of 1,475.02 feet, and a chord bearing North 53 degrees 18  
17 minutes 05 seconds East, 1,470.82 feet to the Point of Tangency of  
18 said curve;  
19 THENCE North 45 degrees 48 minutes 31 seconds East continuing along  
20 a line being 2,000.00 feet northerly of parallel to the centerline  
21 of U.S. Highway 59, same being the common line of the herein  
22 described tract and said adjoining Tract B, 225.00 feet to the Point  
23 of Curvature of the curve to the right;  
24 THENCE along said curve to the right having a central angle of 04  
25 degrees 00 minutes 00 seconds, a radius of 24,918.33 feet, at an arc  
26 length of 689.02 feet pass a point on said curve at its intersection  
27 with a line being 2,000.00 feet easterly of and parallel to the

1 centerline of Spur Highway 10, being the southeast corner of said  
2 adjoining Tract B, and continuing for a total arc length of 1,739.63  
3 feet, and a chord bearing North 47 degrees 48 minutes 31 seconds  
4 East, 1,739.27 feet to the Point Compound Curvature of curve to the  
5 right;

6 THENCE along said curve to the right having a central angle of 01  
7 degree or 30 minutes 00 seconds, a radius of 13,459.19 feet, an arc  
8 length of 352.36 feet, and a chord bearing North 50 degrees 33  
9 minutes 31 seconds East, 352.35 feet to the Point of Compound  
10 Curvature of a curve to the right;

11 THENCE along said curve to the right having a central angle of 04  
12 degrees 00 minutes 00 seconds, a radius of 24,918.33 feet, an arc  
13 length of 1,739.64 feet, and a chord bearing North 53 degrees 18  
14 minutes 30 seconds East, 1,739.28 feet, to the Point of Tangency of  
15 said curve;

16 THENCE North 55 degrees 18 minutes 31 seconds East continuing along  
17 a line being 2,000.00 feet northerly of and parallel to the  
18 centerline of U.S. Highway 59, 1,329.87 feet to Point of Curvature  
19 to curve to the right;

20 THENCE along said curve to the right having a central angle of 41  
21 degrees 05 minutes 14 seconds, a radius of 5,818.08 feet, an arc  
22 length of 4,172.17 feet, and a chord bearing North 75 degrees 51  
23 minutes 07 seconds East, 4,083.35 feet to the Point of Tangency of  
24 said curve;

25 THENCE South 83 degrees 36 minutes 16 seconds East continuing along  
26 a line being 2,000.00 feet northerly of and parallel to the  
27 centerline of U.S. Highway 59, 8,162.08 feet to Point of Curvature

1 of a curve to the left;  
2 THENCE along said curve to the left having a central angle of 09  
3 degrees 11 minutes 45 seconds, a radius of 3,730.59 feet, an arc  
4 length of 598.75 feet, and a chord bearing South 88 degrees 12  
5 minutes 08 seconds East, 598.10 feet to the Point of Tangency of  
6 said curve;  
7 THENCE North 87 degrees 11 minutes 59 seconds East continuing along  
8 a line being 2,000.00 feet northerly of and parallel to the  
9 centerline of U.S. Highway 59, 3,123.96 feet to Point of Curvature  
10 of a curve to the left;  
11 THENCE along said curve to the left having a central angle of 01  
12 degree 01 minute 27 seconds, a radius of 20,648.79 feet, at an arc  
13 length of 238.32 feet pass a point on said curve for the lower  
14 southwest corner of an adjoining 3,581.82 acre tract (Tract C)  
15 surveyed by the undersigned this date, and continuing for a total  
16 arc length of 369.35 feet, and a chord bearing North 86 degrees 41  
17 minutes 16 seconds East, 369.35 feet to the Point of Tangency of  
18 said curve;  
19 THENCE North 86 degrees 10 minutes 32 seconds East continuing along  
20 a line being 2,000.00 feet and northerly of and parallel to the  
21 centerline of U.S. Highway 59, at 1,936.12 feet pass a point on said  
22 line for the lower southeast corner of said adjoining Tract C, and  
23 continuing for a total distance of 7,940.68 feet to the Point of  
24 Curvature of a curve to the left;  
25 THENCE around said curve to the left having a central angle of 23  
26 degrees 43 minutes 07 seconds, a radius of 9,465.15 feet, at an arc  
27 length of 1,691.84 feet pass a point on said curve for the west

1 corner of an adjoining 588.94 acre tract (Tract F) surveyed by the  
2 undersigned this date, and continuing for a total arc length of  
3 3,918.33 feet, and the chord bearing North 74 degrees 18 minutes 58  
4 seconds East, 3,890.41 feet to the Point of Tangency of said curve;  
5 THENCE North 62 degrees 27 minutes 31 seconds East continuing along  
6 a line being 2,000.00 feet northerly of and parallel to the  
7 centerline of U.S. Highway 59, at 585.56 feet pass a point on said  
8 line at its intersection with the centerline of F.M. Highway 2218,  
9 at 3,685.79 feet pass a point on said line for the southeast corner  
10 of said adjoining Tract F, at 6,371.31 feet pass a point on said  
11 line for the south corner of an adjoining 755.95 acre tract (Tract  
12 G) surveyed by the undersigned this date, at 8,297.81 feet pass a  
13 point on said line at its intersection with the centerline of the  
14 Burlington Northern & Santa Fe Railroad right-of-way, at 10,325.69  
15 feet pass a point on said line for the east corner of said adjoining  
16 Tract G, and continuing for a total distance of 12,724.94 feet to  
17 the Point of Curvature of a curve to the right;  
18 THENCE along said curve to the right having a central angle of 12  
19 degrees 47 minutes 15 seconds, a radius of 13,453.51 feet, an arc  
20 length of 3,002.63 feet, and a chord bearing North 68 degrees 51  
21 minutes 09 seconds East, 2,996.40 feet to the Point of Tangency of  
22 said curve;  
23 THENCE North 75 degrees 14 minutes 47 seconds East continuing along  
24 a line being 2,000.00 feet northerly of and parallel to the  
25 centerline of U.S. Highway 59, 7,966.31 feet to a point on said line  
26 at its intersection with the centerline of Ransom Road, same being  
27 the northerly limits of the City of Richmond Extraterritorial

1 Jurisdiction according to City Ordinance Number 85-25;  
2 THENCE along the northerly line of the herein described tract, same  
3 being the northerly limits of the City of Richmond Extraterritorial  
4 Jurisdiction, as located within the margins of Ransom Road, the  
5 following courses:  
6 South 72 degrees 02 minutes 27 seconds East, 120.81 feet,  
7 South 76 degrees 30 minutes 07 seconds East, 376.22 feet,  
8 South 82 degrees 35 minutes 55 seconds East, 191.02 feet,  
9 North 87 degrees 12 minutes 44 seconds East, 119.95 feet,  
10 North 81 degrees 06 minutes 53 seconds East, 229.38 feet,  
11 North 76 degrees 54 minutes 58 seconds East, 130.63 feet,  
12 North 68 degrees 58 minutes 05 seconds East, 59.05 feet,  
13 North 55 degrees 58 minutes 05 seconds East, 111.03 feet,  
14 North 68 degrees 42 minutes 06 seconds East, 195.91 feet, and  
15 South 89 degrees 07 minutes 32 seconds East, 831.00 feet to a point  
16 on said line being the northeast corner of said City Ordinance  
17 Number 85-25, same being the northwest corner of a tract of land  
18 establishing the limits of the City of Richmond Extraterritorial  
19 Jurisdiction according to City Ordinance number 85-34;  
20 THENCE South 88 degrees 38 minutes 28 seconds East along the  
21 northerly line of the herein described tract and the northerly  
22 limits of the City of Richmond Extraterritorial Jurisdiction,  
23 552.45 feet to a point on said line for the northeast corner of said  
24 City Ordinance Number 85-34, same being the northwest corner of a  
25 tract of land establishing the limits of the City of Richmond  
26 Extraterritorial Jurisdiction according to Ordinance Numbers and  
27 85-36 and 85-37;

1 THENCE South 88 degrees 38 minutes 28 seconds East continuing along  
2 the northerly line the herein described tract and the northerly  
3 limits of the City of Richmond Extraterritorial Jurisdiction,  
4 248.90 feet to an angle point on said line;  
5 THENCE South 81 degrees 55 minutes 29 seconds East continuing along  
6 said line, 1,308.17 feet to a point for the northeast corner of the  
7 herein described tract;  
8 THENCE South 08 degrees 04 minutes 31 seconds West along the  
9 easterly line the herein described tract, 26.19 feet to a concrete  
10 monument (X = 3,020,160.95, Y = 13,751,305.04) found on said line  
11 for angle point, being at the intersection of the northerly  
12 right-of-way of U.S. Highway 59 with the westerly right-of-way of  
13 State Highway 99;  
14 THENCE South 12 degrees 06 minutes 37 seconds East continuing along  
15 the easterly line of the herein described tract, 47.61 feet to a 5/8  
16 inch iron rod with cap marked "6311" found on said line at the  
17 beginning of a non-tangent curve to the left having a radius bearing  
18 South 50 degrees 03 minutes 15 seconds East;  
19 THENCE along said curve to the left having a central angle of 17  
20 degrees 42 minutes 17 seconds, a radius of 423.00 feet, an arc  
21 length of 130.71 feet, and a chord bearing South 31 degrees 05  
22 minutes 36 seconds West, 130.19 feet to a 5/8 inch iron rod found at  
23 the end of said curve;  
24 THENCE South 22 degrees 08 minutes 46 seconds West continuing along  
25 the easterly line of the herein described tract, 91.09 feet to a 5/8  
26 inch iron rod with TxDOT disk found at the beginning of a  
27 non-tangent curve to the right having a radius bearing North 67

1 degrees 56 minutes 22 seconds West;  
2 THENCE along said curve to the right having a central angle of 14  
3 degrees 28 minutes 40 seconds, a radius of 877.19 feet, an arc  
4 length of 221.65 feet, and a chord bearing South 29 degrees 17  
5 minutes 58 seconds West, 221.06 feet to a point on said curve at its  
6 intersection with the City Limits of the City of Sugar Land;  
7 THENCE South 75 degrees 14 minutes 47 seconds West along a line  
8 being 175.00 feet northerly of and parallel to the centerline of  
9 U.S. Highway 59, same being the City Limits of the City of Sugar  
10 Land, 1,218.22 feet to a point for reentry corner of the herein  
11 described tract;  
12 THENCE South 14 degrees 45 minutes 13 seconds East continuing along  
13 the City Limits line of the City of Sugar Land, at 350.00 feet pass a  
14 point on said line at its intersection with the centerline of U.S.  
15 Highway 59 (X = 3,018,872.43, Y = 13,766,126.53), being U.S.  
16 Highway 59 Engineer's Station 553+50.00, at 5000.00 feet pass a  
17 southwest corner of the City Limits of the City of Sugar Land, and  
18 continuing for total distance of 555.00 feet to a point for reentry  
19 corner of the herein described tract, said point being in the  
20 southerly right-of-way line of U.S. Highway 59;  
21 THENCE North 75 degrees 14 minutes 47 seconds East along the  
22 southerly right-of-way line of U.S. Highway 59, 489.74 feet to a 5/8  
23 inch iron rod found for an angle point on said line;  
24 THENCE South 84 degrees 52 minutes 34 seconds East continuing along  
25 the southerly right-of-way line of U.S. Highway 59, 357.38 feet to a  
26 concrete monument found on said line for angle point;  
27 THENCE South 65 degrees 20 minutes 57 seconds East continuing along

1 the southerly right-of-way line of U.S. Highway 59, 281.14 feet to a  
2 concrete monument found on said line for angle point;  
3 THENCE South 31 degrees 45 minutes 27 seconds East continuing along  
4 the southerly right-of-way line of U.S. Highway 59, 158.65 feet to a  
5 concrete monument found on said line for angle point, being at the  
6 intersection of the southerly right-of-way of U.S. Highway 59 with  
7 the westerly right-of-way of F.M. Highway 2759 (Crabb River Road),  
8 and being at the beginning of a non-tangent curve to the right  
9 having a radius bearing North 78 degrees 25 minutes 25 seconds West;  
10 THENCE along said curve to the right having a central angle of 03  
11 degrees 08 minutes 53 seconds, a radius of 1,849.86 feet, an arc  
12 length of 101.64 feet, and a chord bearing South 13 degrees 09  
13 minutes 02 seconds West, 101.63 feet to a point for the end of said  
14 curve;  
15 THENCE South 22 degrees 38 minutes 03 seconds West along the  
16 easterly line of the herein described tract, same being the  
17 easterly line of Fort Bend County Municipal Utility District  
18 No.116, 186.57 feet to a point on said line, said point being the  
19 south corner of a called 0.9865 acre tract of land described in deed  
20 recorded under County Clerk's File Number 1999008371, Official  
21 Public Records, Fort Bend County, Texas, same being the east corner  
22 of an adjoining called 0.5 acre tract described in deed recorded in  
23 Volume 74, Page 59, Deed Records, Fort Bend County, Texas;  
24 THENCE North 69 degrees 17 minutes 42 seconds West along the common  
25 line of said called 0.9865 acre tract and said adjoining called 0.5  
26 acre tract, 103.05 feet to a point on said line for reentry corner  
27 to the herein described tract, said point being the north corner of



1 said adjoining called 0.5 acre tract;  
2 THENCE South 20 degrees 36 minutes 36 seconds West along the  
3 northwesterly line of said adjoining called 0.5 acre tract, 210.10  
4 feet to a point on said line for reentry corner to the herein  
5 described tract, same being the west corner of said adjoining  
6 called 0.5 acre tract;  
7 THENCE South 57 degrees 04 minutes 50 seconds East along the  
8 southwesterly line of said adjoining called 0.5 acre tract, 107.43  
9 feet to a point on said line at its intersection with the westerly  
10 right-of-way line of F.M. Highway 2759, same being the south corner  
11 of said adjoining called 0.5 acre tract;  
12 THENCE South 25 degrees 49 minutes 20 seconds West along the  
13 easterly line the herein described tract, and the easterly line of  
14 said Fort Bend County Municipal Utility District No. 116, same  
15 being the westerly right-of-way line of F.M. Highway 2759, 1,192.94  
16 feet to a concrete monument found on said line, and being at the  
17 beginning of a non-tangent curve to the left having a radius bearing  
18 South 64 degrees 10 minutes 40 seconds East;  
19 THENCE along said curve to the left having a central angle of 00  
20 degrees 06 minutes 24 seconds, a radius of 5,789.58 feet, an arc  
21 length 10.77 feet, and a chord bearing South 25 degrees 46 minutes  
22 08 seconds West, 10.77 feet to a point on said curve at its  
23 intersection with a line being 2,000.00 feet southerly of parallel  
24 to the centerline of U.S. Highway 59 for the southeast corner of the  
25 herein described tract, from which point a found concrete monument  
26 ( X = 3,019,398.43, Y = 13,7664,205.58) bears South 24 degrees 26  
27 minutes 49 seconds West, 254.10 feet;

1 THENCE South 75 degrees 14 minutes 47 seconds West along the  
2 southerly line of the herein described tract, being a line 2,000.00  
3 feet southerly of parallel to the centerline of U.S. Highway 59,  
4 10,666.43 feet to the Point of Curvature of a curve to the left;  
5 THENCE along said curve to the left having a central angle of 12  
6 degrees 47 minutes 15 seconds, a radius of 9,453.51 feet, at an arc  
7 length of 1,669.99 feet pass a point on said curve for the northwest  
8 corner of an adjoining 976.98 acre tract (Tract H) surveyed by the  
9 undersigned this date, and continuing for a total arc length of  
10 2,109.89 feet, and a chord bearing South 68 degrees 51 minutes 09  
11 seconds West, 2,105.51 feet to the Point of Tangency of said curve;  
12 THENCE South 62 degrees 27 minutes 31 seconds West continuing along  
13 a line being 2,000.00 feet southerly of and parallel to the  
14 centerline of U.S. Highway 59, same being the common line of the  
15 herein described tract and said adjoining Tract H, at 2,821.68 feet  
16 pass a point on said line at its intersection with the centerline of  
17 F.M. Highway 762, at 5,251.13 feet pass a point on said line for the  
18 southwest corner of said adjoining Tract H, and continuing for a  
19 total distance of 12,724.87 feet to the Point of Curvature of a  
20 curve to the right;  
21 THENCE along said curve to the right having a central angle of 23  
22 degrees 43 minutes 07 seconds, a radius of 13,465.15 feet, an arc  
23 length of 5,574.14 feet, and a chord bearing South 74 degrees 18  
24 minutes 59 seconds West, 5,534.42 feet to the Point of Tangency of  
25 said curve;  
26 THENCE South 86 degrees 10 minutes 32 seconds West continuing along  
27 a line being 2,000.00 feet southerly of and parallel to the

1 centerline of U.S. Highway 59, 7,940.89 feet to the Point of  
2 Curvature of a curve to the right;  
3 THENCE along said curve to the right having a central angle of 01  
4 degree 01 minute 27 seconds, a radius of 24,648.79 feet, an arc  
5 length of 440.43 feet, and a chord bearing South 86 degrees 41  
6 minutes 16 seconds West, 440.43 feet to the Point of Tangency of  
7 said curve;  
8 THENCE South 87 degrees 11 minutes 59 seconds West continuing along  
9 a line being 2,000.00 feet southerly of and parallel to the  
10 centerline of U.S. Highway 59, 3,124.18 feet to the Point of  
11 Curvature of a curve to the right;  
12 THENCE along said curve to the right having a central angle of 09  
13 degrees 11 minutes 45 seconds, a radius of 7,730.59 feet, an arc  
14 length of 1,240.73 feet, and a chord bearing North 88 degrees 12  
15 minutes 08 seconds West, 1,239.40 feet to the Point of Tangency of  
16 said curve;  
17 THENCE North 83 degrees 36 minutes 16 seconds West continuing along  
18 a line being 2,000.00 feet southerly of and parallel to the  
19 centerline of U.S. Highway 59, 8,162.07 feet to the Point of  
20 Curvature of a curve to the left;  
21 THENCE along said curve to the left having a central angle of 41  
22 degrees 05 minutes 13 seconds, a radius of 1,818.08 feet, an arc  
23 length of 1,303.75 feet, and a chord bearing South 75 degrees 51  
24 minutes 07 seconds West, 1,275.99 feet to the Point of Tangency of  
25 said curve;  
26 THENCE South 55 degrees 18 minutes 31 seconds West continuing along  
27 a line being 2,000.00 feet southerly of and parallel to the

1 centerline of U.S. Highway 59, 1,329.86 feet to the Point of  
2 Curvature curve to the left;  
3 THENCE along said curve to the left having a central angle of 04  
4 degrees 00 minutes 00 seconds, a radius of 20,918.33 feet, an arc  
5 length of 1,460.38 feet, and a chord bearing South 53 degrees 18  
6 minutes 30 seconds West, 1,460.09 feet to the Point of Compound  
7 Curvature of a curve to the left;  
8 THENCE along said curve to the left having a central angle of 01  
9 degree 30 minutes 00 seconds, a radius of 9,459.19 feet, an arc  
10 length of 247.64 feet, and a chord bearing South 50 degrees 33  
11 minutes 31 seconds West, 247.63 feet to the Point of Compound  
12 Curvature of a curve to the left;  
13 THENCE along said curve to the left having a central angle of 04  
14 degrees 00 minutes 00 seconds, a radius of 20,918.33 feet, an arc  
15 length of 1,460.37 feet, and a chord bearing South 47 degrees 48  
16 minutes 31 seconds West, 1,460.08 feet to the Point of Tangency of  
17 said curve;  
18 THENCE South 45 degrees 48 minutes 31 seconds West continuing along  
19 a line being 2,000.00 feet southerly of and parallel to the  
20 centerline of U.S. Highway 59, 225.00 feet to the Point of Curvature  
21 of a curve to the right;  
22 THENCE along said curve to the right having central angle of 14  
23 degrees 59 minutes 09 seconds, a radius of 9,639.49 feet, an arc  
24 length of 2,521.23 feet, and a chord bearing South 53 degrees 18  
25 minutes 05 seconds West, 2,514.05 feet to the Point of Tangency of  
26 said curve;  
27 THENCE South 60 degrees 47 minutes 40 seconds West continuing along

1 a line being 2,000.00 feet southerly of and parallel to the  
2 centerline of U.S. Highway 59, 53.90 feet to the Point of Curvature  
3 of a curve to the left;

4 THENCE along said curve to the left having a central angle of 07  
5 degrees 30 minutes 00 seconds, a radius of 20,918.33 feet, an arc  
6 length of 2,738.19 feet, and a chord bearing South 57 degrees 02  
7 minutes 39 seconds West, 2,736.24 feet to the Point of Tangency of  
8 said curve;

9 THENCE South 53 degrees 17 minutes 40 seconds West continuing along  
10 a line being 2,000.00 feet southerly of and parallel to the  
11 centerline of U.S. Highway 59, 5,962.45 feet to the Point of  
12 Curvature of a curve to the left;

13 THENCE along said curve to left having a central angle of 28 degrees  
14 22 minutes 19 seconds, a radius of 1,820.28 feet, an arc length of  
15 901.37 feet, and a chord bearing South 39 degrees 06 minutes 30  
16 seconds West, 892.19 feet to the Point of Tangency of said curve;

17 THENCE South 24 degrees 55 minutes 21 seconds West continuing along  
18 a line being 2,000.00 feet southerly of and parallel to the  
19 centerline of U.S. Highway 59, 811.36 feet to a point on said line  
20 for the southwest corner of the herein described tract;

21 THENCE North 65 degrees 04 minutes 39 seconds West along the  
22 westerly line of the herein described tract, 2,000.00 feet to the  
23 Place of Beginning and containing 6,683.04 acres of land, more or  
24 less.

25 TRACT B - SPUR HIGHWAY 10

26 FIELD NOTES FOR A 1,619.63 ACRE TRACT OF LAND IN THE B.B.B. & C.  
27 RAILROAD COMPANY SURVEY, SECTION 17, ABSTRACT 134, THE YANDELL

1 FERRIS SURVEY, ABSTRACT 374, THE BROOKS & BURLESON SURVEY, ABSTRACT  
2 146, THE B.B.B. & C. RAILROAD COMPANY SURVEY SECTION 25, ABSTRACT  
3 138, THE FRED G. SCHMIDT SURVEY, ABSTRACT 461, THE LILLIARD, ARNOLD  
4 & STERZING SURVEY, ABSTRACT 649, THE LESTER E. CROSS SURVEY,  
5 ABSTRACT 419, THE LESTER E. CROSS SURVEY, ABSTRACT 408, AND THE S.A.  
6 & M. G. RAILROAD COMPANY SURVEY SECTION 19, ABSTRACT 330, FORT BEND  
7 COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID AND ALL COORDINATES  
8 BEING TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD-83(1993) BASED  
9 UPON GPS OBSERVATIONS OF THE CITY OF ROSENBERG MONUMENTATION  
10 SYSTEM, SCALE FACTOR USED = 0.99987165.

11 BEGINNING at a point being at the intersection of the centerline of  
12 Spur Highway 10 with a line being 2,000.00 feet southwesterly of and  
13 parallel to State Highway 36, same being the southerly line of an  
14 adjoining 3,581.82 acre tract (Tract C) surveyed by the undersigned  
15 this date, said point having coordinates of X = 2,957,021.63, Y =  
16 13,769,100.78;

17 THENCE South 75 degrees 58 minutes 33 seconds East along the  
18 northerly line of the herein described tract, same being the  
19 southwesterly line of the aforementioned adjoining Tract C,  
20 2,082.19 feet to a point on said line for the northeast corner of  
21 the herein described tract;

22 THENCE South 02 degrees 07 minutes 40 seconds East along a line  
23 being 2,000.00 feet easterly of and parallel to the centerline of  
24 Spur Highway 10, 1,581.40 feet to the Point of Curvature of a curve  
25 to the left;

26 THENCE around said curve to the left having a central angle of 07  
27 degrees 47 minutes 13 seconds, a radius of 864.79 feet, and arc

1 length of 117.52 feet, and a chord bearing South 06 degrees 01  
2 minute 16 seconds East, 117.43 feet to the Point of Tangency of said  
3 curve;  
4 THENCE South 09 degrees 47 minutes 53 seconds East continuing along  
5 a line being 2,000.00 feet easterly of and parallel to the  
6 centerline of Spur Highway 10, 1,381.08 feet to an angle point on  
7 said line;  
8 THENCE South 09 degrees 03 minutes 15 seconds East, continuing  
9 along said line, 1,387.00 feet to the Point of Curvature of a curve  
10 to the right;  
11 THENCE around said curve to the right having a central angle of 09  
12 degrees 00 minutes 01 second, a radius of 5,000.00 feet, an arc  
13 length of 785.41 feet, and a chord bearing South 04 degrees 33  
14 minutes 16 seconds East, 784.60 feet to the Point of Tangency of  
15 said curve;  
16 THENCE South 00 degrees 03 minutes 15 seconds East, continuing  
17 along a line being 2,000.00 feet easterly of and parallel to the  
18 centerline of Spur Highway 10, 778.25 feet to the Point of Curvature  
19 of a curve to the left;  
20 THENCE along said curve to the left having a central angle of 09  
21 degrees 04 minutes 35 seconds, a radius of 20,918.31 feet, an arc  
22 length of 3,313.70 feet, and a chord bearing South 04 degrees 35  
23 minutes 33 seconds East, 3,310.24 feet to the Point of Tangency of  
24 said curve;  
25 THENCE South 09 degrees 07 minutes 50 seconds East, continuing  
26 along a line being 2,000.00 feet easterly of and parallel to the  
27 centerline of Spur Highway 10, 3,206.83 feet to the Point of

1 Curvature of a curve to the left;  
2 THENCE along said curve to the left having a central angle of 38  
3 degrees 51 minutes 27 seconds, a radius of 1,050.00 feet, an arc  
4 length of 712.12 feet, and a chord bearing South 28 degrees 33  
5 minutes 34 seconds East, 698.55 feet to the Point of Tangency of  
6 said curve;  
7 THENCE South 47 degrees 59 minutes 17 seconds East, continuing  
8 along a line being 2,000.00 feet easterly of and parallel to the  
9 centerline of Spur Highway 10, 2,538.59 feet to a point for the  
10 southeast corner of the herein described tract, said point being in  
11 a line being 2,000.00 feet northwesterly of and parallel to the  
12 centerline of U.S. Highway 59, same being the northwesterly line of  
13 an adjoining 6,683.04 acre tract (Tract A) surveyed by the  
14 undersigned this date, and being in a curve to the left;  
15 THENCE around said curve to the left having a central angle of 01  
16 degree 35 minutes 03 seconds, a radius of 24,918.33 feet, an arc  
17 length of 689.02 feet, and a chord bearing South 46 degrees 36  
18 minutes 02 seconds West, 689.00 feet to the Point of Tangency of  
19 said curve;  
20 THENCE South 45 degrees 48 minutes 31 seconds West along the  
21 southeasterly line of the herein described tract, same being the  
22 northwesterly line of said adjoining Tract A, 225.00 feet to the  
23 Point of Curvature of a curve to the right;  
24 THENCE along said curve to the right having a central angle of 11  
25 degrees 13 minutes 47 seconds, a radius of 5,639.49 feet, an arc  
26 length of 1,105.33 feet, and a chord bearing South 51 degrees 25  
27 minutes 24 seconds West, 1,103.56 feet to a point on said curve



1 being at the intersection of the centerline of Spur Highway 10 with  
2 a line being 2,000.00 feet northwesterly of and parallel to the  
3 centerline of U.S. Highway 59, said point having coordinates of X =  
4 2,961,091.27, Y = 13,752,525.81;  
5 THENCE continuing along said curve to the right having a central  
6 angle of 03 degrees 45 minutes 22 seconds, a radius of 5,639.49  
7 feet, an arc length of 369.69 feet, and a chord bearing South 58  
8 degrees 54 minutes 59 seconds West, 369.63 feet to the Point of  
9 Tangency of said curve;  
10 THENCE South 60 degrees 47 minutes 40 seconds West, continuing  
11 along the common line of the herein described tract and said  
12 adjoining Tract A, 53.90 feet to the Point of Curvature of a curve  
13 to the left;  
14 THENCE along said curve to the left having a central angle of 03  
15 degrees 50 minutes 02 seconds, a radius of 24,918.33 feet, an arc  
16 length of 1,667.33 feet, and a chord bearing South 58 degrees 52  
17 minutes 39 seconds West, 1,667.01 feet to a point on said curve for  
18 the southwest corner of the herein described tract;  
19 THENCE North 47 degrees 59 minutes 17 seconds West along a line  
20 being 2,000.00 feet westerly of and parallel to the centerline of  
21 Spur Highway 10, 1,667.03 feet to the Point of Curvature of a curve  
22 to the right;  
23 THENCE along said curve to the right having a central angle of 38  
24 degrees 51 minutes 27 seconds, a radius of 5,050.00 feet, an arc  
25 length of 3,424.88 feet, and a chord bearing North 28 degrees 33  
26 minutes 34 seconds West, 3,359.62 feet to the Point of Tangency of  
27 said curve;

1 THENCE North 09 degrees 07 minutes 50 seconds West continuing along  
2 a line being 2,000.00 feet westerly of and parallel to the  
3 centerline of Spur Highway 10, 3,194.23 feet to the Point of  
4 Curvature of a curve to the right;

5 THENCE along said curve to the right having a central angle of 09  
6 degrees 04 minutes 35 seconds, a radius of 24,918.31 feet, an arc  
7 length of 3,947.35 feet, and a chord bearing North 04 degrees 35  
8 minutes 33 seconds west, 3,943.23 feet to the Point of Tangency of  
9 said curve;

10 THENCE North 00 degrees 03 minutes 15 seconds West, continuing  
11 along a line being 2,000.00 feet westerly of and parallel to the  
12 centerline of Spur Highway 10, 778.25 feet to the Point of Curvature  
13 of a curve to the left;

14 THENCE along said curve to the left having a central angle of 09  
15 degrees 00 minutes 01 second, a radius of 1,000.00 feet, an arc  
16 length of 157.08 feet, and a chord bearing North 04 degrees 33  
17 minutes 16 seconds West, 156.92 feet to the Point of Tangency of  
18 said curve;

19 THENCE North 09 degrees 03 minutes 15 seconds West, continuing  
20 along a line being 2,000.00 feet westerly of and parallel to the  
21 centerline of Spur Highway 10, 1,387.00 feet to the Point of  
22 Curvature of a curve to the left;

23 THENCE along said curve to the left having a central angle of 00  
24 degrees 51 minutes 37 seconds, a radius of 20,918.31 feet, an arc  
25 length of 314.04 feet, and a chord bearing North 09 degrees 29  
26 minutes 04 seconds West, 314.04 feet to the Point of Tangency of  
27 said curve;

1 THENCE North 09 degrees 54 minutes 53 seconds West continuing along  
2 a line being 2,000.00 feet westerly of and parallel to the  
3 centerline of Spur Highway 10, 1,007.00 feet to the Point of  
4 Curvature of a curve to the right;

5 THENCE along said curve to the right having a central angle of 07  
6 degrees 47 minutes 13 seconds, a radius of 4,864.79 feet, an arc  
7 length of 661.12 feet, and a chord bearing North 06 degrees 01  
8 minute 16 seconds west, 660.61 feet to the Point of Tangency of said  
9 curve;

10 THENCE North 02 degrees 07 minutes 40 seconds West continuing along  
11 a line being 2,000.00 feet westerly of and parallel to the  
12 centerline of Spur Highway 10, 2739.89 feet to a point for the  
13 northwest corner of the herein described tract, said point being  
14 the point of intersection of said line with a line being 2,000.00  
15 feet southerly of and parallel to the centerline of State Highway  
16 36, same being the southerly line of said adjoining Tract C;

17 THENCE South 75 degrees 58 minutes 33 seconds East, along the  
18 northerly line of the herein described tract, same being the  
19 southerly line of said adjoining Tract C, 2,082.89 feet to the Place  
20 of Beginning and containing 1,619.63 acres of land, more or less.

21 TRACT C - STATE HIGHWAY 36

22 FIELD NOTES FOR A 3,581.82 ACRE TRACT OF LAND IN THE YANDELL FERRIS  
23 SURVEY, ABSTRACT 376, THE B. B. B. & C. RAILROAD COMPANY SURVEY  
24 SECTION 21, ABSTRACT 136, THE NANCY SPENCER SURVEY, ABSTRACT 88,  
25 THE GRIFFIN WILGUS SURVEY, ABSTRACT 381, THE GRIFFIN WILGUS SURVEY,  
26 ABSTRACT 382, THE B. B. B. & C. RAILROAD COMPANY SURVEY SECTION 17,  
27 ABSTRACT 134, THE YANDELL FERRIS SURVEY, ABSTRACT 377, THE YANDELL

1 FERRIS SURVEY, ABSTRACT 375, THE B. B. B. & C. RAILROAD COMPANY  
2 SURVEY SECTION 15, ABSTRACT 133, THE J. F. DYER SURVEY, ABSTRACT  
3 371, THE HENRY SCOTT LEAGUE, ABSTRACT 83, AND THE SAMUEL ISAACS  
4 SURVEY, ABSTRACT 36, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS  
5 BEING GRID AND COORDINATES BEING TEXAS STATE PLANE, SOUTH CENTRAL  
6 ZONE, NAD-83 (1993) BASED ON GPS OBSERVATIONS OF THE CITY OF  
7 ROSENBERG MONUMENTATION SYSTEM, SCALE FACTOR USED =0.99987165.  
8 BEGINNING at a point in the centerline of State Highway 36 at its  
9 intersection with the west most line of the city limits of the City  
10 of Rosenberg, said point having coordinates of X = 2,948,119.61, Y =  
11 13,773,672.81;  
12 THENCE North 16 degrees 50 minutes 07 seconds east along the  
13 northwesterly line of the herein described tract, 2,000.00 feet to  
14 a point for the northwest corner of the herein described tract;  
15 THENCE South 73 degrees 09 minutes 53 seconds East along a line  
16 being 2,000.00 feet northerly of and parallel to the centerline of  
17 State Highway 36, 5,402.23 feet to the Point of Curvature of a curve  
18 to the left;  
19 THENCE along said curve to the left having a central angle of 02  
20 degrees 48 minutes 40 seconds, a radius of 9,516.38 feet, an arc  
21 length of 466.88 feet, and a chord bearing South 74 degrees 34  
22 minutes 13 seconds East, 466.84 feet to the Point of Tangency of  
23 said curve;  
24 THENCE South 75 degrees 58 minutes 33 seconds East continuing along  
25 a line being 2,000.00 feet northerly of and parallel to the  
26 centerline of State Highway 36, 7,925.72 feet to an angle point on  
27 said line;

1 THENCE South 75 degrees 58 minutes 16 seconds East continuing along  
2 a line being 2,000.00 feet northerly of and parallel to the  
3 centerline of State Highway 36, 17,419.98 feet to the beginning of a  
4 non-tangent curve to the right having a radius bearing South 15  
5 degrees 11 minutes 36 seconds West;

6 THENCE along said curve to the right having a central angle of 06  
7 degrees 41 minutes 04 seconds, a radius of 2,956.76 feet, an arc  
8 length of 344.96 feet, and a chord bearing South 71 degrees 27  
9 minutes 52 seconds East, 344.76 feet to a point on said curve for a  
10 corner of the herein described tract;

11 THENCE South 01 degree 47 minutes 59 seconds East along the upper  
12 east line of the herein described tract, at 1,818.80 feet pass a  
13 fence corner post found on said line at its intersection with the  
14 north right-of-way line of Walnut Street, and continuing for a  
15 total distance of 1,921.58 feet to a point in the centerline of the  
16 Burlington Northern & Santa Fe railroad right-of-way for a reentry  
17 corner to the herein described tract;

18 THENCE South 75 degrees 57 minutes 53 seconds East along the  
19 centerline of said railroad, 2,572.36 feet to a point for a reentry  
20 corner to the herein described tract, said point being at the  
21 intersection of the centerline of said railroad with a line within  
22 the right-of-way of Mulcahy Street, said point having coordinates  
23 of  $X = 2,981,787.91$ ,  $Y = 13,765,101.83$ ;

24 THENCE North 02 degrees 45 minutes 32 seconds West along a line  
25 within the right-of-way of Mulcahy Street, 1,997.03 feet to a point  
26 for a corner of the herein described tract, said point being on the  
27 southerly bank of the Brazos River;

1 THENCE North 65 degrees 28 minutes 06 seconds East along the  
2 southerly bank of the Brazos River, 1,115.10 feet to an angle point  
3 on said line;

4 THENCE North 84 degrees 20 minutes 33 seconds East continuing along  
5 the southerly bank of the Brazos River, 1,021.25 feet to a point for  
6 the northeast corner of the herein described tract, said point  
7 being at the intersection of said line along the southerly bank of  
8 the Brazos River with a line being within the right-of-way of 4th  
9 Street;

10 THENCE South 02 degrees 49 minutes 09 seconds East along a line  
11 within the right-of-way line of 4th Street, at 2,240.00 feet pass a  
12 point on said line at its intersection with the centerline of the  
13 Burlington Northern & Santa Fe Railroad (X = 2,983,832.41, Y =  
14 13,765,422.87), same being the lower northwest corner of an  
15 adjoining 2,572.01 acre tract (Tract D) surveyed by the undersigned  
16 this date, at 4,114.64 feet pass a point on said line at its  
17 intersection with a line within the right-of-way of Avenue J, same  
18 being the southwest corner of said adjoining Tract D, and  
19 continuing for a total distance of 10,742.73 feet to a point for the  
20 southeast corner of the herein described tract (X = 2,983,832.41, Y  
21 = 13,765.422.87), said point being at the intersection of the east  
22 line of the herein described tract with a line being 2,000.00 feet  
23 northerly of and parallel to the centerline of U.S. Highway 59, same  
24 being the north line of an adjoining 6,683.04 acre tract (Tract A)  
25 surveyed by the undersigned this date;

26 THENCE South 86 degrees 10 minutes 32 seconds West along the common  
27 line of the herein described tract and said adjoining Tract A, same

1 being a line 2,000.00 feet northerly of and parallel to the  
2 centerline of U.S. Highway 59, 1,936.12 feet to the Point of  
3 Curvature of a curve to the right;  
4 THENCE around said curve to the right having a central angle of 00  
5 degrees 21 minutes 32 seconds, a radius of 20,648.79, an arc length  
6 of 131.03 feet, and a chord bearing South 86 degrees 21 minutes 26  
7 seconds West, 131.03 feet to a point on said curve for the lower  
8 southwest corner of the herein described tract, said point being at  
9 the intersection of said curve with the extension of a line within  
10 the right-of-way of Mulcahy Street;  
11 THENCE North 02 degrees 45 minutes 32 seconds West along the  
12 extension of a line within the right-of-way line of Mulcahy Street,  
13 at 3,058.40 feet pass a point on said line within the intersection  
14 of Southgate Street, and continuing for a total distance of  
15 6,759.59 feet to a point on said line at its intersection with a  
16 line within the right-of-way of Avenue J (X = 2,981,682.94, Y =  
17 13,763,544.97) for a reentry corner to the herein described tract;  
18 THENCE South 87 degrees 11 minutes 35 seconds West along a line  
19 within the right-of-way of Avenue J, 2,470.43 feet to the point of  
20 intersection of said line with the east line of a called 3.0 acre  
21 tract described in deed recorded under County Clerk's File Number  
22 2000025113, Official Public Records, Fort Bend County, Texas, same  
23 being the west right-of-way line of Bamore Road, for a reentry  
24 corner to the herein described tract;  
25 THENCE South 02 degrees 01 minute 41 seconds East along the east  
26 line of said called 3.0 acre tract, same being the west right-of-way  
27 line of Bamore Road, 161.29 feet to a 5/8 inch iron rod found at the

1 southeast corner of said called 3.0 acre tract, same being the  
2 northeast corner of Encapsulate Subdivision as recorded under Slide  
3 Number 2140B, Plat Records, Fort Bend County, Texas  
4 THENCE South 03 degrees 07 minutes 01 second East continuing along  
5 the west right-of-way line of Bamore Road, same being the east line  
6 of Encapsulate Subdivision, 296.85 feet to a 5/8 inch iron rod (X =  
7 2,979,417.64, Y = 13,762,966.45) found for the upper southeast  
8 corner of the herein described tract, said point being the  
9 southeast corner of Encapsulate Subdivision;  
10 THENCE South 87 degrees 12 minutes 33 seconds West along the upper  
11 south line of the herein described tract, 789.67 feet to a 5/8 iron  
12 rod found for the middle southwest corner of the herein described  
13 tract, same being the southwest corner of said Encapsulate  
14 Subdivision, said point also being in the east line of an adjoining  
15 called 25.647 acre tract in deed to CenterPoint Energy in  
16 instrument recorded under County Clerk's File Number 2002094441,  
17 Official Public Records, Fort Bend County, Texas, described in  
18 Volume 1908, Page 207, Official Records, Fort Bend County, Texas;  
19 THENCE North 06 degrees 21 minutes 51 seconds East along the west  
20 line of said Encapsulate Subdivision, same being the east line of  
21 said adjoining called 25.647 acre tract, and leaving said line and  
22 crossing said called 25.647 acre tract, 757.97 feet to a point on  
23 said line at its intersection with a line being 2,000.00 feet  
24 southerly of and parallel to the centerline of State Highway 36, for  
25 a reentry corner to the herein described tract;  
26 THENCE North 75 degrees 58 minutes 16 seconds West along a line  
27 being 2,000.00 feet southerly of and parallel to the centerline of



1 State Highway 36, 18,220.86 feet to an angle point on said line;  
2 THENCE North 75 degrees 58 minutes 33 seconds West, continuing  
3 along a line being 2,000.00 feet southerly of and parallel to the  
4 centerline of State Highway 36, at 2,057.99 feet pass a point on  
5 said line for the northeast corner of an adjoining 1,619.63 acre  
6 tract (Tract B) surveyed by the undersigned this date, at 4,140.18  
7 feet pass a point on said line at its intersection with the  
8 centerline of Spur Highway 10, at 6,222.37 feet pass a point on said  
9 line for the northwest corner of said adjoining Tract B, and  
10 continuing for a total distance of 7,925.55 feet to the Point of  
11 Curvature of a curve to the right;

12 THENCE around said curve to the right having a central angle of 02  
13 degrees 48 minutes 40 seconds, a radius of 13,516.38 feet, an arc  
14 length of 663.13 feet, and a chord bearing North 74 degrees 34  
15 minutes 13 seconds West, 663.06 feet to the Point of Tangency of  
16 said curve;

17 THENCE North 73 degrees 09 minutes 53 seconds West continuing along  
18 a line being 2,000.00 feet southerly of and parallel to the  
19 centerline of State Highway 36, 5,402.23 feet to a point for the  
20 upper southwest corner of the herein described tract;

21 THENCE North 16 degrees 50 minutes 07 seconds East along the  
22 northwest line of the herein described tract, 2,000.00 feet to the  
23 Place of Beginning and containing 3,581.82 acres of land, more or  
24 less.

25 TRACT D - U.S. HIGHWAY 90-A

26 FIELD NOTES FOR A 2,572.01 ACRE TRACT OF LAND IN THE HENRY SCOTT  
27 LEAGUE, ABSTRACT 83, THE JAMES LOWERY SURVEY, ABSTRACT 275, THE

1 JOHN W. MOORE SURVEY, ABSTRACT 61, THE JOHN G. EDWARDS SURVEY,  
2 ABSTRACT 23, THE WILLIAM MORTON SURVEY, ABSTRACT 63, THE WILLIAM  
3 MORTON SURVEY, ABSTRACT 62, THE RANDALL JONES SURVEY, ABSTRACT 42,  
4 THE JANE LONG LEAGUE, ABSTRACT 55, AND THE JANE WILKINS LEAGUE,  
5 ABSTRACT 96, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID  
6 AND COORDINATES BEING TEXAS STATE PLANE, SOUTH CENTRAL ZONE, NAD-83  
7 (1993) BASED UPON GPS OBSERVATIONS OF THE CITY OF ROSENBERG  
8 MONUMENTATION SYSTEM, SCALE FACTOR USED =0.99987165.  
9 BEGINNING at a point in the centerline of the Burlington Northern &  
10 Santa Fe Railroad at its intersection with a line within the  
11 right-of-way of 4th Street (City of Rosenberg), said point having  
12 coordinates of X = 2,983,832.41, Y = 13,765,422.87, for the lower  
13 northwest corner and Place of Beginning of the herein described  
14 tract, said point being in the east line of an adjoining 3,581.82  
15 acre tract (Tract C) surveyed by the undersigned this date;  
16 THENCE North 80 degrees 59 minutes 39 seconds East along the  
17 centerline of said railroad, 3,562.24 feet to the Point of  
18 Curvature of a curve to the left;  
19 THENCE along said curve to the left having a central angle of 39  
20 degrees 10 minutes 15 seconds, a radius of 5,729.58 feet, an arc  
21 length of 3,917.09 feet, and a chord bearing North 61 degrees 24  
22 minutes 31 seconds East, 3,841.25 feet to the Point of Tangency of  
23 said curve;  
24 THENCE North 41 degrees 49 minutes 23 seconds East, continuing  
25 along the centerline of the Burlington Northern & Santa Fe  
26 Railroad, 7,635.61 feet to a point being at the intersection of the  
27 extension of the centerline of said railroad with the centerline of

1 Preston Street (City of Richmond), from which point a nail (X =  
2 2,995,810.37, Y = 13,773,506.30) found at the intersection of the  
3 centerline of Preston Street with the centerline of Tenth Street  
4 bears South 65 degrees 13 minutes 31 seconds West, 3.67 feet;  
5 THENCE North 65 degrees 13 minutes 31 seconds East along the  
6 centerline of Preston Street, at 1,676.33 feet pass a nail found on  
7 said line at its intersection with the centerline of 4th Street  
8 (City of Richmond), and continuing for a total distance of 4,565.64  
9 feet to an angle point on said line, said point being at the  
10 intersection of the extension of the centerline of Preston Street  
11 with the northwest line of Richmond Landing II Subdivision recorded  
12 under Slide Numbers 2557A and B, Plat Records, Fort Bend County,  
13 Texas;  
14 THENCE North 52 degrees 57 minutes 35 seconds East along the  
15 northerly line of the herein described tract, same being the  
16 northwesterly line of said Richmond Landing II Subdivision,  
17 2,864.54 feet to a 1/2 inch iron pipe with cap marked "Kalkomey  
18 Surveying" (X = 3,002,244.83, Y = 13,777,146.14) found for corner  
19 of the herein described tract, said point being the lower north  
20 corner of said Richmond Landing II Subdivision;  
21 THENCE South 37 degrees 02 minutes 25 seconds East along the west  
22 most northeasterly line of said Richmond Landing II Subdivision,  
23 50.00 feet to a 1/2 inch iron pipe found for reentry corner to the  
24 herein described tract, same being a reentry corner to said  
25 Richmond Landing II Subdivision;  
26 THENCE North 52 degrees 57 minutes 35 seconds East continuing along  
27 the northwesterly line of said Richmond Landing II Subdivision,

1 670.17 feet to a point on said line for reentry corner to the herein  
2 described tract, from which point a found 1/2 inch iron pipe with  
3 cap marked "Kalkomey Surveying" bears North 52 degrees 57 minutes  
4 35 seconds East, 265.97 feet, said point being the north most corner  
5 of said Richmond Landing II Subdivision;  
6 THENCE North 15 degrees 44 minutes 53 seconds West establishing the  
7 upper west line of the herein described tract, 481.79 feet to an  
8 angle point on said line;  
9 THENCE North 29 degrees 52 minutes 14 seconds West continuing along  
10 the upper west line of the herein described tract, 566.48 feet to an  
11 angle point on said line;  
12 THENCE North 02 degrees 54 minutes 53 seconds West continuing along  
13 the upper west line of the herein described tract, 1,181.11 feet to  
14 a point for the upper northwest corner of the herein described  
15 tract, same being the lower southwest corner of an adjoining 693.80  
16 acre tract (Tract E) surveyed by the undersigned this date, said  
17 point being in a curve to the right;  
18 THENCE around said curve to the right having a central angle of 25  
19 degrees 56 minutes 25 seconds, a radius of 7,492.00 feet, at an arc  
20 length of 1,341.90 feet pass a point on said curve at its  
21 intersection with the centerline of F.M. Highway 359, at an arc  
22 length of 2,880.68 feet pass a point on said curve at its  
23 intersection with the lower east line of said adjoining Tracts E,  
24 and continuing for a total arc length of 3,391.97 feet, and a chord  
25 bearing North 68 degrees 29 minutes 25 seconds East, 3,363.07 feet  
26 to the Point of Tangency of said curve;  
27 THENCE North 81 degrees 27 minutes 38 seconds East along a line

1 being 2,000.00 feet northerly of and parallel to the baseline of  
2 U.S. Highway 90-A, 13,589.24 feet to a point in the common line of  
3 the Jane Wilkins League, Abstract 96 and the J. H. Cartwright  
4 League, Abstract 16, for the northeast corner of the herein  
5 described tract;

6 THENCE South 03 degrees 05 minutes 57 seconds East along the common  
7 line of the Jane Wilkins League, Abstract 96 and the J. H.  
8 Cartwright League, Abstract 16, 1,883.48 feet to a point in the  
9 northerly line of the Union Pacific Railroad right-of-way for  
10 corner;

11 THENCE South 81 degrees 27 minutes 38 seconds West along the  
12 northerly line of the Union Pacific Railroad right-of-way, 1,343.92  
13 feet to a point for a reentry corner to the herein described tract;

14 THENCE South 02 degrees 59 minutes 40 seconds East, at 50.24 feet  
15 pass the centerline of the Union Pacific Railroad, at 274.71 feet  
16 pass a 3/4 inch iron rod found in the southerly right-of-way line of  
17 U.S. Highway 90-A at the northwest corner of a Levee Improvement  
18 Drainage Easement west of and adjacent to High Meadows Subdivision,  
19 Section One, Partial Replat (Slide Nos. 784A&B, 785A, Plat Records,  
20 Fort Bend County, Texas), and continuing for a total distance of  
21 1,679.11 to a 5/8 inch iron rod found on said line, said point being  
22 the northwest corner of Restricted Reserve A, New Territory Austin  
23 Ridge Subdivision (Slide Nos. 1218A&B, Plat Records, Fort Bend  
24 County, Texas);

25 THENCE South 02 degrees 01 minute 13 seconds East along the west  
26 line of said Restricted Reserve A, 456.71 feet to the point of  
27 intersection of said line with a line being 2,000.00 feet southerly

1 of and parallel to the baseline of U.S. Highway 90-A for the  
2 southeast corner of the herein described tract;  
3 THENCE South 81 degrees 27 minutes 38 seconds West along a line  
4 being 2,000.00 feet southerly of and parallel to the baseline of  
5 U.S. Highway 90-A, 12,653.37 feet to a point for reentry corner to  
6 the herein described tract;  
7 THENCE South 44 degrees 39 minutes 34 seconds West along the  
8 southerly line of the herein described tract, 2,233.60 feet to a  
9 point for a corner of the herein described tract, said point being  
10 within the right-of-way of Edgewood Drive;  
11 THENCE North 24 degrees 32 minutes 53 seconds West along a line  
12 within the right-of-way of Edgewood Drive, 1,276.25 feet to a point  
13 on said line for a reentry corner to the herein described tract;  
14 THENCE South 44 degrees 39 minutes 34 seconds West along the  
15 southerly line of the herein described tract, said line being  
16 800.00 feet southerly of and parallel to the baseline of U.S.  
17 Highway 90-A, 3,380.43 feet to point for a corner of the herein  
18 described tract, said point being within the right-of-way of Damon  
19 Street (City of Richmond);  
20 THENCE North 45 degrees 24 minutes 03 seconds West along a line  
21 within the right-of-way of Damon Street, 267.90 feet to a point on  
22 said line for a reentry corner to the herein described tract;  
23 THENCE South 65 degrees 13 minutes 31 seconds West along the  
24 southerly line of the herein described tract, at 2,943.93 feet pass  
25 a point on said line at its intersection with the centerline of 4th  
26 Street (City of Richmond), and continuing for a total distance of  
27 3,783.93 feet to a point for a reentry corner to the herein

1 described tract, said point being at the intersection of the  
2 centerline of Houston Street with the centerline of 7th Street;  
3 THENCE South 24 degrees 46 minutes 29 seconds East along the  
4 centerline of 7th Street, 875.00 feet to a point for a corner of the  
5 herein described tract, same being the upper northeast corner of an  
6 adjoining 755.95 acre tract (Tract G) surveyed by the undersigned  
7 this date, said point also being at the intersection of the  
8 centerline of 7th Street with the centerline of Austin Street;  
9 THENCE South 65 degrees 13 minutes 31 seconds West along the  
10 centerline of Austin Street, 1,837.59 feet to a point on said line  
11 within the intersection of Union Street and Austin Street;  
12 THENCE South 82 degrees 22 minutes 47 seconds West, continuing  
13 along the centerline of Austin Street, 1,003.47 feet to a point for  
14 reentry corner to the herein described tract, said point being at  
15 the intersection of the centerline of Austin Street with the  
16 extension of the easterly right-of-way line of the Burlington  
17 Northern & Santa Fe Railroad, same being the upper northwest corner  
18 of said adjoining Tract G;  
19 THENCE South 37 degrees 02 minutes 44 seconds East, along the  
20 extension of the easterly right-of-way of said railroad, 1,375.26  
21 feet to the point of intersection of a line being 1,600.00 feet  
22 southeasterly of and parallel to the centerline of U.S. Highway  
23 90-A with the easterly right-of-way line of said railroad for  
24 corner;  
25 THENCE South 41 degrees 49 minutes 50 seconds West along a line  
26 being 1,600.00 feet southeasterly of and parallel to the centerline  
27 of U.S. Highway 90-A, 7,983.02 feet to a point for a corner of the

1 herein described tract, being at the intersection of said line with  
2 the extension of a line with the right-of-way of Avenue J (City of  
3 Rosenberg);

4 THENCE South 87 degrees 41 minutes 42 seconds West along the  
5 southerly line the herein described tract within the right-of-way  
6 of Avenue J, 3,144.52 feet to a point on said line at its  
7 intersection with the centerline of Damon Street (City of  
8 Rosenberg);

9 THENCE South 87 degrees 27 minutes 03 seconds West continuing along  
10 a line within the right-of-way of Avenue J, 1,952.50 feet to a point  
11 on said line within the intersection of 8th Street;

12 THENCE South 87 degrees 10 minutes 08 seconds West continuing along  
13 a line within the right-of-way of Avenue J 1,360.07 feet to a point  
14 on said line in the intersection of 4th Street for the southwest  
15 corner of the herein described tract, said point being in the east  
16 line of said adjoining Tract C;

17 THENCE North 02 degrees 49 minutes 09 seconds West along the west  
18 line of the herein described tract, same being the east line of said  
19 adjoining Tract C, and being within the right-of-way of 4th Street,  
20 1,874.64 feet to the Place of Beginning and containing 2,572.01  
21 acres of land, more or less.

22 TRACT E - F.M. HIGHWAY 359

23 FIELD NOTES FOR A 693.80 ACRE TRACT OF LAND IN THE WILLIAM MORTON  
24 SURVEY, ABSTRACT 62, AND THE RANDALL JONES SURVEY, ABSTRACT 42,  
25 FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID AND  
26 COORDINATES BEING TEXAS STATE PLANE, SOUTH CENTRAL ZONE,  
27 NAD83(1993) BASED UPON GPS OBSERVATIONS OF THE CITY OF ROSENBERG



1 MONUMENTATION SYSTEM, SCALE FACTOR USED = 0.99987165.  
2 BEGINNING at the point of the intersection of a line being 1,200.00  
3 feet westerly of and parallel to the centerline of F.M. 359 with the  
4 northerly line of an adjoining 2,572.01 acre tract (Tract D)  
5 surveyed by the undersigned this date, for the lower southwest  
6 corner and Place of Beginning to the herein described tract, said  
7 point also being the upper northwest corner of said adjoining Tract  
8 D, said point having coordinates of  $X = 3,002,336.92$ ,  $Y =$   
9  $13,779,644.12$ ;  
10 THENCE North 02 degrees 54 minutes 53 seconds West along a line  
11 being 1,200.00 feet westerly of and parallel to the centerline of  
12 F.M. Highway 359, 3,759.09 feet to the Point of Curvature of  
13 curvature of a curve to the left;  
14 THENCE around said curve to left having a central angle of 03  
15 degrees 59 minutes 00 seconds, a radius of 4,553.95 feet, an arc  
16 length of 316.60 feet, and a chord bearing North 04 degrees 54  
17 minutes 24 seconds West, 316.55 feet to the Point of Tangency of  
18 said curve;  
19 THENCE North 06 degrees 53 minutes 53 seconds West continuing along  
20 a line being 1,200.00 feet westerly of and parallel to the  
21 centerline of F.M. Highway 359, 1,896.67 feet to the Point of  
22 Curvature of a curve to the right;  
23 THENCE around said curve to the right having a central angle of 04  
24 degrees 27 minutes 22 seconds, a radius of 6,921.42 feet, an arc  
25 length of 538.30 feet, and a chord bearing North 04 degrees 40  
26 minutes 13 seconds West, 538.17 feet to the Point of Tangency of  
27 said curve;

1 THENCE North 02 degrees 26 minutes 32 seconds West continuing along  
2 a line being 1,200.00 feet westerly of and parallel to the  
3 centerline of F.M. Highway 359, 3,018.61 feet to a point for reentry  
4 corner to the herein described tract, said point being in the north  
5 line of the Replat of Pecan Lakes Subdivision, Section 3, recorded  
6 under Slide Numbers 1866B and 1867A, Plat Records, Fort Bend  
7 County, Texas, from said point the northeast corner of the Replat of  
8 Pecan Lakes Subdivision, Section 3 bears North 87 degrees 17  
9 minutes 11 seconds East, 732.08 feet;

10 THENCE South 87 degrees 17 minutes 11 seconds West along the upper  
11 south line of the herein described tract, same being the north line  
12 of said Replat of Pecan Lakes Subdivision, Section 3, 2,365.50 feet  
13 to a point for the upper southwest corner of the herein described  
14 tract;

15 THENCE North 02 degrees 26 minutes 32 seconds West along the upper  
16 west line of the herein described tract, at 690.15 feet pass a point  
17 on said line at its intersection with the centerline of F.M. Highway  
18 359 at the crossing of Jones Creek, and continuing for a total  
19 distance of 1,890.67 feet to a point for the northwest corner of the  
20 herein described tract, said point being the point of intersection  
21 of said line with a line being 1,200.00 feet northerly of and  
22 parallel to the centerline of F.M. Highway 359 (East-West);

23 THENCE North 89 degrees 14 minutes 28 seconds East along a line  
24 being 1,200.00 feet northerly of and parallel to the centerline of  
25 F.M. Highway 359 (East-West), 4,567.45 feet to a point for the upper  
26 northeast corner of the herein described tract (X = 3,003,841.87, Y  
27 = 13,790,984.92), said point being the point of intersection of a

1 line being 1,200.00 feet northerly of and parallel to the  
2 centerline of F.M. Highway 359 (East-West) with a line being  
3 1,000.00 feet easterly of and parallel to the centerline of F.M.  
4 Highway 359 (North-South);  
5 THENCE South 02 degrees 26 minutes 32 seconds East along a line  
6 being 1,000.00 feet easterly of and parallel to the centerline of  
7 F.M. Highway 359, 4,763.90 feet to the Point of Curvature of a curve  
8 to the left;  
9 THENCE along said curve to left having a central angle of 04 degrees  
10 27 minutes 22 seconds, a radius of 4,721.42 feet, an arc length of  
11 367.20 feet, and a chord bearing South 04 degrees 40 minutes 13  
12 seconds East, 367.11 feet to the Point of Tangency of said curve;  
13 THENCE South 06 degrees 53 minutes 53 seconds East along a line  
14 being 1,000.00 feet easterly of and parallel to the centerline of  
15 F.M. Highway 359, 851.15 feet to a point for reentry corner to the  
16 herein described tract, said point being in the south line of  
17 Plantation Place Subdivision recorded under Slide Numbers 1016B and  
18 1017A, Plat Records, Fort Bend County, Texas;  
19 THENCE North 85 degrees 49 minutes 30 seconds East along the south  
20 line of said Plantation Place Subdivision, 572.02 feet to a point  
21 for the lower northeast corner of the herein described tract, said  
22 point being the southeast corner of said Plantation Place  
23 Subdivision, and being in the west line of the adjoining The Grove  
24 Subdivision, Section 2, recorded under Slide Numbers 351A & B, Plat  
25 Records, Fort Bend County, Texas;  
26 THENCE South 03 degrees 08 minutes 13 seconds East along the west  
27 line of said adjoining The Grove Subdivision, Section 2, 859.32

1 feet to a 3/8 inch iron rod found on said line for angle point;  
2 THENCE South 02 degrees 30 minutes 28 seconds East continuing along  
3 the west line of said adjoining The Grove Subdivision, Section 2,  
4 769.98 feet to 5/8 inch iron rod with cap marked "1535/4035" (X =  
5 3,004,828.08, Y = 13,783,429.80) found on said line for angle point  
6 in the lower east line the herein described tract, said point being  
7 the southwest corner of said adjoining The Grove Subdivision,  
8 Section 2;  
9 THENCE South 02 degrees 54 minutes 53 seconds East along a line  
10 being 1,480.79 feet easterly of and parallel to the centerline of  
11 F.M. Highway 359, 2,649.60 feet to a point for the southeast corner  
12 of the herein described tract, said point being in the northerly  
13 line of said adjoining Tract D, and being in a curve to the left;  
14 THENCE along said curve to the left having a central angle of 22  
15 degrees 01 minute 49 seconds, a radius of 7,492.00 feet, at an arc  
16 length of 1,538.78 feet pass a point on said curve at its  
17 intersection with the centerline of F.M. Highway 359, and  
18 continuing for a total arc length of 2,880.68 feet, and a chord  
19 bearing South 66 degrees 32 minutes 07 seconds West, 2,862.97 feet  
20 to the Place of Beginning and containing 693.80 acres of land, more  
21 or less.

22 TRACT F - F.M. HIGHWAY 2218

23 FIELD NOTES FOR A 588.94 ACRE TRACT OF LAND IN THE JOHN W. MOORE  
24 SURVEY, ABSTRACT 61, THE JAMES LOWERY SURVEY, ABSTRACT 275, THE  
25 FRANCIS H. DEMAY SURVEY, ABSTRACT 350, THE ANTHONY P. DEMAY SURVEY,  
26 ABSTRACT 349, THE ROBERT HANDY SURVEY, ABSTRACT 187, AND THE JANE  
27 LONG LEAGUE, ABSTRACT 55, FORT BEND COUNTY, TEXAS, WITH ALL

1 BEARINGS BEING GRID AND COORDINATES BEING TEXAS STATE PLANE, SOUTH  
2 CENTRAL ZONE, NAD83(1993) BASED UPON GPS OBSERVATIONS OF THE CITY  
3 OF ROSENBERG MONUMENTATION SYSTEM, SCALE FACTOR USED = 0.99987165.  
4 BEGINNING at the point of intersection of a line being 1,900.00 feet  
5 southwesterly of and parallel to the centerline of the Burlington  
6 Northern & Santa Fe Railroad with a line being 2,000.00 feet  
7 northwesterly of and parallel to the centerline of F.M. Highway  
8 2218 for the north corner and Place of Beginning of the herein  
9 described tract, said point being the west corner of an adjoining  
10 755.95 acre tract (Tract G) surveyed by the undersigned this date,  
11 and having coordinates of X = 2,996,026.47, Y = 13,766,107.95;  
12 THENCE South 37 degrees 03 minutes 15 seconds East along a line  
13 being 1,900.00 feet southwesterly of and parallel to the centerline  
14 of said railroad, same being the common line of the herein described  
15 tract and said adjoining Tract G, at 2,063.15 feet pass a point on  
16 said line at its intersection with the centerline of F.M. Highway  
17 2218, and continuing for a total distance of 4,126.30 feet to a  
18 point on said line for the east corner of the herein described  
19 tract;  
20 THENCE South 38 degrees 44 minutes 00 seconds West along a line  
21 being 2,000.00 feet southeasterly of and parallel to the centerline  
22 of F.M. Highway 2218, 460.58 feet to an angle point on said line;  
23 THENCE South 22 degrees 17 minutes 04 seconds West continuing along  
24 a line being 2,000.00 feet southeasterly of and parallel to the  
25 centerline of F.M. Highway 2218, 2,560.01 feet to the point of  
26 intersection of said line with a line being 2,000.00 feet northerly  
27 of and parallel to the centerline of U.S. Highway 59, for the

1 southeast corner of the herein described tract, same being on the  
2 northerly line of an adjoining 6,683.04acre tract (Tract A)  
3 surveyed by the undersigned this date, and having coordinates of X =  
4 2,997,253.76, Y = 13,760,087.57;  
5 THENCE South 62 degrees 27 minutes 31 seconds West along the common  
6 line of the herein described tract and said adjoining Tract A, being  
7 a line 2,000.00 feet northerly of and parallel to the centerline of  
8 U.S. Highway 59, at 3,100.22 feet pass a point on said line at its  
9 intersection with the centerline of F.M. Highway 2218, and  
10 continuing for total distance of 3,685.79 feet to the Point of  
11 Curvature of a curve to the right;  
12 THENCE along said curve to the right having a central angle of 13  
13 degrees 28 minutes 40 seconds, a radius of 9,465.15 feet, an arc  
14 length of 2,226.49 feet, and a chord bearing South 69 degrees 11  
15 minutes 44 seconds West, 2,221.36 feet to a point on said curve for  
16 the southwest corner of the herein described tract, said point  
17 having coordinates of X = 2,991,909.82, Y = 13,757,594.65;  
18 THENCE North 22 degrees 17 minutes 04 seconds East along a line  
19 being 2,000.00 feet northwesterly of and parallel to the centerline  
20 of F.M. Highway 2218, 6,975.52 to feet to the Point of Curvature of  
21 a curve to the right;  
22 THENCE along said curve to the right having a central angle of 16  
23 degrees 26 minutes 56 seconds, a radius of 3,434.23 feet, an arc  
24 length of 985.92 feet, and a chord bearing North 30 degrees 30  
25 minutes 32 seconds East, 982.54 feet to the Point of Tangency of  
26 said curve;  
27 THENCE North 38 degrees 44 minutes 00 seconds East continuing along

1 a line being 2,000.00 feet northwesterly of and parallel to the  
2 centerline of F.M. Highway 2218, 1,555.43 feet to the Place of  
3 Beginning and containing 588.94 acres of land, more or less.

4 TRACT G - F.M. 762 NORTH OF U.S. HIGHWAY 59

5 FIELD NOTES FOR A 755.95 ACRE TRACT OF LAND IN THE JANE LONG LEAGUE,  
6 ABSTRACT 55, THE JOHN G. EDWARDS SURVEY, ABSTRACT 23, THE JOHN W.  
7 MOORE SURVEY, ABSTRACT 61, THE ROBERT HANDY SURVEY, ABSTRACT 187,  
8 AND THE SIMON JONES SURVEY, ABSTRACT 271, FORT BEND COUNTY, TEXAS,  
9 WITH ALL BEARINGS BEING GRID AND COORDINATES BEING TEXAS STATE  
10 PLANE, SOUTH CENTRAL ZONE, NAD83(1993) BASED ON GPS OBSERVATIONS OF  
11 THE CITY OF ROSENBERG MONUMENTATION SYSTEM, SCALE FACTOR USED  
12 =0.99987165.

13 BEGINNING at the point of intersection of the centerline of 7th  
14 Street with the centerline of Austin Street (City of Richmond) for  
15 the upper northeast corner and Place of Beginning of the herein  
16 described tract, said point also being a corner of an adjoining  
17 2,572.01 acre tract (Tract D) surveyed by the undersigned this  
18 date, said point having coordinates of X = 2,997,532.47, Y =  
19 13,771,779.29;

20 THENCE South 24 degrees 46 minutes 29 seconds East along the  
21 extension of the centerline of 7th Street, same being the upper  
22 easterly line of the herein described tract, 4,240.35 feet to a  
23 point for reentry corner to the herein described tract, said point  
24 being within the right-of-way of Golfview Drive;

25 THENCE North 61 degrees 15 minutes 44 seconds East along a line in  
26 Golfview Drive, 183.91 feet to the point of intersection of said  
27 line with a line being 2,000.00 feet northeasterly of and parallel

1 to the centerline of Burlington Northern & Santa Fe Railroad for the  
2 lower northeast corner of the herein described tract;  
3 THENCE South 37 degrees 03 minutes 15 seconds East along a line  
4 being 2,000.00 feet northeasterly of and parallel to the centerline  
5 of the Burlington Northern & Santa Fe Railroad, 6,091.43 feet to a  
6 point for the southeast corner of the herein described tract, said  
7 point being in a line being 2,000.00 feet northerly of and parallel  
8 to the centerline of U.S. Highway 59, same being the north line of  
9 an adjoining 6,683.04 acre tract (Tract A) surveyed by the  
10 undersigned this date, said point having coordinates of  $X =$   
11  $3,003,140.46$ ,  $Y = 13,763,157.39$ ;  
12 THENCE South 62 degrees 27 minutes 31 seconds West along the  
13 southerly line of the herein described tract, same being the  
14 northerly line of said adjoining Tract A, same being a line 2,000.00  
15 feet northerly of and parallel to the centerline of U.S. Highway 59,  
16 at 2,027.89 feet pass a point on said line at its intersection with  
17 the centerline of the Burlington Northern & Santa Fe Railroad, and  
18 continuing for a total distance of 3,954.38 feet to a point on said  
19 line for the southwest corner of the herein described tract;  
20 THENCE North 37 degrees 03 minutes 15 seconds West along a line  
21 being 1,900.00 feet southwesterly of and parallel to the centerline  
22 of the Burlington Northern & Santa Fe Railroad, at 1,862.43 feet  
23 pass a point on said line at the point of intersection with a line  
24 being 2,000.00 feet southeasterly of and parallel to the centerline  
25 of F.M. Highway 2218, said point also being the east corner of an  
26 adjoining 588.94 acre tract (Tract F) surveyed by the undersigned  
27 this date, at 3,925.58 feet pass a point on said line at the point of



1 intersection with the centerline of F.M. Highway 2218, and  
2 continuing for total distance of 5,988.73 feet to a point for the  
3 lower northwest corner of the herein described tract, said point  
4 being the point of intersection of said line with a line being  
5 2,000.00 feet northwesterly of and parallel to the centerline of  
6 F.M. Highway 2218, and being the north corner of said adjoining  
7 Tract F;

8 THENCE North 38 degrees 44 minutes 00 seconds East along a line  
9 being the extension of a line being 2,000.00 feet northwesterly of  
10 and parallel to F.M. Highway 2218, 330.95 feet to a point for the  
11 lower northwest corner of the herein described tract, said point  
12 being in the north line of a called 3.495 acre tract of land  
13 described in deed recorded in County Clerk's File No. 2000018947,  
14 Official Public Records, Fort Bend County, Texas, same being the  
15 south line of an adjoining Centerpoint Energy (formerly Houston  
16 Lighting and Power Company) 80-foot wide strip (Volume 384, Page  
17 572, Deed Records, Fort Bend County, Texas);

18 THENCE North 87 degrees 48 minutes 11 seconds East along the common  
19 line of said called 3.495 acre tract and said adjoining 80-foot wide  
20 strip, the common line of Clairmont Acres Subdivision (Volume 5,  
21 Page 38, Plat Records, Fort Bend County, Texas) and said adjoining  
22 80-foot wide strip, at 564.92 feet pass a 1/2-inch iron rod found ( $X$   
23 = 2,996,797.96,  $Y$  = 13,766,387.73) at the northeast corner of  
24 Clairmont Acres Subdivision, same being the northwest corner of  
25 that certain Wharton County Junior College called 25.00 acre tract  
26 (Volume 1535, Page 616, Official Records, Fort Bend County, Texas),  
27 at 1,863.05 feet pass a 1/2 inch iron pipe found at the northeast

1 corner of said called 25.00 acre tract, same being in the westerly  
2 line of the Burlington Northern & Santa Fe Railroad, and continuing  
3 for a total distance of 1,984.83 feet to a point for reentry corner  
4 to the herein described tract, same being the point of intersection  
5 of said line with the easterly right-of-way of the Burlington  
6 Northern & Santa Fe Railroad;

7 THENCE North 37 degrees 02 minutes 44 seconds West along the  
8 easterly line of said railroad, at 4,180.92 feet pass a point on  
9 said line being the point of intersection of the easterly  
10 right-of-way of said railroad with a line being 1,600.00 feet  
11 southeasterly of and parallel to the centerline of U.S. Highway  
12 90-A, said point also being a corner of said adjoining Tract D, and  
13 continuing for total distance of 5,556.18 feet to a point for the  
14 upper northwest corner of the herein described tract, same being a  
15 reentry corner to said adjoining Tract D, and being the point of  
16 intersection of the extension of the easterly line of said railroad  
17 with the centerline of Austin Street (City of Richmond);

18 THENCE North 82 degrees 22 minutes 47 seconds East along the  
19 centerline of Austin Street, same being the common line the herein  
20 described tract and said adjoining Tract D, 1,003.47 feet to a point  
21 on said line within the intersection of Austin Street and Union  
22 Street;

23 THENCE North 65 degrees 13 minutes 31 seconds East continuing along  
24 the centerline of Austin Street, same being the common line of the  
25 herein described tract and said adjoining Tract D, 1,837.59 feet to  
26 the Place of Beginning and containing 755.95 acres of land, more or  
27 less.

1 TRACT H - F.M. HIGHWAY 762 EAST OF U.S. HIGHWAY 59  
2 FIELD NOTES FOR A 976.98 ACRE TRACT OF LAND IN THE ROBERT HANDY  
3 SURVEY, ABSTRACT 187, THE WILLIAM LUSK SURVEY, ABSTRACT 276, THE  
4 WILEY MARTIN LEAGUE, ABSTRACT 56, THE JOSEPH KUYKENDALL LEAGUE,  
5 ABSTRACT 49, AND THE JANE LONG LEAGUE, ABSTRACT 55, FORT BEND  
6 COUNTY, TEXAS, WITH ALL BEARINGS BEING GRID AND COORDINATES BEING  
7 TEXAS STATE PLANE, SOUTH-CENTRAL ZONE, NAD83(1993) BASED UPON GPS  
8 OBSERVATIONS OF THE CITY OF ROSENBERG MONUMENTATION SYSTEM, SCALE  
9 FACTOR USED = 0.99987165.  
10 BEGINNING at the point of intersection of a line being 2,000.00 feet  
11 southwesterly of and parallel to the centerline of F.M. Highway 762  
12 with a line being 2,000.00 feet southerly of and parallel to the  
13 centerline of U.S. Highway 59, for the southwest corner and Place of  
14 Beginning of the herein described tract of land, said point being in  
15 the southerly line of an adjoining 6,683.04 acre tract (Tract A)  
16 surveyed by the undersigned this date, said point having  
17 coordinates of X = 3,002,461.40, Y = 13,758,292.63;  
18 THENCE North 62 degrees 27 minutes 31 seconds East along the common  
19 line of the herein described tract and said adjoining Tract A, at  
20 2,429.44 feet pass a point on said line at its intersection with the  
21 centerline of F.M. Highway 762, and continuing for a total distance  
22 of 5,251.12 feet to the Point of Curvature of a curve to the right;  
23 THENCE along said curve to the right having a central angle of 02  
24 degrees 39 minutes 29 seconds, a radius of 9,453.51 feet, an arc  
25 length of 438.56 feet, and a chord bearing North 65 degrees 42  
26 minutes 56 seconds East, 438.52 feet to a point on said curve for  
27 the northwest corner of the herein described tract, being the point

1 of intersection of a line being 2,000.00 feet northerly of and  
2 parallel to the centerline of F.M. Highway 762 with a line being  
3 2,000.00 feet southerly of and parallel to the centerline of U.S.  
4 Highway 59;

5 THENCE South 83 degrees 11 minutes 51 seconds East along a line  
6 being 2,000.00 feet northerly of and parallel to the centerline of  
7 F.M. Highway 762, 6,126.08 feet to a point for the upper northeast  
8 corner of the herein described tract, said point being in the  
9 westerly line of the adjoining Brazos Village Subdivision, Section  
10 1, recorded under County Clerk's Slide No. 2289B, Plat Records,  
11 Fort Bend County, Texas;

12 THENCE South 20 degrees 56 minutes 09 seconds West along the  
13 westerly line of said adjoining Brazos Village Subdivision, Section  
14 1, 369.19 feet an angle point on said line;

15 THENCE South 21 degrees 46 minutes 36 seconds West continuing along  
16 the westerly line of said adjoining Brazos Village Subdivision,  
17 Section 1, at 566.79 feet pass the southwest corner of said  
18 adjoining Brazos Village Subdivision, Section 1, same being the  
19 northwest corner of the adjoining Brazos Village Subdivision,  
20 Section 2, recorded under Slide No. 2444A&B, Plat Records, Fort  
21 Bend County, Texas, at 1,609.31 feet pass the southwest corner of  
22 Lot 9, Block 1, Brazos Village Subdivision, Section 2, same being  
23 the northwest corner of Restricted Reserve "C", and continuing for  
24 a total distance of 1,635.19 feet to a 1/2 inch iron pipe (X =  
25 3,012,860.24 Y = 13,758,312.11) found for reentry corner to the  
26 herein described tract, same being the southwest corner of said  
27 adjoining Brazos Village Subdivision, Section 2, and being in the

1 northerly right-of-way of F.M. Highway 762;  
2 THENCE South 83 degrees 10 minutes 25 seconds East along the  
3 northerly right-of-way of F.M. Highway 762, 3,677.59 feet to a 5/8  
4 inch iron rod found for reentry corner to the herein described  
5 tract, same being the southwest corner of Crabb River Center  
6 Subdivision recorded under Slide Number 2052B, Plat Records, Fort  
7 Bend County, Texas;  
8 THENCE North 07 degrees 04 minutes 23 seconds East along the  
9 westerly line of said Crabb River Center Subdivision, 277.95 feet  
10 to a point for a corner of the herein described tract, same being  
11 the northwest corner of said Crabb River Center Subdivision;  
12 THENCE South 67 degrees 30 minutes 03 seconds East along the  
13 northerly line of said Crabb River Center Subdivision, 325.66 feet  
14 to a point for the northeast corner of the herein described tract,  
15 same being the northeast corner of said Crabb River Center  
16 Subdivision, and being in the westerly right-of-way of Crabb River  
17 Road;  
18 THENCE South 22 degrees 52 minutes 26 seconds West along the  
19 easterly line of said Crabb River Center Subdivision, same being  
20 the westerly right-of-way line of Crabb River Road, at 109.47 feet  
21 pass the east cut-back corner of said Crabb River Center  
22 Subdivision, and continuing along the extension of said line, at  
23 260.81 feet pass a point on said line at its intersection with the  
24 centerline of F.M. Highway 762 (Northwest-Southeast), and  
25 continuing for total distance of 313.96 feet to a point for reentry  
26 corner of the herein described tract;  
27 THENCE South 20 degrees 40 minutes 09 seconds East along the

1 westerly right-of-way line of F.M. Highway 762 (North-South),  
2 2,196.62 feet to a point on said line for the southeast corner of  
3 the herein described tract, said point being the point of  
4 intersection of the westerly right-of-way of F.M. Highway 762  
5 (North-South) with a line being 2,000.00 feet southerly of the  
6 centerline of F.M. Highway 762 (Northwest-Southeast);  
7 THENCE North 83 degrees 11 minutes 51 seconds West along a line  
8 being 2,000.00 feet southerly of and parallel to the centerline of  
9 F.M. Highway 762 (Northwest-Southeast), 11,817.23 feet to the Point  
10 of Curvature of a curve to the right;  
11 THENCE along said curve to the right having a central angle of 26  
12 degrees 38 minutes 16 seconds, a radius of 7,641.90 feet, an arc  
13 length of 3,552.86 feet, and a chord bearing North 69 degrees 52  
14 minutes 43 seconds West, 3,520.95 feet to the Place of Beginning and  
15 containing 976.98 acres of land, more or less.

16 SECTION 3. LEGISLATIVE FINDINGS. The legislature finds  
17 that:

18 (1) proper and legal notice of the intention to  
19 introduce this Act, setting forth the general substance of this  
20 Act, has been published as provided by law, and the notice and a  
21 copy of this Act have been furnished to all persons, agencies,  
22 officials, or entities to which they are required to be furnished by  
23 the constitution and laws of this state, including the governor,  
24 who has submitted the notice and Act to the Texas Commission on  
25 Environmental Quality;

26 (2) the Texas Commission on Environmental Quality has  
27 filed its recommendations relating to this Act with the governor,

1 lieutenant governor, and speaker of the house of representatives  
2 within the required time;

3 (3) the general law relating to consent by political  
4 subdivisions to the creation of districts with conservation,  
5 reclamation, and road powers and the inclusion of land in those  
6 districts has been complied with; and

7 (4) all requirements of the constitution and laws of  
8 this state and the rules and procedures of the legislature with  
9 respect to the notice, introduction, and passage of this Act have  
10 been fulfilled and accomplished.

11 SECTION 4. EFFECTIVE DATE. This Act takes effect  
12 immediately if it receives a vote of two-thirds of all the members  
13 elected to each house, as provided by Section 39, Article III, Texas  
14 Constitution. If this Act does not receive the vote necessary for  
15 immediate effect, this Act takes effect September 1, 2005.