

By: Howard

H.B. No. 3554

Substitute the following for H.B. No. 3554:

By: Wong

C.S.H.B. No. 3554

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Imperial Redevelopment District;
providing authority to impose taxes and issue bonds.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8150 to read as follows:

CHAPTER 8150. IMPERIAL REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8150.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Sugar Land, Texas.

(3) "Director" means a member of the board.

(4) "District" means the Imperial Redevelopment District.

Sec. 8150.002. NATURE OF DISTRICT. The district is a municipal utility district in Fort Bend County created under and essential to accomplish the purposes of Section 52, Article III, Section 1-g, Article VIII, and Section 59, Article XVI, Texas Constitution.

Sec. 8150.003. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Section 52, Article III, Section 1-g,

1 Article VIII, and Section 59, Article XVI, Texas Constitution.

2 (b) The district is created for the same purposes as:

3 (1) a municipal utility district as provided by
4 Section 54.012, Water Code;

5 (2) a road utility district created under Section 52,
6 Article III, Texas Constitution, and operating under Chapter 441,
7 Transportation Code, including the purpose of constructing,
8 acquiring, improving, maintaining, and operating roads and road
9 facilities; and

10 (3) the purchase, construction, acquisition,
11 ownership, improvement, maintenance, and operation of the public
12 works and public improvements authorized for a tax increment
13 reinvestment zone operating under Chapter 311, Tax Code, and a
14 municipal management district operating under Chapter 375, Local
15 Government Code.

16 Sec. 8150.004. INITIAL DISTRICT TERRITORY. (a) The
17 district is initially composed of the territory described by
18 Section 2 of the Act creating this chapter.

19 (b) The boundaries and field notes contained in Section 2 of
20 the Act creating this chapter form a closure. A mistake made in the
21 field notes or in copying the field notes in the legislative process
22 does not affect the district's:

23 (1) organization, existence, or validity;

24 (2) right to issue any type of bond for the purposes
25 for which the district is created or to pay the principal of and
26 interest on a bond;

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

1 (4) legality or operation.

2 Sec. 8150.005. CONSTRUCTION OF CHAPTER. This chapter shall
3 be liberally construed in conformity with the findings and purposes
4 set forth in this chapter.

5 Sec. 8150.006. CONFLICT OF LAW. If any provision of general
6 law applicable to the district conflicts with Chapters 49 and 54,
7 Water Code, Chapters 49 and 54, Water Code, prevail.

8 [Sections 8150.007-8150.050 reserved for expansion]

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 8150.051. DIRECTORS; TERMS. (a) The district is
11 governed by a board of five directors.

12 (b) Except as provided by Section 8150.053, directors serve
13 staggered four-year terms.

14 (c) Section 49.052, Water Code, does not apply to the
15 directors.

16 Sec. 8150.052. APPOINTMENT OF DIRECTORS. The governing
17 body of the city shall appoint the appropriate number of directors
18 to the board to serve staggered terms that expire September 1 of
19 each even-numbered year.

20 Sec. 8150.053. VACANCIES. (a) The board shall notify the
21 governing body of the city in writing when a vacancy occurs on the
22 board.

23 (b) The governing body of the city shall appoint a person to
24 fill the vacancy for the remainder of the unexpired term.

25 (c) If the governing body of the city does not fill a vacancy
26 on the board before the 91st day after receipt of written notice of
27 a vacancy, the remaining directors shall appoint a person to fill

1 the vacancy, if a majority of the directors remain in office. If
2 less than a majority of the directors remain in office, the vacancy
3 shall be filled as provided by Section 49.105(c), Water Code.

4 Sec. 8150.054. INITIAL DIRECTORS. (a) The governing body
5 of the city shall appoint initial directors not later than the 60th
6 day after the date the city consents to the creation of the
7 district, as provided by Section 54.016, Water Code.

8 (b) The initial directors shall draw lots to determine which
9 two directors serve until September 1 of the first even-numbered
10 year following the year the initial directors are appointed and
11 which three directors serve until September 1 of the second
12 even-numbered year following the year the initial directors are
13 appointed.

14 (c) This section expires September 1, 2010.

15 [Sections 8150.055-8150.100 reserved for expansion]

16 SUBCHAPTER C. GENERAL POWERS AND DUTIES

17 Sec. 8150.101. GENERAL POWERS AND DUTIES. The district has
18 the powers and duties necessary to accomplish the purposes for
19 which the district is created.

20 Sec. 8150.102. MUNICIPAL UTILITY DISTRICT POWERS AND
21 DUTIES. The district has the powers and duties provided by the
22 general law of this state, including Chapters 49 and 54, Water Code,
23 applicable to municipal utility districts created under Section 59,
24 Article XVI, Texas Constitution.

25 Sec. 8150.103. TAX INCREMENT REINVESTMENT ZONE. (a) All or
26 any part of the area of the district is eligible to be included in a
27 tax increment reinvestment zone created under Chapter 311, Tax

1 Code.

2 (b) The district may enter into a contract with the board of
3 directors of a reinvestment zone and the governing body of the city
4 that provides for the district to manage or assist in managing the
5 reinvestment zone or to implement or assist in implementing the
6 reinvestment zone's project plan and reinvestment zone financing
7 plan. The contract may require the district to issue bonds or other
8 obligations and pledge the contract revenues to the payment of the
9 bonds or other obligations.

10 Sec. 8150.104. NO EMINENT DOMAIN POWER. The district may
11 not exercise the power of eminent domain.

12 [Sections 8150.105-8150.150 reserved for expansion]

13 SUBCHAPTER D. ADDITIONAL ROAD POWERS

14 Sec. 8150.151. ROAD PROJECTS. (a) As authorized by Section
15 52, Article III, Texas Constitution, the district may construct,
16 acquire, improve, maintain, or operate, inside and outside the
17 district, roads and road facilities as defined by Chapter 441,
18 Transportation Code.

19 (b) The roads and road facilities authorized by Subsection
20 (a) may include drainage, landscaping, pedestrian improvements,
21 lights, signs, or signals that are incidental to the roads and their
22 construction, maintenance, or operation.

23 (c) The roads and road facilities authorized by this section
24 must meet all applicable construction standards, zoning and
25 subdivision requirements, and regulatory ordinances of the city.

26 (d) On completion of a road or road facility authorized by
27 this section, the district, with the consent of the city, may convey

1 the road or road facility to the city if the conveyance is free of
2 all indebtedness of the district. If the city becomes the owner of
3 a road or road facility, the city is responsible for all future
4 maintenance and upkeep and the district has no further
5 responsibility for the road or road facility or its maintenance or
6 upkeep, unless otherwise agreed to by the district and the city.

7 Sec. 8150.152. JOINT ROAD PROJECTS. (a) A district may
8 contract with a state agency, political subdivision, or corporation
9 created under Chapter 431, Transportation Code, for a joint road
10 project.

11 (b) The contract may:

12 (1) provide for joint payment of project costs; and

13 (2) require the state agency, political subdivision,
14 or corporation to design, construct, or improve a project as
15 provided by the contract.

16 (c) A contract may be a contract under Section 49.108, Water
17 Code.

18 Sec. 8150.153. REIMBURSEMENT FOR ROAD PROJECT. (a) The
19 district may:

20 (1) reimburse a private person for money spent to
21 construct a road or road facility that is dedicated or otherwise
22 transferred to public use; or

23 (2) purchase a road or road facility constructed by a
24 private person.

25 (b) The amount paid for the reimbursement or for the
26 purchase of a road or road facility under Subsection (a) may:

27 (1) include all construction costs, including

1 engineering, legal, financing, and other expenses incident to the
2 construction; or

3 (2) be at a price not to exceed the replacement cost of
4 the road or road facility as determined by the board.

5 (c) The reimbursement or purchase of a road or road facility
6 may be paid for with proceeds from the sale of the district's bonds
7 or from any other money available to the district.

8 (d) The district may enter into an agreement to use the
9 proceeds of a subsequent bond sale to reimburse a private person
10 under this section. The agreement may provide the terms and
11 conditions under which the road or road facility is to be dedicated
12 or transferred for the benefit of the public.

13 [Sections 8150.154-8150.200 reserved for expansion]

14 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

15 Sec. 8150.201. ELECTIONS REGARDING TAXES OR BONDS. (a) The
16 district may issue, without an election, bonds and other
17 obligations secured by revenue or contract payments from any source
18 other than ad valorem taxation.

19 (b) The district must hold an election in the manner
20 provided by Chapters 49 and 54, Water Code, to obtain voter approval
21 before the district may impose an ad valorem tax or issue bonds
22 payable from ad valorem taxes.

23 (c) The board may include more than one purpose in a single
24 proposition at an election.

25 (d) The district may issue bonds or other obligations to
26 finance road projects under Section 52(b)(3), Article III, Texas
27 Constitution, secured wholly or partly by ad valorem taxation,

1 impose ad valorem taxes to pay the principal of and interest on the
2 obligations, and provide a sinking fund for the redemption of the
3 obligations only if the issuance is approved by a two-thirds
4 majority of the voters of the district voting at an election held
5 for that purpose. The total amount of bonds issued under this
6 subsection may not exceed one-fourth of the assessed market value
7 of real property of the district as determined by the chief
8 appraiser of the appraisal district that appraises property for the
9 district.

10 Sec. 8150.202. AD VALOREM TAX. (a) If authorized at an
11 election held under Section 8150.201, the district may impose an
12 annual ad valorem tax on taxable property in the district for the
13 provision of services or for the maintenance and operation of the
14 district, including the improvements constructed or acquired by the
15 district.

16 (b) The board shall determine the tax rate. The rate may not
17 exceed the rate approved at the election.

18 [Sections 8150.203-8150.250 reserved for expansion]

19 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

20 Sec. 8150.251. AUTHORITY TO ISSUE BONDS AND OTHER
21 OBLIGATIONS. (a) The district may issue bonds or other obligations
22 payable wholly or partly from ad valorem taxes, impact fees,
23 revenue, grants, or other district money, or any combination of
24 those sources, to pay for any authorized district purpose.

25 (b) The district may issue a bond or other obligation in the
26 form of a bond, note, certificate of participation, or other
27 instrument evidencing a proportionate interest in payments to be

1 made by the district, or other type of obligation.

2 Sec. 8150.252. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
3 the time bonds or other obligations payable wholly or partly from ad
4 valorem taxes are issued:

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

8 (2) the district annually shall impose the continuing
9 direct annual ad valorem tax on all taxable property in the district
10 in an amount sufficient to:

11 (A) pay the interest on the bonds or other
12 obligations as the interest becomes due;

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

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

17 Sec. 8150.253. BONDS FOR CONTRACT COSTS. If the district
18 enters into a contract under Section 8150.152, the district may
19 issue bonds to pay all or part of the costs of the joint road project
20 and any other payments required under the contract.

21 Sec. 8150.254. BONDS PAYABLE FROM REVENUE FROM CERTAIN
22 CONTRACTS. The district may issue bonds payable wholly or partly
23 from the revenue of a contract authorized by Section 8150.103(b) to
24 pay for the implementation of the reinvestment zone's project plan
25 or reinvestment zone financing plan.

26 Sec. 8150.255. AUTHORITY OF TEXAS COMMISSION ON
27 ENVIRONMENTAL QUALITY OVER ISSUANCE OF DISTRICT BONDS. (a)

1 Sections 49.181 and 49.182, Water Code, apply to all water,
2 wastewater, drainage, and recreational facility projects of the
3 district and bonds issued for those purposes.

4 (b) Section 49.181, Water Code, applies to all road and road
5 facility projects and bonds issued for those purposes, but the
6 review of the Texas Commission on Environmental Quality of the
7 projects is limited to the financial feasibility of the projects
8 and bonds, and does not include the review or approval of the design
9 and construction of the projects or the engineering feasibility of
10 the projects. The commission shall adjust the requirements of
11 written applications for investigation of feasibility in
12 accordance with this subsection.

13 (c) Section 49.182, Water Code, does not apply to road and
14 road facility projects or bonds issued for those purposes.

15 (d) To the extent that the district issues bonds secured
16 solely by revenues provided under a contract described in Section
17 8150.103(b), Sections 49.181, 49.182, and 49.4645, Water Code, do
18 not apply to the issuance of the bonds and do not restrict the types
19 of facilities or improvements that may be financed with the bonds.

20 (e) Projects and bonds of the district are not subject to
21 the review and approval of the Texas Transportation Commission or
22 the rules adopted by the Texas Transportation Commission.

23 Sec. 8150.256. APPLICABILITY OF OTHER BOND LAW. Chapter
24 1471, Government Code, does not apply to the district.

25 SECTION 2. The Imperial Redevelopment District initially
26 includes all the territory contained in the following area:

27 TRACT A

1 12.9163 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
2 NO. 97

3 A FIELD NOTE DESCRIPTION OF A 12.9163 ACRE TRACT OF LAND OUT OF THE
4 ORIGINAL CALL IMPERIAL SUGAR COMPANY'S (IMPERIAL HOLLY
5 CORPORATION) CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE
6 18 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE
7 S.M. WILLIAMS LEAGUE, ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND
8 COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY
9 METES AND BOUNDS AS FOLLOWS:

10 FOR CONNECTION BEGIN AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE
11 OF THE G.H. & S.A. RAILROAD (100 FEET WIDE) MARKING THE SOUTHEAST
12 CORNER OF THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S 643.885 ACRE
13 TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT
14 BEND COUNTY, TEXAS; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
15 WEST, AT 1283.1 FEET PASS THE WEST LINE OF THE BROWN & BELKNAP
16 LEAGUE, ABSTRACT #15 AND EAST LINE OF THE S.M. WILLIAMS LEAGUE,
17 ABSTRACT #97, IN ALL 3680.53 FEET TO A 1/2 INCH IRON PIPE FOUND AT
18 THE EAST RIGHT-OF-WAY LINE OF SCHOOL BLVD. AND MARKING THE
19 SOUTHWEST CORNER OF THE IMPERIAL HOLLY CORPORATION 74.6347 ACRE
20 "PECAN ORCHARD TRACT"; THENCE NORTH 11 DEGREES 45 MINUTES 00
21 SECONDS WEST, 42.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SCHOOL
22 BLVD. TO A POINT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
23 WEST, 60.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST
24 CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT;
25 THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS WEST, 1079.29 FEET
26 ALONG A LINE 30 FEET NORTH OF AND PARALLEL TO THE CONCRETE PAVING ON
27 KEMPNER STREET TO A 5/8 INCH IRON ROD SET AT THE INTERSECTION OF THE

1 EAST RIGHT-OF-WAY LINE OF MAIN STREET (30 EAST OF CENTERLINE OF
2 CONCRETE PAVING) (MAIN STREET DEDICATION RECORDED IN PLAT BOOK 12,
3 PAGE 8 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS) MARKING THE
4 SOUTHWEST CORNER OF THIS TRACT;
5 THENCE, NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET
6 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCE:
7 NORTH 20 DEGREES 46 MINUTES 30 SECONDS WEST, 241.23 FEET TO A 5/8
8 INCH IRON ROD SET FOR POINT OF CURVE TO THE RIGHT; ALONG SAID CURVE
9 TO THE RIGHT WITH THE FOLLOWING DATA: DELTA = 22 DEGREES 19 MINUTES
10 57 SECONDS, RADIUS = 371.48 FEET, LENGTH = 144.79 FEET AND CHORD =
11 NORTH 09 DEGREES 36 MINUTES 32 SECONDS WEST, 143.88 FEET TO A 5/8
12 INCH IRON ROD SET MARKING THE POINT OF TANGENCY OF THIS CURVE; NORTH
13 01 DEGREES 33 MINUTES 27 SECONDS EAST, 195.99 FEET TO A POINT FOR
14 THE NORTHWEST CORNER OF THIS TRACT; SAID POINT ALSO MARKS THE
15 SOUTHWEST CORNER OF THE CITY OF SUGAR LAND, TEXAS, 2.0 ACRE, MORE OR
16 LESS, TRACT RECORDED IN VOLUME 523, PAGE 465 OF THE DEED RECORDS OF
17 FORT BEND COUNTY, TEXAS;
18 THENCE, EASTERLY ALONG THE NORTH EDGE OF CLEVELAND LAKE CANAL AND
19 THE SOUTH LINE OF SAID CITY OF SUGAR LAND, TEXAS, 2.0 ACRE TRACT
20 WITH THE FOLLOWING COURSES AND DISTANCES:
21 NORTH 75 DEGREES 20 MINUTES 40 SECONDS EAST, 176.32 FEET TO A POINT;
22 NORTH 77 DEGREES 12 MINUTES 00 SECONDS EAST, 363.75 FEET TO A POINT;
23 NORTH 75 DEGREES 32 MINUTES 00 SECONDS EAST, 124.51 FEET TO A POINT;
24 SOUTH 86 DEGREES 31 MINUTES 06 SECONDS EAST, 141.89 FEET TO A POINT;
25 NORTH 84 DEGREES 27 MINUTES 46 SECONDS EAST, 267.15 FEET TO A POINT
26 FOR THE NORTHEAST CORNER OF THIS TRACT; SAID POINT ALSO MARKS THE
27 SOUTHEAST CORNER OF SAID CITY OF SUGAR LAND, TEXAS 2.0 ACRE TRACT

1 AND IN THE WEST RIGHT-OF-WAY LINE OF SCHOOL BLVD. (60 FEET WIDE);
2 THENCE SOUTH 11 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE WEST
3 RIGHT-OF-WAY LINE OF SCHOOL BLVD. AND CROSSING CLEVELAND LAKE
4 CANAL, 163.70 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE
5 NORTHEAST CORNER OF THE INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5
6 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE #9609068 FOR CORNER;
7 THENCE, SOUTH 78 DEGREES 10 MINUTES 19 SECONDS WEST, 75.09 FEET TO A
8 POINT;
9 THENCE, SOUTH 82 DEGREES 09 MINUTES 27 SECONDS WEST, 59.00 FEET TO A
10 POINT;
11 THENCE, NORTH 84 DEGREES 01 MINUTES 23 SECONDS WEST, 198.51 FEET TO
12 A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID
13 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
14 THENCE, SOUTH 11 DEGREES 38 MINUTES 53 SECONDS EAST, 246.18 FEET TO
15 A 1-1/4 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID
16 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
17 THENCE, NORTH 78 DEGREES 16 MINUTES 58 SECONDS EAST, 323.47 FEET TO
18 A 7/8 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID
19 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
20 THENCE, SOUTH 11 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE WEST
21 RIGHT-OF-WAY LINE OF SCHOOL BLVD., 178.29 FEET TO THE PLACE OF
22 BEGINNING AND CONTAINING 12.9163 ACRES OF LAND.

23 TRACT B

24 78.005 ACRE TRACT OUT OF THE ALEXANDER HODGE SURVEY, ABSTRACT
25 NO. 32

26 A FIELD NOTE DESCRIPTION OF 78.005 ACRES OF LAND, BEING OUT OF THE
27 ORIGINAL IMPERIAL SUGAR COMPANY'S CALL 643.885 ACRE TRACT RECORDED

1 IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT BEND COUNTY,
2 TEXAS, AND BEING 77.142 ACRES OF LAND IN THE ALEXANDER HODGE LEAGUE,
3 ABSTRACT #32 AND 0.863 ACRES OF LAND IN THE S.M. WILLIAMS LEAGUE,
4 ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS; SUCH
5 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
6 DESCRIPTION AS FOLLOWS:
7 FOR CONNECTION BEGIN AT A CONCRETE MONUMENT FOUND IN THE NORTHWEST
8 RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD (100 FOOT WIDE
9 RIGHT-OF-WAY) MARKING THE SOUTHWEST CORNER OF SAID CALL 643.885
10 ACRE TRACT; SAID CORNER BEING IN THE EAST LINE OF THE STATE OF
11 TEXAS-DEPARTMENT OF CORRECTIONS TRACT; THENCE, NORTH 61 DEGREES 32
12 MINUTES 21 SECONDS EAST, 342.03 FEET ALONG THE NORTHWEST
13 RIGHT-OF-WAY LINE OF SAID G.H. & S.A. RAILROAD TO A 5/8 INCH IRON
14 ROD FOUND MARKING THE SOUTHWEST CORNER OF AND PLACE OF BEGINNING FOR
15 THIS TRACT; SAID CORNER BEING THE SOUTHEAST CORNER OF THE FORT BEND
16 WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 (FBWC&ID NO. 1) 2.087
17 ACRE TRACT TWO RECORDED IN VOLUME 895, PAGE 275 OF THE DEED RECORDS
18 OF FORT BEND COUNTY, TEXAS;
19 THENCE, NORTH 57 DEGREES 02 MINUTES 13 SECONDS WEST, 606.15 FEET TO
20 A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID
21 FBWC&ID NO. 1 CALLED 2.087 ACRE TRACT AND A CORNER OF THIS TRACT;
22 THENCE, NORTH 22 DEGREES 51 MINUTES 50 SECONDS WEST, 627.65 FEET TO
23 A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE
24 FBWC&ID NO. 1 CALLED 0.651 ACRE TRACT AND A CORNER OF THIS TRACT;
25 THENCE, NORTH 03 DEGREES 22 MINUTES 50 SECONDS WEST, 790.87 FEET TO
26 A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE FORT
27 BEND COUNTY 1.294 ACRE EASEMENT RECORDED IN VOLUME 952, PAGE 445 OF

1 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND THE SOUTHWEST CORNER
2 OF THE IMPERIAL HOLLY CORPORATION 1.2590 ACRE TRACT RECORDED IN
3 VOLUME 2313, PAGE 1793 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
4 TEXAS;
5 THENCE, NORTH 04 DEGREES 46 MINUTES 16 SECONDS EAST, 100.15 FEET TO
6 A 5/8 INCH IRON ROD FOUND IN THE ABANDONED NORTH RIGHT-OF-WAY LINE
7 OF THE MISSOURI PACIFIC RAILROAD FOR CORNER; SAID CORNER BEING THE
8 NORTHWEST CORNER OF SAID IMPERIAL HOLLY CORPORATION CALLED 1.2590
9 ACRE TRACT;
10 THENCE, SOUTH 82 DEGREES 07 MINUTES 10 SECONDS EAST, 111.00 FEET TO
11 A 5/8 INCH IRON ROD FOUND MARKING POINT OF CURVE TO THE LEFT;
12 THENCE, EASTERLY ALONG A CURVE TO THE LEFT MARKING THE NORTH
13 RIGHT-OF-WAY LINE OF SAID ABANDONED MISSOURI PACIFIC RAILROAD (100
14 FOOT WIDE RIGHT-OF-WAY) AND NORTH LINE OF SAID IMPERIAL HOLLY
15 CORPORATION CALLED 1.2590 ACRE TRACT WITH THE FOLLOWING DATA: DELTA
16 = 14 DEGREES 30 MINUTES 01 SECONDS, RADIUS = 992.14 FEET, LENGTH =
17 251.09 FEET, CHORD = SOUTH 89 DEGREES 22 MINUTES 11 SECONDS EAST,
18 250.42 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE POINT OF
19 TANGENCY;
20 THENCE, NORTH 83 DEGREES 22 MINUTES 51 SECONDS EAST, AT 402.91 FEET
21 PASS THE NORTHEAST CORNER OF SAID IMPERIAL HOLLY CORPORATION CALLED
22 1.2590 ACRE TRACT, IN ALL 448.23 FEET TO A 5/8 INCH IRON ROD FOUND
23 FOR CORNER; SAID CORNER BEING THE SOUTHERLY SOUTHEAST CORNER OF THE
24 IMPERIAL SUGAR COMPANY 60.529 ACRE (CALLED 60.55 ACRE TRACT)
25 RECORDED IN VOLUME 601, PAGE 741 OF THE DEED RECORDS OF FORT BEND
26 COUNTY, TEXAS;
27 THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 53.01 FEET TO A

1 POINT ON THE CENTERLINE OF OYSTER CREEK FOR CORNER;
2 THENCE, EASTERLY ALONG THE CENTERLINE OF OYSTER CREEK ALONG THE
3 DEED CALL BEARING AND DISTANCE IN SAID DEED RECORDED IN VOLUME 601,
4 PAGE 741 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AS FOLLOWS:
5 NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 445.10 FEET TO A POINT;
6 NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, 275.00 FEET TO A POINT;
7 SOUTH 86 DEGREES 30 MINUTES 00 SECONDS EAST, 775.00 FEET TO A POINT;
8 NORTH 78 DEGREES 15 MINUTES 00 SECONDS EAST, 357.00 FEET TO A POINT;
9 NORTH 42 DEGREES 30 MINUTES 00 SECONDS EAST, 308.00 FEET TO A POINT;
10 NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST, 50.34 FEET TO A POINT
11 FOR CORNER;
12 THENCE, NORTH 89 DEGREES 01 MINUTES 24 SECONDS EAST, LEAVING SAID
13 CENTERLINE, AT 59.2 FEET PASS THE SOUTHWEST CORNER OF THE SUSIE
14 GALVAN 0.191 ACRE TRACT RECORDED IN VOLUME 2423, PAGE 890 OF THE
15 OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IN ALL 146.0 FEET TO A
16 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HOUSTON
17 SHELL & CONCRETE COMPANY TRACT RECORDED IN VOLUME 1902, PAGE 2 OF
18 THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS;
19 THENCE, SOUTH 01 DEGREES 32 MINUTES 56 SECONDS EAST, AT 60 FEET PASS
20 A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE RAWLEY
21 M. OUTLAW, JR. 0.241 ACRE TRACT RECORDED IN VOLUME 1086, PAGE 717 OF
22 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; IN ALL 120.00 FEET TO A
23 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID RAWLEY
24 M. OUTLAW, JR., 0.241 ACRE TRACT AND A RE-ENTRANT CORNER OF THIS
25 TRACT;
26 THENCE, NORTH 88 DEGREES 54 MINUTES 38 SECONDS EAST, AT 175.00 FEET
27 PASS A 1/2 INCH IRON PIPE FOUND IN ALL 175.68 FEET TO A 5/8 INCH IRON

1 ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET (60 FEET
2 WIDE) AND MARKING THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER
3 BEARS SOUTH 01 DEGREES 40 MINUTES 24 SECONDS EAST, 682.86 FEET FROM
4 A CONCRETE MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF BLOCK NO.
5 1 OF MAYFIELD PARK, SECTION TWO RECORDED IN VOLUME 415, PAGE 347 OF
6 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;
7 THENCE, SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF ULRICH STREET WITH
8 THE FOLLOWING COURSES AND DISTANCES:
9 SOUTH 01 DEGREE 40 MINUTES 24 SECONDS EAST, 101.68 FEET TO A 5/8
10 INCH IRON ROD FOUND FOR ANGLE POINT; SOUTH 03 DEGREES 30 MINUTES 44
11 SECONDS EAST, 145.89 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE
12 POINT; SOUTH 03 DEGREES 50 MINUTES 44 SECONDS EAST, AT 49.67 FEET
13 PASS THE CENTERLINE OF THE MISSOURI PACIFIC RAILROAD (100 FEET WIDE
14 RIGHT-OF-WAY), IN ALL 282.01 FEET TO A 5/8 INCH IRON ROD SET FOR
15 ANGLE POINT; SOUTH 04 DEGREES 41 MINUTES 24 SECONDS EAST, AT 126.01
16 FEET PASS A 5/8 INCH IRON ROD FOUND IN THE INTERSECTION OF THE WEST
17 RIGHT-OF-WAY LINE OF ULRICH STREET AND NORTH RIGHT-OF-WAY OF
18 IMPERIAL ROAD, IN ALL 154.86 FEET TO A POINT; SOUTH 23 DEGREES 22
19 MINUTES 07 SECONDS EAST, 22.70 FEET TO A BRASS CAP FOUND AT THE
20 INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET AND
21 SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD (50 FEET WIDE) AND MARKING
22 THE NORTHEAST CORNER OF THE NALCO/EXXON ENERGY CHEMICALS, L.P.
23 30.772 ACRE TRACT AND ORIGINAL CALLED 2.368 ACRE TRACT RECORDED IN
24 VOLUME 2694, PAGE 614 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
25 TEXAS;
26 THENCE, SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST, 334.69 FEET
27 ALONG THE SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD TO A 3/4 INCH

1 IRON PIPE FOUND MARKING POINT OF CURVE TO THE LEFT;
2 THENCE, WESTERLY ALONG A CURVE TO THE LEFT MARKING THE SOUTH
3 RIGHT-OF-WAY LINE OF IMPERIAL ROAD WITH THE FOLLOWING DATA: DELTA =
4 10 DEGREES 59 MINUTES 20 SECONDS, RADIUS = 806.69 FEET, LENGTH =
5 154.72 FEET AND CHORD = SOUTH 82 DEGREES 36 MINUTES 54 SECONDS WEST,
6 154.48 FEET TO A 3/4 INCH IRON PIPE FOUND MARKING THE POINT OF
7 TANGENCY;
8 THENCE, SOUTH 77 DEGREES 07 MINUTES 14 SECONDS WEST, 1567.66 FEET
9 ALONG THE SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD TO A 3/4 INCH
10 IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID NALCO/EXXON
11 ENERGY CHEMICALS, L.P. 30.772 ACRE TRACT AND THE NORTHWEST CORNER
12 OF THE CALLED 2.159 ACRE TRACT RECORDED IN VOLUME 2694, PAGE 614 OF
13 THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; SAID CORNER BEING A
14 RE-ENTRANT CORNER OF THIS TRACT;
15 THENCE, SOUTH 15 DEGREES 30 MINUTES 00 SECONDS EAST, AT 906.87 FEET
16 PASS A 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE
17 NALCO/EXXON ENERGY CHEMICALS, L.P. 10.0 ACRE TRACT RECORDED IN
18 VOLUME 2694, PAGE 614 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
19 TEXAS, IN ALL 958.45 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE
20 SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;
21 THENCE, SOUTH 61 DEGREES 32 MINUTES 21 SECONDS WEST, 715.90 FEET
22 ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD
23 (100 FEET WIDE RIGHT-OF-WAY) TO THE PLACE OF BEGINNING AND
24 CONTAINING 78.005 ACRES OF LAND., SAVE & EXCEPT THE FORT BEND
25 UTILITIES CALL 0.268 ACRE TRACT RECORDED IN VOLUME 332, PAGE 568 OF
26 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; BEING MORE
27 PARTICULARLY DESCRIBED AS FOLLOWS;

1 SAVE AND EXCEPT
2 FOR CONNECTION BEGIN AT A POINT ON THE CENTERLINE OF THE MAIN LINE
3 OF THE MISSOURI PACIFIC RAILROAD AND CENTERLINE OF ULRICH STREET;
4 THENCE, SOUTH 83 DEGREES 23 MINUTES 00 SECONDS, AT 26.5 FEET PASS A
5 POINT; IN ALL 271.2 FEET TO A POINT ON THE CENTERLINE OF SAID
6 MISSOURI PACIFIC RAILROAD; THENCE, NORTH 06 DEGREES 37 MINUTES 00
7 SECONDS WEST, 163.75 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF
8 AND PLACE OF BEGINNING FOR THIS 0.286 ACRE TRACT;
9 THENCE, SOUTH 83 DEGREES 23 MINUTES 00 SECONDS WEST, 100.0 FEET TO A
10 POINT MARKING THE SOUTHWEST CORNER OF THIS TRACT;
11 THENCE, NORTH 06 DEGREES 37 MINUTES 00 SECONDS WEST, TO A POINT ON
12 THE BANK OF OYSTER CREEK FOR THE NORTHWEST CORNER OF THIS TRACT;
13 THENCE, NORTH 83 DEGREES 23 MINUTES 00 SECONDS EAST, 100.0 FEET TO A
14 POINT MARKING THE NORTHEAST CORNER OF THIS TRACT;
15 THENCE, SOUTH 06 DEGREES 37 MINUTES 00 SECONDS EAST, 125.0 FEET TO
16 THE PLACE OF BEGINNING AND CONTAINING 0.286 ACRE OF LAND.

17 $78.005 \text{ ACRES LESS } 0.286 \text{ ACRES} = 77.719 \text{ ACRES}$

18 SAVE AND EXCEPT, THAT CERTAIN 0.268 ACRE TRACT OF LAND CONVEYED TO
19 FORT BEND COUNTY UTILITIES, AS RECORDED IN THAT DEED IN VOLUME 332,
20 PAGE 568 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND THAT
21 PORTION OF SUBJECT PROPERTY MENTIONED IN THOSE DEED RECORDED IN
22 VOLUME 71, PAGE 485, VOLUME 74, PAGE 86, VOLUME 92, PAGE 75, VOLUME
23 114, PAGE 504, VOLUME 412, PAGE 571 AND IN VOLUME 445, PAGE 369 OF
24 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

25 TRACT C

26 60.529 ACRE TRACT OUT OF THE ALEXANDER HODGE SURVEY, ABSTRACT
27 NO. 32

1 A FIELD NOTE DESCRIPTION OF 60.529 ACRES OF LAND, BEING THE IMPERIAL
2 SUGAR COMPANY CALL 60.55 ACRE TRACT RECORDED IN VOLUME 601, PAGE 741
3 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE
4 ALEXANDER HODGE LEAGUE, ABSTRACT #32, FORT BEND COUNTY, TEXAS, SUCH
5 TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
6 BEGIN AT A 5/8 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF
7 THE MISSOURI PACIFIC RAILROAD MAIN LINE (100 FEET WIDE
8 RIGHT-OF-WAY) WHICH BEARS SOUTH 83 DEGREES 22 MINUTES 51 SECONDS
9 WEST, 2351.03 FEET FROM THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET
10 (60 FEET WIDE) ; SAID CORNER ALSO BEARS NORTH 09 DEGREES 03 MINUTES
11 59 SECONDS EAST, 2018.94 FEET FROM THE SOUTHWEST CORNER OF THE
12 ORIGINAL IMPERIAL SUGAR COMPANY'S CALL 643.885 ACRE TRACT RECORDED
13 IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT BEND COUNTY,
14 TEXAS, IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE G.H. & S.A.
15 RAILROAD; SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF AND
16 PLACE OF BEGINNING FOR THIS TRACT;
17 THENCE, SOUTH 83 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG THE
18 NORTHWEST RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILROAD, AT
19 45.32 FEET PASS THE NORTHEAST CORNER OF THE IMPERIAL HOLLY
20 CORPORATION CALL 1.2590 ACRE TRACT RECORDED IN VOLUME 2313, PAGE
21 1793 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IN ALL
22 448.23 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHERLY
23 SOUTHWEST CORNER OF THIS TRACT;
24 THENCE, NORTH 07 DEGREES 38 MINUTES 10 SECONDS WEST, 27.42 FEET TO A
25 POINT ON THE CENTERLINE OF OYSTER CREEK AND 6.45 FEET WEST OF THE
26 WEST EDGE OF A TIMBER BRIDGE FOR CORNER;
27 THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 110.0 FEET IN

1 OYSTER CREEK TO A POINT;
2 THENCE, NORTH 24 DEGREES 35 MINUTES 30 SECONDS WEST, 482.77 FEET
3 ALONG A LINE IN OYSTER CREEK TO A POINT MARKING THE NORTHWEST CORNER
4 OF THIS TRACT;
5 THENCE, NORTH 61 DEGREES 51 MINUTES 52 SECONDS EAST, AT 125.34 FEET
6 PASS A CONCRETE MONUMENT FOUND, THEN ALONG A FENCE LINE, AT 3151.28
7 FEET PASS AN IRON PIPE FOUND IN CONCRETE, IN ALL 3177.89 FEET TO A
8 POINT IN OYSTER CREEK MARKING THE NORTHEAST CORNER OF THIS TRACT;
9 THENCE, SOUTHERLY AND WESTERLY ALONG THE CENTERLINE OF OYSTER CREEK
10 WITH THE FOLLOWING COURSES AND DISTANCES:
11 SOUTH 16 DEGREES 45 MINUTES 00 SECONDS WEST, 20.49 FEET TO A POINT;
12 SOUTH 06 DEGREES 15 MINUTES 00 SECONDS EAST, 560.00 FEET TO A POINT;
13 SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, 762.00 FEET TO A POINT;
14 SOUTH 42 DEGREES 30 MINUTES 00 SECONDS WEST, 308.00 FEET TO A POINT;
15 SOUTH 78 DEGREES 15 MINUTES 00 SECONDS WEST, 357.00 FEET TO A POINT;
16 NORTH 86 DEGREES 30 MINUTES 00 SECONDS WEST, 775.00 FEET TO A POINT;
17 SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, 275.00 FEET TO A POINT;
18 SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, 445.10 FEET TO A POINT
19 FOR CORNER;
20 THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, LEAVING SAID
21 CENTERLINE OF OYSTER CREEK 53.01 FEET TO THE PLACE OF BEGINNING AND
22 CONTAINING 60.529 ACRES OF LAND.

23 TRACT D

24 41.0331 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
25 NO. 97

26 A FIELD NOTE DESCRIPTION OF A 41.0331 ACRE (1,787,400 SQUARE FEET)
27 TRACT OF LAND, OUT OF A TRACT KNOWN AS THE "REFINERY TRACT"; OUT OF

1 THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S (IMPERIAL HOLLY
2 CORPORATION CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE 18
3 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE S.
4 M. WILLIAMS LEAGUE, ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND
5 COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY THE
6 METES AND BOUNDS DESCRIPTION AS FOLLOWS;
7 FOR CONNECTION BEGIN AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE
8 OF THE G.H. & S. A. RAILROAD (100 FEET WIDE) MARKING THE SOUTHEAST
9 CORNER OF THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S 643.885 ACRE
10 TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT
11 BEND COUNTY, TEXAS; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
12 WEST, AT 1283.1 FEET PASS THE WEST LINE OF THE BROWN & BELKNAP
13 LEAGUE, ABSTRACT #15 AND EAST LINE OF THE S. M. WILLIAMS LEAGUE,
14 ABSTRACT #97, IN ALL 3680.53 FEET TO A 1/2 INCH IRON PIPE FOUND AT
15 THE EAST RIGHT OF WAY LINE OF SCHOOL BLVD. AND MARKING THE SOUTHWEST
16 CORNER OF THE IMPERIAL HOLLY CORPORATION 74.6347 ACRE "PECAN
17 ORCHARD TRACT" SAME BEING THE SOUTHWEST CORNER OF A CALLED 43.9697
18 ACRE TRACT DESCRIBED IN DEED RECORDED IN FORT BEND COUNTY CLERKS
19 FILE NUMBER 2002134696; THENCE, NORTH 11 DEGREES 45 MINUTES 00
20 SECONDS WEST, 42.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF SCHOOL
21 BLVD. TO A POINT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
22 WEST, 1139.29 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST RIGHT OF
23 WAY LINE OF MAIN STREET; THENCE, CROSSING MAIN STREET SOUTH 81
24 DEGREES 51 MINUTES 14 SECONDS WEST, 61.49 FEET TO A DRILL HOLE IN
25 THE WEST RIGHT OF WAY LINE OF MAIN STREET (30 FEET WEST OF
26 CENTERLINE OF CONCRETE PAVING) (MAIN STREET DEDICATION RECORDED IN
27 PLAT BOOK 12, PAGE 8 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS) ;

1 MARKING THE SOUTHEAST CORNER OF AND PLACE OF BEGINNING FOR THIS
2 TRACT;
3 THENCE, SOUTH 81 DEGREES 51 MINUTES 14 SECONDS WEST, 12.88 FEET TO A
4 FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE CALL
5 0.334 ACRE TRACT KNOWN AS THE "CANNING COMPANY TRACT"; SAID CORNER
6 BEING 40 FEET DISTANT FROM THE CENTERLINE OF KEMPNER STREET;
7 THENCE, SOUTH 77 DEGREES 59 MINUTES 00 SECONDS WEST, 102.60 FEET
8 ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF THE
9 CONCRETE PAVING ON KEMPNER STREET TO A 5/8 INCH IRON ROD FOUND AT
10 THE SOUTHWEST CORNER OF SAID 0.334 ACRE TRACT AND BEING IN THE EAST
11 LINE OF THE BRAZOS VALLEY IRRIGATION COMPANY 36.35 ACRE EASEMENT ON
12 OYSTER CREEK RECORDED IN VOLUME 167, PAGE 289 OF THE DEED RECORDS OF
13 FORT BEND COUNTY, TEXAS;
14 THENCE, SOUTH 29 DEGREES 15 MINUTES 00 SECONDS EAST, 28.52 FEET
15 ALONG THE EAST LINE OF SAID BRAZOS VALLEY IRRIGATION COMPANY
16 EASEMENT TO A SET "X" IN CONCRETE FOR CORNER;
17 THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS WEST, 119.47 FEET
18 ALONG THE NORTH EDGE OF BRIDGE ON KEMPNER STREET ACROSS OYSTER CREEK
19 TO A NAIL FOR ANGLE;
20 THENCE, SOUTH 77 DEGREES 51 MINUTES 30 SECONDS WEST, 164.10 FEET
21 ALONG THE NORTH EDGE OF BRIDGE AND NORTH BACK OF CURB OF KEMPNER
22 STREET TO A NAIL SET FOR ANGLE POINT;
23 THENCE, SOUTH 80 DEGREES 32 MINUTES 20 SECONDS WEST, 220.00 FEET
24 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
25 ANGLE POINT;
26 THENCE, SOUTH 74 DEGREES 39 MINUTES 00 SECONDS WEST, 247.25 FEET
27 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR

1 ANGLE POINT;
2 THENCE, SOUTH 74 DEGREES 50 MINUTES 42 SECONDS WEST, 312.16 FEET
3 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
4 ANGLE POINT;
5 THENCE, SOUTH 75 DEGREES 19 MINUTES 37 SECONDS WEST, 43.05 FEET
6 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A FOUND 5/8
7 INCH IRON ROD FOR ANGLE POINT;
8 THENCE, SOUTH 12 DEGREES 54 MINUTES 21 SECONDS WEST, 15.13 FEET
9 ALONG BACK OF CURB TO A FOUND DRILL HOLE FOR ANGLE POINT;
10 THENCE, SOUTH 74 DEGREES 50 MINUTES 49 SECONDS WEST, 122.38 FEET
11 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
12 ANGLE POINT;
13 THENCE, NORTH 21 DEGREES 34 MINUTES 03 SECONDS WEST, 10.20 FEET TO
14 FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE IMPERIAL
15 SUGAR COMPANY'S (IMPERIAL HOLLY CORPORATION) PARCEL TWO RECORDED IN
16 VOLUME 1249, PAGE 402 OF THE DEED RECORDS OF FORT BEND COUNTY,
17 TEXAS;
18 THENCE, SOUTH 68 DEGREES 25 MINUTES 39 SECONDS WEST, 160.07 FEET
19 ALONG THE SOUTH LINE OF SAID PARCEL TWO AND PARCEL ONE TO A 5/8 INCH
20 IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS TRACT; SAID
21 CORNER BEING THE SOUTHWEST CORNER OF SAID PARCEL ONE RECORDED IN
22 VOLUME 1249, PAGE 402 OF THE DEED RECORDS OF FORT BEND COUNTY,
23 TEXAS;
24 THENCE, NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF ULRICH STREET
25 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCES:
26 NORTH 21 DEGREES 31 MINUTES 24 SECONDS WEST, 284.84 FEET TO A 5/8
27 INCH IRON ROD FOUND FOR ANGLE POINT; NORTH 04 DEGREES 41 MINUTES 24

1 SECONDS WEST, 145.54 FEET TO A 5/8 INCH IRON ROD SET FOR ANGLE
2 POINT; NORTH 03 DEGREES 50 MINUTES 44 SECONDS WEST, 281.39 FEET TO A
3 5/8 INCH IRON ROD SET FOR ANGLE POINT; NORTH 03 DEGREES 30 MINUTES
4 44 SECONDS WEST, 144.75 FEET TO A 5/8 INCH ROD SET FOR ANGLE POINT;
5 NORTH 01 DEGREES 40 MINUTES 24 SECONDS WEST, AT 144.06 FEET PASS A
6 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE ORIGINAL
7 IMPERIAL HOLLY CORPORATION'S CALL 21.09 ACRE TRACT RECORDED IN
8 VOLUME 445, PAGE 365 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS,
9 IN ALL 572.89 FEET TO THE SOUTHWEST CORNER OF A CALLED 1.7492 ACRE
10 TRACT DESCRIBED IN DEED RECORDED IN FORT BEND COUNTY CLERKS FILE
11 NUMBER 2002107097, AND MARKING THE MOST WESTERLY NORTHWEST CORNER
12 OF THIS TRACT;

13 THENCE NORTH 89 DEGREES 00 MINUTES 10 SECONDS EAST, ALONG THE MOST
14 SOUTHERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 229.35 FEET
15 TO A CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER; THENCE
16 NORTH 02 DEGREES 15 MINUTES 55 SECONDS EAST, ALONG AN EASTERLY LINE
17 OF SAID 1.7492 ACRE TRACT A DISTANCE OF 49.43 FEET TO A CAPPED 5/8
18 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;

19 THENCE SOUTH 84 DEGREES 11 MINUTES 17 SECONDS EAST, ALONG A
20 SOUTHERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 172.73 FEET
21 TO A CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;

22 THENCE NORTH 01 DEGREE 00 MINUTES 45 SECONDS WEST, ALONG AN EASTERLY
23 LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 81.53 FEET TO A CAPPED
24 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;

25 THENCE SOUTH 88 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG A
26 SOUTHERLY. LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 30.00 FEET
27 TO CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;

1 THENCE NORTH 00 DEGREES 26 MINUTES 54 SECONDS WEST, ALONG THE MOST
2 EASTERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 80.30 FEET TO
3 A CAPPED 5/8 INCH IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF
4 SAID 1.7492 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND AND
5 BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE "D" (50.0 FEET
6 WIDE) FOR THE MOST NORTHERLY NORTHWEST CORNER;
7 THENCE, SOUTH 88 DEGREES 38 MINUTES 17 SECONDS EAST, ALONG THE SOUTH
8 RIGHT OF WAY LINE OF AVENUE "D", SAME BEING THE SOUTH LINE OF
9 MAYFIELD PARK SUBDIVISION, SECTION TWO RECORDED IN VOLUME 415, PAGE
10 347 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; IN ALL 583.24
11 FEET TO A 5/8 INCH IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF
12 GUYER STREET (50 FEET WIDE) FOR THE NORTHERLY NORTHEAST CORNER OF
13 THIS TRACT;
14 THENCE, SOUTH 01 DEGREE 21 MINUTES 43 SECONDS WEST, ALONG THE WEST
15 RIGHT OF WAY LINE OF GUYER STREET, 161.23 FEET TO A 5/8 INCH IRON ROD
16 SET FOR CORNER;
17 THENCE, SOUTH 88 DEGREES 38 MINUTES 17 SECONDS EAST, ALONG THE SOUTH
18 LINE OF GUYER STREET, AT 48.83 FEET PASS A 5/8 INCH IRON ROD FOUND,
19 AT 121.65 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL 160.21 FEET TO
20 A POINT MARKING A NORTHEAST CORNER OF THIS TRACT;
21 THENCE, SOUTH 04 DEGREES 28 MINUTES 55 SECONDS WEST, ALONG THE WEST
22 EDGE OF OYSTER CREEK, 410.98 FEET TO A NORTHEAST CORNER OF SAID
23 IMPERIAL HOLLY CORPORATION'S 21.09 ACRE TRACT;
24 THENCE, SOUTH 73 DEGREES 07 MINUTES 30 SECONDS EAST, CROSSING
25 OYSTER CREEK, 382.84 FEET TO A POINT FOR CORNER IN OYSTER CREEK FOR
26 THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;
27 THENCE, SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET

1 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCES:
2 SOUTH 01 DEGREES 33 MINUTES 27 SECONDS WEST, 129.75 FEET TO A 5/8
3 INCH IRON ROD FOUND MARKING THE POINT OF CURVE TO THE LEFT; ALONG A
4 CURVE TO THE LEFT WITH THE FOLLOWING DATA: DELTA=22 DEGREES 19
5 MINUTES 57 SECONDS, RADIUS=431.48 FEET,
6 LENGTH=168.18 FEET AND CHORD=SOUTH 09 DEGREES 36 MINUTES 32 SECONDS
7 EAST, 167.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE POINT OF
8 TANGENCY OF SAID CURVE; SOUTH 20 DEGREES 46 MINUTES 30 SECONDS EAST,
9 227.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.0331 ACRES
10 (1,787,400 SQUARE FEET) OF LAND.

11 TRACT E

12 30.6237 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
13 NO. 97

14 A FIELD NOTE DESCRIPTION OF 30.6237 ACRES OF LAND, KNOWN AS THE
15 "CLEVELAND LAKE AREA", BEING 10.2452 ACRES IN THE BROWN & BELKNAP
16 LEAGUE, ABSTRACT #15, AND 20.3785 ACRES IN THE S. M. WILLIAMS
17 LEAGUE, ABSTRACT 97, OUT OF THE ORIGINAL IMPERIAL HOLLY COMPANY'S
18 CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED
19 RECORDS OF FORT BEND COUNTY, TEXAS; IN THE CITY OF SUGAR LAND, FORT
20 BEND COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY
21 METES AND BOUNDS DESCRIPTION AS FOLLOWS:

22 FOR CONNECTION BEGIN AT A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST
23 RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD (100 FEET WIDE)
24 MARKING THE SOUTHEAST CORNER OF SAID IMPERIAL HOLLY COMPANY'S CALLS
25 643.885 ACRE TRACT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
26 WEST, 182.56 FEET ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID
27 RAILROAD TO A PUNCH HOLE FOUND IN CONCRETE TURN-LANE AND MARKING THE

1 SOUTHEAST CORNER OF A CALLED 43.9697 ACRE TRACT DESCRIBED IN DEED
2 RECORDED IN FORT BEND COUNTY CLERKS FILE NUMBER 2002134696. SAID
3 CORNER BEING IN THE WEST RIGHT-OF-WAY LINE OF STATE FARM MARKET ROAD
4 NO. 1876 (ELDRIDGE ROAD);
5 THENCE NORTH 11 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EAST
6 LINE OF SAID 43.9697 ACRE TRACT, A DISTANCE OF 35.28 FEET TO A 5/8
7 INCH IRON ROD SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF
8 THE HEREIN DESCRIBED TRACT OF LAND,
9 THENCE ALONG THE NORTH LINE OF SAID 43.9697 ACRE TRACT, BEING THE
10 NORTH LINE OF A BULKHEAD, THE FOLLOWING COURSES AND DISTANCES,
11 SOUTH 72 DEGREES 29 MINUTES 31 SECONDS WEST, 30.57 FEET TO A POINT
12 FOR CORNER; SOUTH 77 DEGREES 24 MINUTES 40 SECONDS WEST, 307.49 FEET
13 TO A POINT FOR CORNER; NORTH 83 DEGREES 14 MINUTES 39 SECONDS WEST,
14 19.59 FEET TO A POINT FOR CORNER; SOUTH 66 DEGREES 05 MINUTES 41
15 SECONDS WEST, 84.36 FEET TO A POINT FOR CORNER; NORTH 62 DEGREES 52
16 MINUTES 52 SECONDS WEST, 508.91 FEET TO A POINT FOR CORNER; NORTH 67
17 DEGREES 08 MINUTES 05 SECONDS WEST, 99.65 FEET TO A POINT FOR
18 CORNER; NORTH 69 DEGREES 22 MINUTES 47 SECONDS WEST, 172.35 FEET TO
19 A POINT FOR CORNER; NORTH 73 DEGREES 12 MINUTES 57 SECONDS WEST,
20 110.07 FEET TO A POINT FOR CORNER; NORTH 84 DEGREES 12 MINUTES 10
21 SECONDS WEST, 90.82 FEET TO A POINT FOR CORNER; NORTH 89 DEGREES 13
22 MINUTES 95 SECONDS WEST, 89.14 FEET TO A POINT FOR CORNER; NORTH 89
23 DEGREES 23 MINUTES 55 SECONDS WEST, 217.44 FEET TO A POINT FOR
24 CORNER; SOUTH 89 DEGREES 46 MINUTES 43 SECONDS WEST, 119.78 FEET TO
25 A POINT FOR CORNER; SOUTH 86 DEGREES 30 MINUTES 42 SECONDS WEST,
26 200.79 FEET TO A POINT FOR CORNER; SOUTH 82 DEGREES 13 MINUTES 39
27 SECONDS WEST, 145.95 FEET TO A POINT FOR CORNER; SOUTH 78 DEGREES 33

1 MINUTES 17 SECONDS WEST, 229.56 FEET TO A POINT FOR CORNER; SOUTH 77
2 DEGREES 27 MINUTES 26 SECONDS WEST, 201.82 FEET TO A POINT FOR
3 CORNER; SOUTH 73 DEGREES 22 MINUTES 50 SECONDS WEST, 122.37 FEET TO
4 A POINT FOR CORNER; SOUTH 78 DEGREES 35 MINUTES 07 SECONDS WEST,
5 146.61 FEET TO A POINT FOR CORNER; SOUTH 61 DEGREES 02 MINUTES 04
6 SECONDS WEST, 141.24 FEET TO A POINT FOR CORNER; SOUTH 82 DEGREES 17
7 MINUTES 52 SECONDS WEST, 88.66 FEET TO A POINT FOR CORNER; SOUTH 66
8 DEGREES 59 MINUTES 57 SECONDS WEST, 88.20 FEET TO A POINT FOR
9 CORNER; SOUTH 53 DEGREES 41 MINUTES 36 SECONDS WEST, 133.71 FEET TO
10 A POINT FOR CORNER; SOUTH 44 DEGREES 37 MINUTES 26 SECONDS WEST,
11 89.81 FEET TO A POINT FOR CORNER; SOUTH 42 DEGREES 44 MINUTES 56
12 SECONDS WEST, 295.55 FEET TO A POINT FOR CORNER; SOUTH 58 DEGREES 28
13 MINUTES 11 SECONDS WEST, 61.97 FEET TO A M INCH IRON PIPE FOUND FOR
14 CORNER ON THE EAST RIGHT-OF-WAY LINE OF SCHOOL BOULEVARD (60.0 FEET
15 WIDE) BEING THE NORTHWEST CORNER OF SAID 43.9697 ACRE TRACT AND THE
16 SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND ;
17 THENCE NORTH 11 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EAST
18 RIGHT-OF-WAY LINE OF SAID SCHOOL BOULEVARD, A DISTANCE OF 154.00
19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF A CALLED
20 5.573 ACRE SUGAR LAND INDEPENDENT SCHOOL DISTRICT TRACT RECORDED IN
21 VOLUME 134, PAGE 561 OF THE FORT BEND COUNTY DEED RECORDS ;
22 THENCE NORTH 44 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG THE
23 SOUTHEAST LINE OF SAID 5.573 ACRE TRACT, A DISTANCE OF 746.75 FEET
24 TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED
25 1.49 ACRE TRACT DESCRIBED IN VOLUME 282, PAGE 435 OF THE FORT BEND
26 COUNTY DEED RECORDS FOR CORNER ;
27 THENCE NORTH 57 DEGREES 36 MINUTES 45 SECONDS EAST, ALONG THE

1 SOUTHEAST LINE OF SAID 1.49 ACRE TRACT, A DISTANCE OF 283.56 FEET TO
2 A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.898
3 ACRE TRACT DESCRIBED IN VOLUME 325, PAGE 77 OF THE FORT BEND COUNTY
4 DEED RECORDS FOR CORNER;
5 THENCE NORTH 59 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE
6 SOUTHEAST LINE OF SAID 0.898 ACRE TRACT, A DISTANCE OF 264.41 FEET
7 TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF CLEVELAND
8 LAKE SUBDIVISION SECTION THREE (3) AS RECORDED IN VOLUME 373, PAGE
9 57 OF THE FORT BEND COUNTY DEED RECORDS;
10 SOUTH 11 DEGREES 56 MINUTES 31 SECONDS EAST; 37.04 FEET TO A POINT
11 FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID CLEVELAND TAKE
12 SUBDIVISION, SECTION THREE (3);
13 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
14 SECTION THREE (3) THE FOLLOWING COURSES AND DISTANCES;
15 NORTH 75 DEGREES 20 MINUTES 49 SECONDS EAST, 92.00 FEET TO A POINT
16 FOR THE SOUTHEAST CORNER OF LOT 1; NORTH 60 DEGREES 24 MINUTES 59
17 SECONDS EAST, 104.98 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT
18 2; NORTH 74 DEGREES 56 MINUTES 19 SECONDS EAST, 140.20 FEET TO A
19 POINT FOR THE SOUTHEAST CORNER OF LOT 3; NORTH 78 DEGREES 26 MINUTES
20 58 SECONDS EAST, 145.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
21 LOT 4; NORTH 80 DEGREES 24 MINUTES 49 SECONDS EAST, 145.12 FEET TO A
22 POINT FOR THE SOUTHEAST CORNER OF LOT 5; NORTH 82 DEGREES 54 MINUTES
23 39 SECONDS EAST, 140.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
24 LOT 6; NORTH 84 DEGREES 11 MINUTES 57 SECONDS EAST, 120.69 FEET TO A
25 POINT FOR THE SOUTHEAST CORNER OF LOT 7, SAME BEING THE SOUTHWEST
26 CORNER OF LOT 1, CLEVELAND LAKE SUBDIVISION SECTION TWO (2) AS
27 RECORDED IN VOLUME 306, PAGE 262 OF THE FORT BEND COUNTY DEED

1 RECORDS;
2 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
3 SECTION TWO (2), THE FOLLOWING COURSES AND DISTANCES;
4 NORTH 82 DEGREES 38 MINUTES 29 SECONDS EAST, 100.32 FEET TO A POINT
5 FOR THE SOUTHEAST CORNER OF LOT 1; NORTH 78 DEGREES 47 MINUTES 29
6 SECONDS EAST, 77.01 FEET TO A POINT FOR THE. SOUTHEAST CORNER OF LOT
7 2; SOUTH 86 DEGREES 06 MINUTES 08 SECONDS EAST, 76.92 FEET TO A
8 POINT FOR THE SOUTHEAST CORNER OF LOT 3; SOUTH 80 DEGREES 05 MINUTES
9 36 SECONDS EAST, 115.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
10 LOT 4; SOUTH 79 DEGREES 24 MINUTES 25 SECONDS EAST, 116.11 FEET TO A
11 POINT FOR THE SOUTHEAST CORNER OF LOT 5;
12 THENCE NORTH 78 DEGREES 06 MINUTES 36 SECONDS EAST, 5.78 FEET TO A
13 POINT FOR CORNER SAME BEING THE SOUTHWEST CORNER OF LOT 8, CLEVELAND
14 LAKE SUBDIVISION SECTION ONE (1) AS RECORDED IN VOLUME 268, PAGE 151
15 OF THE FORT BEND COUNTY DEED RECORDS;
16 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
17 SECTION ONE (1), THE FOLLOWING COURSES AND DISTANCES;
18 SOUTH 77 DEGREES 52 MINUTES 48 SECONDS EAST, 100.70 FEET TO A POINT
19 FOR THE SOUTHEAST CORNER OF LOT 8; SOUTH 77 DEGREES 16 MINUTES 31
20 SECONDS EAST, 99.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT
21 7; SOUTH 67 DEGREES 25 MINUTES 31 SECONDS EAST, 105.00 FEET TO A
22 POINT FOR THE SOUTHEAST CORNER OF LOT 6; SOUTH 61 DEGREES 13 MINUTES
23 39 SECONDS EAST, 108.89 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
24 LOT 5, AND CLEVELAND LAKE SUBDIVISION SECTION ONE (1), AND BEING IN
25 THE WEST LINE OF A IMPERIAL SUGAR COMPANY DRAINAGE DITCH;
26 THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS EAST, ALONG THE EAST
27 LINE OF LOTS 4 AND 5 OF SAID CLEVELAND LAKE SUBDIVISION, SECTION ONE

1 (1), A DISTANCE OF 475.9 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE
2 NORTHEAST CORNER OF SAID LOT 4 AND BEING IN THE SOUTH RIGHT-OF-WAY
3 LINE OF LAKEVIEW DRIVE;
4 THENCE NORTH 78 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG THE SOUTH
5 RIGHT-OF-WAY LINE OF SAID LAKEVIEW DRIVE, A DISTANCE OF 70.59 FEET
6 TO A 5/8 INCH IRON RPD FOUND FOR THE NORTHWEST CORNER OF LOT 9, BLOCK
7 1, REPLAT OF LAKE VILLAGE, RECORDED IN VOLUME 354, PAGE 126 OF THE
8 FORT BEND COUNT DEED RECORDS;
9 THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST, ALONG THE WEST
10 LINE OF SAID REPLAT OF LAKE VILLAGE A DISTANCE OF 533.65 FEET TO A
11 POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF LOT 5;
12 THENCE SOUTH 56 DEGREES 51 MINUTES 35 SECONDS EAST, CONTINUING
13 ALONG THE WEST LINE OF SAID REPLAT OF LAKE VILLAGE, PASSING AT A
14 DISTANCE OF 672.2 FEET THE SOUTHWEST CORNER OF THE REPLAT OF LAKE
15 VILLAGE, AND CONTINUING FOR A TOTAL DISTANCE OF 865.00 FEET TO A 5/8
16 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE FARM
17 MARKET ROAD 1876 (ELDRIDGE ROAD) FOR THE MOST EASTERLY NORTHEAST
18 CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
19 THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.24
20 FEET, A CENTRAL ANGLE OF 16 DEGREES 53 MINUTES 55 SECONDS, AN ARC
21 LENGTH OF 103.89 FEET, A CHORD BEARING SOUTH 03 DEGREES 31 MINUTES
22 03 SECONDS EAST, A CHORD DISTANCE OF 103.51 FEET TO THE POINT OF
23 BEGINNING AND CONTAINING 30.6237 ACRES OF LAND.

24 SECTION 3. (a) The legal notice of the intention to
25 introduce this Act, setting forth the general substance of this
26 Act, has been published as provided by law, and the notice and a
27 copy of this Act have been furnished to all persons, agencies,

1 officials, or entities to which they are required to be furnished
2 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
3 Government Code.

4 (b) The governor, one of the required recipients, has
5 submitted the notice and Act to the Texas Commission on
6 Environmental Quality.

7 (c) The Texas Commission on Environmental Quality has filed
8 its recommendations relating to this Act with the governor, the
9 lieutenant governor, and the speaker of the house of
10 representatives within the required time.

11 (d) All requirements of the constitution and laws of this
12 state and the rules and procedures of the legislature with respect
13 to the notice, introduction, and passage of this Act are fulfilled
14 and accomplished.

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