

1-1 By: Howard (Senate Sponsor - Janek) H.B. No. 3554
1-2 (In the Senate - Received from the House May 20, 2005;
1-3 May 20, 2005, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 21, 2005, reported favorably by
1-5 the following vote: Yeas 5, Nays 0; May 21, 2005, sent to
1-6 printer.)

1-7 HOUSE COMMITTEE SUBSTITUTE FOR H.B. NO. 3554 RECEIVED IN THE FORM OF
1-8 ENGROSSED RIDER IN LIEU OF A FULL ENGROSSMENT

1-9 A BILL TO BE ENTITLED
1-10 AN ACT

1-11 relating to the creation of the Imperial Redevelopment District;
1-12 providing authority to impose taxes and issue bonds.

1-13 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-14 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-15 Code, is amended by adding Chapter 8150 to read as follows:

1-16 CHAPTER 8150. IMPERIAL REDEVELOPMENT DISTRICT

1-17 SUBCHAPTER A. GENERAL PROVISIONS

1-18 Sec. 8150.001. DEFINITIONS. In this chapter:

1-19 (1) "Board" means the board of directors of the
1-20 district.

1-21 (2) "City" means the City of Sugar Land, Texas.

1-22 (3) "Director" means a member of the board.

1-23 (4) "District" means the Imperial Redevelopment
1-24 District.

1-25 Sec. 8150.002. NATURE OF DISTRICT. The district is a
1-26 municipal utility district in Fort Bend County created under and
1-27 essential to accomplish the purposes of Section 52, Article III,
1-28 Section 1-g, Article VIII, and Section 59, Article XVI, Texas
1-29 Constitution.

1-30 Sec. 8150.003. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-31 All land and other property included in the district will benefit
1-32 from the improvements and services to be provided by the district
1-33 under powers conferred by Section 52, Article III, Section 1-g,
1-34 Article VIII, and Section 59, Article XVI, Texas Constitution.

1-35 (b) The district is created for the same purposes as:

1-36 (1) a municipal utility district as provided by
1-37 Section 54.012, Water Code;

1-38 (2) a road utility district created under Section 52,
1-39 Article III, Texas Constitution, and operating under Chapter 441,
1-40 Transportation Code, including the purpose of constructing,
1-41 acquiring, improving, maintaining, and operating roads and road
1-42 facilities; and

1-43 (3) the purchase, construction, acquisition,
1-44 ownership, improvement, maintenance, and operation of the public
1-45 works and public improvements authorized for a tax increment
1-46 reinvestment zone operating under Chapter 311, Tax Code, and a
1-47 municipal management district operating under Chapter 375, Local
1-48 Government Code.

1-49 Sec. 8150.004. INITIAL DISTRICT TERRITORY. (a) The
1-50 district is initially composed of the territory described by
1-51 Section 2 of the Act creating this chapter.

1-52 (b) The boundaries and field notes contained in Section 2 of
1-53 the Act creating this chapter form a closure. A mistake made in the
1-54 field notes or in copying the field notes in the legislative process
1-55 does not affect the district's:

1-56 (1) organization, existence, or validity;

1-57 (2) right to issue any type of bond for the purposes
1-58 for which the district is created or to pay the principal of and
1-59 interest on a bond;

1-60 (3) right to impose or collect an assessment or tax; or

1-61 (4) legality or operation.

2-1 Sec. 8150.005. CONSTRUCTION OF CHAPTER. This chapter shall
2-2 be liberally construed in conformity with the findings and purposes
2-3 set forth in this chapter.

2-4 Sec. 8150.006. CONFLICT OF LAW. If any provision of general
2-5 law applicable to the district conflicts with Chapters 49 and 54,
2-6 Water Code, Chapters 49 and 54, Water Code, prevail.

2-7 [Sections 8150.007-8150.050 reserved for expansion]

2-8 SUBCHAPTER B. BOARD OF DIRECTORS

2-9 Sec. 8150.051. DIRECTORS; TERMS. (a) The district is
2-10 governed by a board of five directors.

2-11 (b) Except as provided by Section 8150.053, directors serve
2-12 staggered four-year terms.

2-13 (c) Section 49.052, Water Code, does not apply to the
2-14 directors.

2-15 Sec. 8150.052. APPOINTMENT OF DIRECTORS. The governing
2-16 body of the city shall appoint the appropriate number of directors
2-17 to the board to serve staggered terms that expire September 1 of
2-18 each even-numbered year.

2-19 Sec. 8150.053. VACANCIES. (a) The board shall notify the
2-20 governing body of the city in writing when a vacancy occurs on the
2-21 board.

2-22 (b) The governing body of the city shall appoint a person to
2-23 fill the vacancy for the remainder of the unexpired term.

2-24 (c) If the governing body of the city does not fill a vacancy
2-25 on the board before the 91st day after receipt of written notice of
2-26 a vacancy, the remaining directors shall appoint a person to fill
2-27 the vacancy, if a majority of the directors remain in office. If
2-28 less than a majority of the directors remain in office, the vacancy
2-29 shall be filled as provided by Section 49.105(c), Water Code.

2-30 Sec. 8150.054. INITIAL DIRECTORS. (a) The governing body
2-31 of the city shall appoint initial directors not later than the 60th
2-32 day after the date the city consents to the creation of the
2-33 district, as provided by Section 54.016, Water Code.

2-34 (b) The initial directors shall draw lots to determine which
2-35 two directors serve until September 1 of the first even-numbered
2-36 year following the year the initial directors are appointed and
2-37 which three directors serve until September 1 of the second
2-38 even-numbered year following the year the initial directors are
2-39 appointed.

2-40 (c) This section expires September 1, 2010.

2-41 [Sections 8150.055-8150.100 reserved for expansion]

2-42 SUBCHAPTER C. GENERAL POWERS AND DUTIES

2-43 Sec. 8150.101. GENERAL POWERS AND DUTIES. The district has
2-44 the powers and duties necessary to accomplish the purposes for
2-45 which the district is created.

2-46 Sec. 8150.102. MUNICIPAL UTILITY DISTRICT POWERS AND
2-47 DUTIES. The district has the powers and duties provided by the
2-48 general law of this state, including Chapters 49 and 54, Water Code,
2-49 applicable to municipal utility districts created under Section 59,
2-50 Article XVI, Texas Constitution.

2-51 Sec. 8150.103. TAX INCREMENT REINVESTMENT ZONE. (a) All or
2-52 any part of the area of the district is eligible to be included in a
2-53 tax increment reinvestment zone created under Chapter 311, Tax
2-54 Code.

2-55 (b) The district may enter into a contract with the board of
2-56 directors of a reinvestment zone and the governing body of the city
2-57 that provides for the district to manage or assist in managing the
2-58 reinvestment zone or to implement or assist in implementing the
2-59 reinvestment zone's project plan and reinvestment zone financing
2-60 plan. The contract may require the district to issue bonds or other
2-61 obligations and pledge the contract revenues to the payment of the
2-62 bonds or other obligations.

2-63 Sec. 8150.104. NO EMINENT DOMAIN POWER. The district may
2-64 not exercise the power of eminent domain.

2-65 [Sections 8150.105-8150.150 reserved for expansion]

2-66 SUBCHAPTER D. ADDITIONAL ROAD POWERS

2-67 Sec. 8150.151. ROAD PROJECTS. (a) As authorized by Section
2-68 52, Article III, Texas Constitution, the district may construct,
2-69 acquire, improve, maintain, or operate, inside and outside the

3-1 district, roads and road facilities as defined by Chapter 441,
3-2 Transportation Code.

3-3 (b) The roads and road facilities authorized by Subsection
3-4 (a) may include drainage, landscaping, pedestrian improvements,
3-5 lights, signs, or signals that are incidental to the roads and their
3-6 construction, maintenance, or operation.

3-7 (c) The roads and road facilities authorized by this section
3-8 must meet all applicable construction standards, zoning and
3-9 subdivision requirements, and regulatory ordinances of the city.

3-10 (d) On completion of a road or road facility authorized by
3-11 this section, the district, with the consent of the city, may convey
3-12 the road or road facility to the city if the conveyance is free of
3-13 all indebtedness of the district. If the city becomes the owner of
3-14 a road or road facility, the city is responsible for all future
3-15 maintenance and upkeep and the district has no further
3-16 responsibility for the road or road facility or its maintenance or
3-17 upkeep, unless otherwise agreed to by the district and the city.

3-18 Sec. 8150.152. JOINT ROAD PROJECTS. (a) A district may
3-19 contract with a state agency, political subdivision, or corporation
3-20 created under Chapter 431, Transportation Code, for a joint road
3-21 project.

3-22 (b) The contract may:
3-23 (1) provide for joint payment of project costs; and
3-24 (2) require the state agency, political subdivision,
3-25 or corporation to design, construct, or improve a project as
3-26 provided by the contract.

3-27 (c) A contract may be a contract under Section 49.108, Water
3-28 Code.

3-29 Sec. 8150.153. REIMBURSEMENT FOR ROAD PROJECT. (a) The
3-30 district may:

3-31 (1) reimburse a private person for money spent to
3-32 construct a road or road facility that is dedicated or otherwise
3-33 transferred to public use; or

3-34 (2) purchase a road or road facility constructed by a
3-35 private person.

3-36 (b) The amount paid for the reimbursement or for the
3-37 purchase of a road or road facility under Subsection (a) may:

3-38 (1) include all construction costs, including
3-39 engineering, legal, financing, and other expenses incident to the
3-40 construction; or

3-41 (2) be at a price not to exceed the replacement cost of
3-42 the road or road facility as determined by the board.

3-43 (c) The reimbursement or purchase of a road or road facility
3-44 may be paid for with proceeds from the sale of the district's bonds
3-45 or from any other money available to the district.

3-46 (d) The district may enter into an agreement to use the
3-47 proceeds of a subsequent bond sale to reimburse a private person
3-48 under this section. The agreement may provide the terms and
3-49 conditions under which the road or road facility is to be dedicated
3-50 or transferred for the benefit of the public.

3-51 [Sections 8150.154-8150.200 reserved for expansion]

3-52 SUBCHAPTER E. GENERAL FINANCIAL PROVISIONS

3-53 Sec. 8150.201. ELECTIONS REGARDING TAXES OR BONDS. (a) The
3-54 district may issue, without an election, bonds and other
3-55 obligations secured by revenue or contract payments from any source
3-56 other than ad valorem taxation.

3-57 (b) The district must hold an election in the manner
3-58 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-59 before the district may impose an ad valorem tax or issue bonds
3-60 payable from ad valorem taxes.

3-61 (c) The board may include more than one purpose in a single
3-62 proposition at an election.

3-63 (d) The district may issue bonds or other obligations to
3-64 finance road projects under Section 52(b)(3), Article III, Texas
3-65 Constitution, secured wholly or partly by ad valorem taxation,
3-66 impose ad valorem taxes to pay the principal of and interest on the
3-67 obligations, and provide a sinking fund for the redemption of the
3-68 obligations only if the issuance is approved by a two-thirds
3-69 majority of the voters of the district voting at an election held

4-1 for that purpose. The total amount of bonds issued under this
4-2 subsection may not exceed one-fourth of the assessed market value
4-3 of real property of the district as determined by the chief
4-4 appraiser of the appraisal district that appraises property for the
4-5 district.

4-6 Sec. 8150.202. AD VALOREM TAX. (a) If authorized at an
4-7 election held under Section 8150.201, the district may impose an
4-8 annual ad valorem tax on taxable property in the district for the
4-9 provision of services or for the maintenance and operation of the
4-10 district, including the improvements constructed or acquired by the
4-11 district.

4-12 (b) The board shall determine the tax rate. The rate may not
4-13 exceed the rate approved at the election.

4-14 [Sections 8150.203-8150.250 reserved for expansion]

4-15 SUBCHAPTER F. BONDS AND OTHER OBLIGATIONS

4-16 Sec. 8150.251. AUTHORITY TO ISSUE BONDS AND OTHER
4-17 OBLIGATIONS. (a) The district may issue bonds or other obligations
4-18 payable wholly or partly from ad valorem taxes, impact fees,
4-19 revenue, grants, or other district money, or any combination of
4-20 those sources, to pay for any authorized district purpose.

4-21 (b) The district may issue a bond or other obligation in the
4-22 form of a bond, note, certificate of participation, or other
4-23 instrument evidencing a proportionate interest in payments to be
4-24 made by the district, or other type of obligation.

4-25 Sec. 8150.252. TAXES FOR BONDS AND OTHER OBLIGATIONS. At
4-26 the time bonds or other obligations payable wholly or partly from ad
4-27 valorem taxes are issued:

4-28 (1) the board shall impose a continuing direct annual
4-29 ad valorem tax, without limit as to rate or amount, for each year
4-30 that all or part of the bonds are outstanding; and

4-31 (2) the district annually shall impose the continuing
4-32 direct annual ad valorem tax on all taxable property in the district
4-33 in an amount sufficient to:

4-34 (A) pay the interest on the bonds or other
4-35 obligations as the interest becomes due;

4-36 (B) create a sinking fund for the payment of the
4-37 principal of the bonds or other obligations when due or the
4-38 redemption price at any earlier required redemption date; and

4-39 (C) pay the expenses of imposing the taxes.

4-40 Sec. 8150.253. BONDS FOR CONTRACT COSTS. If the district
4-41 enters into a contract under Section 8150.152, the district may
4-42 issue bonds to pay all or part of the costs of the joint road project
4-43 and any other payments required under the contract.

4-44 Sec. 8150.254. BONDS PAYABLE FROM REVENUE FROM CERTAIN
4-45 CONTRACTS. The district may issue bonds payable wholly or partly
4-46 from the revenue of a contract authorized by Section 8150.103(b) to
4-47 pay for the implementation of the reinvestment zone's project plan
4-48 or reinvestment zone financing plan.

4-49 Sec. 8150.255. AUTHORITY OF TEXAS COMMISSION ON
4-50 ENVIRONMENTAL QUALITY OVER ISSUANCE OF DISTRICT BONDS. (a)
4-51 Sections 49.181 and 49.182, Water Code, apply to all water,
4-52 wastewater, drainage, and recreational facility projects of the
4-53 district and bonds issued for those purposes.

4-54 (b) Section 49.181, Water Code, applies to all road and road
4-55 facility projects and bonds issued for those purposes, but the
4-56 review of the Texas Commission on Environmental Quality of the
4-57 projects is limited to the financial feasibility of the projects
4-58 and bonds, and does not include the review or approval of the design
4-59 and construction of the projects or the engineering feasibility of
4-60 the projects. The commission shall adjust the requirements of
4-61 written applications for investigation of feasibility in
4-62 accordance with this subsection.

4-63 (c) Section 49.182, Water Code, does not apply to road and
4-64 road facility projects or bonds issued for those purposes.

4-65 (d) To the extent that the district issues bonds secured
4-66 solely by revenues provided under a contract described in Section
4-67 8150.103(b), Sections 49.181, 49.182, and 49.4645, Water Code, do
4-68 not apply to the issuance of the bonds and do not restrict the types
4-69 of facilities or improvements that may be financed with the bonds.

5-1 (e) Projects and bonds of the district are not subject to
 5-2 the review and approval of the Texas Transportation Commission or
 5-3 the rules adopted by the Texas Transportation Commission.

5-4 Sec. 8150.256. APPLICABILITY OF OTHER BOND LAW. Chapter
 5-5 1471, Government Code, does not apply to the district.

5-6 SECTION 2. The Imperial Redevelopment District initially
 5-7 includes all the territory contained in the following area:

5-8 TRACT A

5-9 12.9163 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
 5-10 NO. 97

5-11 A FIELD NOTE DESCRIPTION OF A 12.9163 ACRE TRACT OF LAND OUT OF THE
 5-12 ORIGINAL CALL IMPERIAL SUGAR COMPANY'S (IMPERIAL HOLLY
 5-13 CORPORATION) CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE
 5-14 18 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE
 5-15 S.M. WILLIAMS LEAGUE, ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND
 5-16 COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY
 5-17 METES AND BOUNDS AS FOLLOWS:

5-18 FOR CONNECTION BEGIN AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE
 5-19 OF THE G.H. & S.A. RAILROAD (100 FEET WIDE) MARKING THE SOUTHEAST
 5-20 CORNER OF THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S 643.885 ACRE
 5-21 TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT
 5-22 BEND COUNTY, TEXAS; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
 5-23 WEST, AT 1283.1 FEET PASS THE WEST LINE OF THE BROWN & BELKNAP
 5-24 LEAGUE, ABSTRACT #15 AND EAST LINE OF THE S.M. WILLIAMS LEAGUE,
 5-25 ABSTRACT #97, IN ALL 3680.53 FEET TO A 1/2 INCH IRON PIPE FOUND AT
 5-26 THE EAST RIGHT-OF-WAY LINE OF SCHOOL BLVD. AND MARKING THE
 5-27 SOUTHWEST CORNER OF THE IMPERIAL HOLLY CORPORATION 74.6347 ACRE
 5-28 "PECAN ORCHARD TRACT"; THENCE NORTH 11 DEGREES 45 MINUTES 00
 5-29 SECONDS WEST, 42.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SCHOOL
 5-30 BLVD. TO A POINT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
 5-31 WEST, 60.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHEAST
 5-32 CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT;

5-33 THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS WEST, 1079.29 FEET
 5-34 ALONG A LINE 30 FEET NORTH OF AND PARALLEL TO THE CONCRETE PAVING ON
 5-35 KEMPNER STREET TO A 5/8 INCH IRON ROD SET AT THE INTERSECTION OF THE
 5-36 EAST RIGHT-OF-WAY LINE OF MAIN STREET (30 EAST OF CENTERLINE OF
 5-37 CONCRETE PAVING) (MAIN STREET DEDICATION RECORDED IN PLAT BOOK 12,
 5-38 PAGE 8 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS) MARKING THE
 5-39 SOUTHWEST CORNER OF THIS TRACT;

5-40 THENCE, NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET
 5-41 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCE:

5-42 NORTH 20 DEGREES 46 MINUTES 30 SECONDS WEST, 241.23 FEET TO A 5/8
 5-43 INCH IRON ROD SET FOR POINT OF CURVE TO THE RIGHT; ALONG SAID CURVE
 5-44 TO THE RIGHT WITH THE FOLLOWING DATA: DELTA = 22 DEGREES 19 MINUTES
 5-45 57 SECONDS, RADIUS = 371.48 FEET, LENGTH = 144.79 FEET AND CHORD =
 5-46 NORTH 09 DEGREES 36 MINUTES 32 SECONDS WEST, 143.88 FEET TO A 5/8
 5-47 INCH IRON ROD SET MARKING THE POINT OF TANGENCY OF THIS CURVE; NORTH
 5-48 01 DEGREES 33 MINUTES 27 SECONDS EAST, 195.99 FEET TO A POINT FOR
 5-49 THE NORTHWEST CORNER OF THIS TRACT; SAID POINT ALSO MARKS THE
 5-50 SOUTHWEST CORNER OF THE CITY OF SUGAR LAND, TEXAS, 2.0 ACRE, MORE OR
 5-51 LESS, TRACT RECORDED IN VOLUME 523, PAGE 465 OF THE DEED RECORDS OF
 5-52 FORT BEND COUNTY, TEXAS;

5-53 THENCE, EASTERLY ALONG THE NORTH EDGE OF CLEVELAND LAKE CANAL AND
 5-54 THE SOUTH LINE OF SAID CITY OF SUGAR LAND, TEXAS, 2.0 ACRE TRACT
 5-55 WITH THE FOLLOWING COURSES AND DISTANCES:

5-56 NORTH 75 DEGREES 20 MINUTES 40 SECONDS EAST, 176.32 FEET TO A POINT;
 5-57 NORTH 77 DEGREES 12 MINUTES 00 SECONDS EAST, 363.75 FEET TO A POINT;
 5-58 NORTH 75 DEGREES 32 MINUTES 00 SECONDS EAST, 124.51 FEET TO A POINT;
 5-59 SOUTH 86 DEGREES 31 MINUTES 06 SECONDS EAST, 141.89 FEET TO A POINT;
 5-60 NORTH 84 DEGREES 27 MINUTES 46 SECONDS EAST, 267.15 FEET TO A POINT
 5-61 FOR THE NORTHEAST CORNER OF THIS TRACT; SAID POINT ALSO MARKS THE
 5-62 SOUTHEAST CORNER OF SAID CITY OF SUGAR LAND, TEXAS 2.0 ACRE TRACT
 5-63 AND IN THE WEST RIGHT-OF-WAY LINE OF SCHOOL BLVD. (60 FEET WIDE);
 5-64 THENCE SOUTH 11 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE WEST
 5-65 RIGHT-OF-WAY LINE OF SCHOOL BLVD. AND CROSSING CLEVELAND LAKE
 5-66 CANAL, 163.70 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE
 5-67 NORTHEAST CORNER OF THE INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5
 5-68 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE #9609068 FOR CORNER;
 5-69 THENCE, SOUTH 78 DEGREES 10 MINUTES 19 SECONDS WEST, 75.09 FEET TO A

6-1 POINT;
 6-2 THENCE, SOUTH 82 DEGREES 09 MINUTES 27 SECONDS WEST, 59.00 FEET TO A
 6-3 POINT;
 6-4 THENCE, NORTH 84 DEGREES 01 MINUTES 23 SECONDS WEST, 198.51 FEET TO
 6-5 A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID
 6-6 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
 6-7 THENCE, SOUTH 11 DEGREES 38 MINUTES 53 SECONDS EAST, 246.18 FEET TO
 6-8 A 1-1/4 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID
 6-9 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
 6-10 THENCE, NORTH 78 DEGREES 16 MINUTES 58 SECONDS EAST, 323.47 FEET TO
 6-11 A 7/8 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID
 6-12 INTERNATIONAL CHRISTIAN NETWORK CHURCH 1.5 ACRE TRACT;
 6-13 THENCE, SOUTH 11 DEGREES 45 MINUTES 00 SECONDS EAST, ALONG THE WEST
 6-14 RIGHT-OF-WAY LINE OF SCHOOL BLVD., 178.29 FEET TO THE PLACE OF
 6-15 BEGINNING AND CONTAINING 12.9163 ACRES OF LAND.
 6-16 TRACT B
 6-17 78.005 ACRE TRACT OUT OF THE ALEXANDER HODGE SURVEY, ABSTRACT
 6-18 NO. 32
 6-19 A FIELD NOTE DESCRIPTION OF 78.005 ACRES OF LAND, BEING OUT OF THE
 6-20 ORIGINAL IMPERIAL SUGAR COMPANY'S CALL 643.885 ACRE TRACT RECORDED
 6-21 IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT BEND COUNTY,
 6-22 TEXAS, AND BEING 77.142 ACRES OF LAND IN THE ALEXANDER HODGE LEAGUE,
 6-23 ABSTRACT #32 AND 0.863 ACRES OF LAND IN THE S.M. WILLIAMS LEAGUE,
 6-24 ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS; SUCH
 6-25 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
 6-26 DESCRIPTION AS FOLLOWS:
 6-27 FOR CONNECTION BEGIN AT A CONCRETE MONUMENT FOUND IN THE NORTHWEST
 6-28 RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD (100 FOOT WIDE
 6-29 RIGHT-OF-WAY) MARKING THE SOUTHWEST CORNER OF SAID CALL 643.885
 6-30 ACRE TRACT; SAID CORNER BEING IN THE EAST LINE OF THE STATE OF
 6-31 TEXAS-DEPARTMENT OF CORRECTIONS TRACT; THENCE, NORTH 61 DEGREES 32
 6-32 MINUTES 21 SECONDS EAST, 342.03 FEET ALONG THE NORTHWEST
 6-33 RIGHT-OF-WAY LINE OF SAID G.H. & S.A. RAILROAD TO A 5/8 INCH IRON
 6-34 ROD FOUND MARKING THE SOUTHWEST CORNER OF AND PLACE OF BEGINNING FOR
 6-35 THIS TRACT; SAID CORNER BEING THE SOUTHEAST CORNER OF THE FORT BEND
 6-36 WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 (FBWC&ID NO. 1) 2.087
 6-37 ACRE TRACT TWO RECORDED IN VOLUME 895, PAGE 275 OF THE DEED RECORDS
 6-38 OF FORT BEND COUNTY, TEXAS;
 6-39 THENCE, NORTH 57 DEGREES 02 MINUTES 13 SECONDS WEST, 606.15 FEET TO
 6-40 A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID
 6-41 FBWC&ID NO. 1 CALLED 2.087 ACRE TRACT AND A CORNER OF THIS TRACT;
 6-42 THENCE, NORTH 22 DEGREES 51 MINUTES 50 SECONDS WEST, 627.65 FEET TO
 6-43 A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE
 6-44 FBWC&ID NO. 1 CALLED 0.651 ACRE TRACT AND A CORNER OF THIS TRACT;
 6-45 THENCE, NORTH 03 DEGREES 22 MINUTES 50 SECONDS WEST, 790.87 FEET TO
 6-46 A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THE FORT
 6-47 BEND COUNTY 1.294 ACRE EASEMENT RECORDED IN VOLUME 952, PAGE 445 OF
 6-48 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND THE SOUTHWEST CORNER
 6-49 OF THE IMPERIAL HOLLY CORPORATION 1.2590 ACRE TRACT RECORDED IN
 6-50 VOLUME 2313, PAGE 1793 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
 6-51 TEXAS;
 6-52 THENCE, NORTH 04 DEGREES 46 MINUTES 16 SECONDS EAST, 100.15 FEET TO
 6-53 A 5/8 INCH IRON ROD FOUND IN THE ABANDONED NORTH RIGHT-OF-WAY LINE
 6-54 OF THE MISSOURI PACIFIC RAILROAD FOR CORNER; SAID CORNER BEING THE
 6-55 NORTHWEST CORNER OF SAID IMPERIAL HOLLY CORPORATION CALLED 1.2590
 6-56 ACRE TRACT;
 6-57 THENCE, SOUTH 82 DEGREES 07 MINUTES 10 SECONDS EAST, 111.00 FEET TO
 6-58 A 5/8 INCH IRON ROD FOUND MARKING POINT OF CURVE TO THE LEFT;
 6-59 THENCE, EASTERLY ALONG A CURVE TO THE LEFT MARKING THE NORTH
 6-60 RIGHT-OF-WAY LINE OF SAID ABANDONED MISSOURI PACIFIC RAILROAD (100
 6-61 FOOT WIDE RIGHT-OF-WAY) AND NORTH LINE OF SAID IMPERIAL HOLLY
 6-62 CORPORATION CALLED 1.2590 ACRE TRACT WITH THE FOLLOWING DATA: DELTA
 6-63 = 14 DEGREES 30 MINUTES 01 SECONDS, RADIUS = 992.14 FEET, LENGTH =
 6-64 251.09 FEET, CHORD = SOUTH 89 DEGREES 22 MINUTES 11 SECONDS EAST,
 6-65 250.42 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE POINT OF
 6-66 TANGENCY;
 6-67 THENCE, NORTH 83 DEGREES 22 MINUTES 51 SECONDS EAST, AT 402.91 FEET
 6-68 PASS THE NORTHEAST CORNER OF SAID IMPERIAL HOLLY CORPORATION CALLED
 6-69 1.2590 ACRE TRACT, IN ALL 448.23 FEET TO A 5/8 INCH IRON ROD FOUND

7-1 FOR CORNER; SAID CORNER BEING THE SOUTHERLY SOUTHEAST CORNER OF THE
 7-2 IMPERIAL SUGAR COMPANY 60.529 ACRE (CALLED 60.55 ACRE TRACT)
 7-3 RECORDED IN VOLUME 601, PAGE 741 OF THE DEED RECORDS OF FORT BEND
 7-4 COUNTY, TEXAS;
 7-5 THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 53.01 FEET TO A
 7-6 POINT ON THE CENTERLINE OF OYSTER CREEK FOR CORNER;
 7-7 THENCE, EASTERLY ALONG THE CENTERLINE OF OYSTER CREEK ALONG THE
 7-8 DEED CALL BEARING AND DISTANCE IN SAID DEED RECORDED IN VOLUME 601,
 7-9 PAGE 741 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AS FOLLOWS:
 7-10 NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 445.10 FEET TO A POINT;
 7-11 NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST, 275.00 FEET TO A POINT;
 7-12 SOUTH 86 DEGREES 30 MINUTES 00 SECONDS EAST, 775.00 FEET TO A POINT;
 7-13 NORTH 78 DEGREES 15 MINUTES 00 SECONDS EAST, 357.00 FEET TO A POINT;
 7-14 NORTH 42 DEGREES 30 MINUTES 00 SECONDS EAST, 308.00 FEET TO A POINT;
 7-15 NORTH 08 DEGREES 00 MINUTES 00 SECONDS EAST, 50.34 FEET TO A POINT
 7-16 FOR CORNER;
 7-17 THENCE, NORTH 89 DEGREES 01 MINUTES 24 SECONDS EAST, LEAVING SAID
 7-18 CENTERLINE, AT 59.2 FEET PASS THE SOUTHWEST CORNER OF THE SUSIE
 7-19 GALVAN 0.191 ACRE TRACT RECORDED IN VOLUME 2423, PAGE 890 OF THE
 7-20 OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IN ALL 146.0 FEET TO A
 7-21 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HOUSTON
 7-22 SHELL & CONCRETE COMPANY TRACT RECORDED IN VOLUME 1902, PAGE 2 OF
 7-23 THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS;
 7-24 THENCE, SOUTH 01 DEGREES 32 MINUTES 56 SECONDS EAST, AT 60 FEET PASS
 7-25 A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE RAWLEY
 7-26 M. OUTLAW, JR. 0.241 ACRE TRACT RECORDED IN VOLUME 1086, PAGE 717 OF
 7-27 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; IN ALL 120.00 FEET TO A
 7-28 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID RAWLEY
 7-29 M. OUTLAW, JR., 0.241 ACRE TRACT AND A RE-ENTRANT CORNER OF THIS
 7-30 TRACT;
 7-31 THENCE, NORTH 88 DEGREES 54 MINUTES 38 SECONDS EAST, AT 175.00 FEET
 7-32 PASS A 1/2 INCH IRON PIPE FOUND IN ALL 175.68 FEET TO A 5/8 INCH IRON
 7-33 ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET (60 FEET
 7-34 WIDE) AND MARKING THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER
 7-35 BEARS SOUTH 01 DEGREES 40 MINUTES 24 SECONDS EAST, 682.86 FEET FROM
 7-36 A CONCRETE MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF BLOCK NO.
 7-37 1 OF MAYFIELD PARK, SECTION TWO RECORDED IN VOLUME 415, PAGE 347 OF
 7-38 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS;
 7-39 THENCE, SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF ULRICH STREET WITH
 7-40 THE FOLLOWING COURSES AND DISTANCES:
 7-41 SOUTH 01 DEGREE 40 MINUTES 24 SECONDS EAST, 101.68 FEET TO A 5/8
 7-42 INCH IRON ROD FOUND FOR ANGLE POINT; SOUTH 03 DEGREES 30 MINUTES 44
 7-43 SECONDS EAST, 145.89 FEET TO A 5/8 INCH IRON ROD FOUND FOR ANGLE
 7-44 POINT; SOUTH 03 DEGREES 50 MINUTES 44 SECONDS EAST, AT 49.67 FEET
 7-45 PASS THE CENTERLINE OF THE MISSOURI PACIFIC RAILROAD (100 FEET WIDE
 7-46 RIGHT-OF-WAY), IN ALL 282.01 FEET TO A 5/8 INCH IRON ROD SET FOR
 7-47 ANGLE POINT; SOUTH 04 DEGREES 41 MINUTES 24 SECONDS EAST, AT 126.01
 7-48 FEET PASS A 5/8 INCH IRON ROD FOUND IN THE INTERSECTION OF THE WEST
 7-49 RIGHT-OF-WAY LINE OF ULRICH STREET AND NORTH RIGHT-OF-WAY OF
 7-50 IMPERIAL ROAD, IN ALL 154.86 FEET TO A POINT; SOUTH 23 DEGREES 22
 7-51 MINUTES 07 SECONDS EAST, 22.70 FEET TO A BRASS CAP FOUND AT THE
 7-52 INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET AND
 7-53 SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD (50 FEET WIDE) AND MARKING
 7-54 THE NORTHEAST CORNER OF THE NALCO/EXXON ENERGY CHEMICALS, L.P.
 7-55 30.772 ACRE TRACT AND ORIGINAL CALLED 2.368 ACRE TRACT RECORDED IN
 7-56 VOLUME 2694, PAGE 614 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
 7-57 TEXAS;
 7-58 THENCE, SOUTH 88 DEGREES 06 MINUTES 16 SECONDS WEST, 334.69 FEET
 7-59 ALONG THE SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD TO A 3/4 INCH
 7-60 IRON PIPE FOUND MARKING POINT OF CURVE TO THE LEFT;
 7-61 THENCE, WESTERLY ALONG A CURVE TO THE LEFT MARKING THE SOUTH
 7-62 RIGHT-OF-WAY LINE OF IMPERIAL ROAD WITH THE FOLLOWING DATA: DELTA =
 7-63 10 DEGREES 59 MINUTES 20 SECONDS, RADIUS = 806.69 FEET, LENGTH =
 7-64 154.72 FEET AND CHORD = SOUTH 82 DEGREES 36 MINUTES 54 SECONDS WEST,
 7-65 154.48 FEET TO A 3/4 INCH IRON PIPE FOUND MARKING THE POINT OF
 7-66 TANGENCY;
 7-67 THENCE, SOUTH 77 DEGREES 07 MINUTES 14 SECONDS WEST, 1567.66 FEET
 7-68 ALONG THE SOUTH RIGHT-OF-WAY LINE OF IMPERIAL ROAD TO A 3/4 INCH
 7-69 IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID NALCO/EXXON

8-1 ENERGY CHEMICALS, L.P. 30.772 ACRE TRACT AND THE NORTHWEST CORNER
8-2 OF THE CALLED 2.159 ACRE TRACT RECORDED IN VOLUME 2694, PAGE 614 OF
8-3 THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; SAID CORNER BEING A
8-4 RE-ENTRANT CORNER OF THIS TRACT;
8-5 THENCE, SOUTH 15 DEGREES 30 MINUTES 00 SECONDS EAST, AT 906.87 FEET
8-6 PASS A 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE
8-7 NALCO/EXXON ENERGY CHEMICALS, L.P. 10.0 ACRE TRACT RECORDED IN
8-8 VOLUME 2694, PAGE 614 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY,
8-9 TEXAS, IN ALL 958.45 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE
8-10 SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;
8-11 THENCE, SOUTH 61 DEGREES 32 MINUTES 21 SECONDS WEST, 715.90 FEET
8-12 ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD
8-13 (100 FEET WIDE RIGHT-OF-WAY) TO THE PLACE OF BEGINNING AND
8-14 CONTAINING 78.005 ACRES OF LAND., SAVE & EXCEPT THE FORT BEND
8-15 UTILITIES CALL 0.268 ACRE TRACT RECORDED IN VOLUME 332, PAGE 568 OF
8-16 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; BEING MORE
8-17 PARTICULARLY DESCRIBED AS FOLLOWS;
8-18 SAVE AND EXCEPT
8-19 FOR CONNECTION BEGIN AT A POINT ON THE CENTERLINE OF THE MAIN LINE
8-20 OF THE MISSOURI PACIFIC RAILROAD AND CENTERLINE OF ULRICH STREET;
8-21 THENCE, SOUTH 83 DEGREES 23 MINUTES 00 SECONDS, AT 26.5 FEET PASS A
8-22 POINT; IN ALL 271.2 FEET TO A POINT ON THE CENTERLINE OF SAID
8-23 MISSOURI PACIFIC RAILROAD; THENCE, NORTH 06 DEGREES 37 MINUTES 00
8-24 SECONDS WEST, 163.75 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF
8-25 AND PLACE OF BEGINNING FOR THIS 0.286 ACRE TRACT;
8-26 THENCE, SOUTH 83 DEGREES 23 MINUTES 00 SECONDS WEST, 100.0 FEET TO A
8-27 POINT MARKING THE SOUTHWEST CORNER OF THIS TRACT;
8-28 THENCE, NORTH 06 DEGREES 37 MINUTES 00 SECONDS WEST, TO A POINT ON
8-29 THE BANK OF OYSTER CREEK FOR THE NORTHWEST CORNER OF THIS TRACT;
8-30 THENCE, NORTH 83 DEGREES 23 MINUTES 00 SECONDS EAST, 100.0 FEET TO A
8-31 POINT MARKING THE NORTHEAST CORNER OF THIS TRACT;
8-32 THENCE, SOUTH 06 DEGREES 37 MINUTES 00 SECONDS EAST, 125.0 FEET TO
8-33 THE PLACE OF BEGINNING AND CONTAINING 0.286 ACRE OF LAND.
8-34 78.005 ACRES LESS 0.286 ACRES = 77.719 ACRES
8-35 SAVE AND EXCEPT, THAT CERTAIN 0.268 ACRE TRACT OF LAND CONVEYED TO
8-36 FORT BEND COUNTY UTILITIES, AS RECORDED IN THAT DEED IN VOLUME 332,
8-37 PAGE 568 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND THAT
8-38 PORTION OF SUBJECT PROPERTY MENTIONED IN THOSE DEED RECORDED IN
8-39 VOLUME 71, PAGE 485, VOLUME 74, PAGE 86, VOLUME 92, PAGE 75, VOLUME
8-40 114, PAGE 504, VOLUME 412, PAGE 571 AND IN VOLUME 445, PAGE 369 OF
8-41 THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
8-42 TRACT C
8-43 60.529 ACRE TRACT OUT OF THE ALEXANDER HODGE SURVEY, ABSTRACT
8-44 NO. 32
8-45 A FIELD NOTE DESCRIPTION OF 60.529 ACRES OF LAND, BEING THE IMPERIAL
8-46 SUGAR COMPANY CALL 60.55 ACRE TRACT RECORDED IN VOLUME 601, PAGE 741
8-47 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE
8-48 ALEXANDER HODGE LEAGUE, ABSTRACT #32, FORT BEND COUNTY, TEXAS, SUCH
8-49 TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
8-50 BEGIN AT A 5/8 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF
8-51 THE MISSOURI PACIFIC RAILROAD MAIN LINE (100 FEET WIDE
8-52 RIGHT-OF-WAY) WHICH BEARS SOUTH 83 DEGREES 22 MINUTES 51 SECONDS
8-53 WEST, 2351.03 FEET FROM THE WEST RIGHT-OF-WAY LINE OF ULRICH STREET
8-54 (60 FEET WIDE) ; SAID CORNER ALSO BEARS NORTH 09 DEGREES 03 MINUTES
8-55 59 SECONDS EAST, 2018.94 FEET FROM THE SOUTHWEST CORNER OF THE
8-56 ORIGINAL IMPERIAL SUGAR COMPANY'S CALL 643.885 ACRE TRACT RECORDED
8-57 IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT BEND COUNTY,
8-58 TEXAS, IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE G.H. & S.A.
8-59 RAILROAD; SAID POINT BEING THE SOUTHERLY SOUTHEAST CORNER OF AND
8-60 PLACE OF BEGINNING FOR THIS TRACT;
8-61 THENCE, SOUTH 83 DEGREES 22 MINUTES 51 SECONDS WEST, ALONG THE
8-62 NORTHWEST RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILROAD, AT
8-63 45.32 FEET PASS THE NORTHEAST CORNER OF THE IMPERIAL HOLLY
8-64 CORPORATION CALL 1.2590 ACRE TRACT RECORDED IN VOLUME 2313, PAGE
8-65 1793 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, IN ALL
8-66 448.23 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHERLY
8-67 SOUTHWEST CORNER OF THIS TRACT;
8-68 THENCE, NORTH 07 DEGREES 38 MINUTES 10 SECONDS WEST, 27.42 FEET TO A
8-69 POINT ON THE CENTERLINE OF OYSTER CREEK AND 6.45 FEET WEST OF THE

9-1 WEST EDGE OF A TIMBER BRIDGE FOR CORNER;
 9-2 THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 110.0 FEET IN
 9-3 OYSTER CREEK TO A POINT;
 9-4 THENCE, NORTH 24 DEGREES 35 MINUTES 30 SECONDS WEST, 482.77 FEET
 9-5 ALONG A LINE IN OYSTER CREEK TO A POINT MARKING THE NORTHWEST CORNER
 9-6 OF THIS TRACT;
 9-7 THENCE, NORTH 61 DEGREES 51 MINUTES 52 SECONDS EAST, AT 125.34 FEET
 9-8 PASS A CONCRETE MONUMENT FOUND, THEN ALONG A FENCE LINE, AT 3151.28
 9-9 FEET PASS AN IRON PIPE FOUND IN CONCRETE, IN ALL 3177.89 FEET TO A
 9-10 POINT IN OYSTER CREEK MARKING THE NORTHEAST CORNER OF THIS TRACT;
 9-11 THENCE, SOUTHERLY AND WESTERLY ALONG THE CENTERLINE OF OYSTER CREEK
 9-12 WITH THE FOLLOWING COURSES AND DISTANCES:
 9-13 SOUTH 16 DEGREES 45 MINUTES 00 SECONDS WEST, 20.49 FEET TO A POINT;
 9-14 SOUTH 06 DEGREES 15 MINUTES 00 SECONDS EAST, 560.00 FEET TO A POINT;
 9-15 SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST, 762.00 FEET TO A POINT;
 9-16 SOUTH 42 DEGREES 30 MINUTES 00 SECONDS WEST, 308.00 FEET TO A POINT;
 9-17 SOUTH 78 DEGREES 15 MINUTES 00 SECONDS WEST, 357.00 FEET TO A POINT;
 9-18 NORTH 86 DEGREES 30 MINUTES 00 SECONDS WEST, 775.00 FEET TO A POINT;
 9-19 SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST, 275.00 FEET TO A POINT;
 9-20 SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, 445.10 FEET TO A POINT
 9-21 FOR CORNER;
 9-22 THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, LEAVING SAID
 9-23 CENTERLINE OF OYSTER CREEK 53.01 FEET TO THE PLACE OF BEGINNING AND
 9-24 CONTAINING 60.529 ACRES OF LAND.
 9-25 TRACT D
 9-26 41.0331 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
 9-27 NO. 97
 9-28 A FIELD NOTE DESCRIPTION OF A 41.0331 ACRE (1,787,400 SQUARE FEET)
 9-29 TRACT OF LAND, OUT OF A TRACT KNOWN AS THE "REFINERY TRACT"; OUT OF
 9-30 THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S (IMPERIAL HOLLY
 9-31 CORPORATION CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE 18
 9-32 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING IN THE S.
 9-33 M. WILLIAMS LEAGUE, ABSTRACT #97, CITY OF SUGAR LAND, FORT BEND
 9-34 COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY THE
 9-35 METES AND BOUNDS DESCRIPTION AS FOLLOWS;
 9-36 FOR CONNECTION BEGIN AT A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE
 9-37 OF THE G.H. & S. A. RAILROAD (100 FEET WIDE) MARKING THE SOUTHEAST
 9-38 CORNER OF THE ORIGINAL CALL IMPERIAL SUGAR COMPANY'S 643.885 ACRE
 9-39 TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED RECORDS OF FORT
 9-40 BEND COUNTY, TEXAS; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
 9-41 WEST, AT 1283.1 FEET PASS THE WEST LINE OF THE BROWN & BELKNAP
 9-42 LEAGUE, ABSTRACT #15 AND EAST LINE OF THE S. M. WILLIAMS LEAGUE,
 9-43 ABSTRACT #97, IN ALL 3680.53 FEET TO A 1/2 INCH IRON PIPE FOUND AT
 9-44 THE EAST RIGHT OF WAY LINE OF SCHOOL BLVD. AND MARKING THE SOUTHWEST
 9-45 CORNER OF THE IMPERIAL HOLLY CORPORATION 74.6347 ACRE "PECAN
 9-46 ORCHARD TRACT" SAME BEING THE SOUTHWEST CORNER OF A CALLED 43.9697
 9-47 ACRE TRACT DESCRIBED IN DEED RECORDED IN FORT BEND COUNTY CLERKS
 9-48 FILE NUMBER 2002134696; THENCE, NORTH 11 DEGREES 45 MINUTES 00
 9-49 SECONDS WEST, 42.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF SCHOOL
 9-50 BLVD. TO A POINT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
 9-51 WEST, 1139.29 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST RIGHT OF
 9-52 WAY LINE OF MAIN STREET; THENCE, CROSSING MAIN STREET SOUTH 81
 9-53 DEGREES 51 MINUTES 14 SECONDS WEST, 61.49 FEET TO A DRILL HOLE IN
 9-54 THE WEST RIGHT OF WAY LINE OF MAIN STREET (30 FEET WEST OF
 9-55 CENTERLINE OF CONCRETE PAVING) (MAIN STREET DEDICATION RECORDED IN
 9-56 PLAT BOOK 12, PAGE 8 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS);
 9-57 MARKING THE SOUTHEAST CORNER OF AND PLACE OF BEGINNING FOR THIS
 9-58 TRACT;
 9-59 THENCE, SOUTH 81 DEGREES 51 MINUTES 14 SECONDS WEST, 12.88 FEET TO A
 9-60 FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE CALL
 9-61 0.334 ACRE TRACT KNOWN AS THE "CANNING COMPANY TRACT"; SAID CORNER
 9-62 BEING 40 FEET DISTANT FROM THE CENTERLINE OF KEMPNER STREET;
 9-63 THENCE, SOUTH 77 DEGREES 59 MINUTES 00 SECONDS WEST, 102.60 FEET
 9-64 ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF THE
 9-65 CONCRETE PAVING ON KEMPNER STREET TO A 5/8 INCH IRON ROD FOUND AT
 9-66 THE SOUTHWEST CORNER OF SAID 0.334 ACRE TRACT AND BEING IN THE EAST
 9-67 LINE OF THE BRAZOS VALLEY IRRIGATION COMPANY 36.35 ACRE EASEMENT ON
 9-68 OYSTER CREEK RECORDED IN VOLUME 167, PAGE 289 OF THE DEED RECORDS OF
 9-69 FORT BEND COUNTY, TEXAS;

10-1 THENCE, SOUTH 29 DEGREES 15 MINUTES 00 SECONDS EAST, 28.52 FEET
 10-2 ALONG THE EAST LINE OF SAID BRAZOS VALLEY IRRIGATION COMPANY
 10-3 EASEMENT TO A SET "X" IN CONCRETE FOR CORNER;
 10-4 THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS WEST, 119.47 FEET
 10-5 ALONG THE NORTH EDGE OF BRIDGE ON KEMPNER STREET ACROSS OYSTER CREEK
 10-6 TO A NAIL FOR ANGLE;
 10-7 THENCE, SOUTH 77 DEGREES 51 MINUTES 30 SECONDS WEST, 164.10 FEET
 10-8 ALONG THE NORTH EDGE OF BRIDGE AND NORTH BACK OF CURB OF KEMPNER
 10-9 STREET TO A NAIL SET FOR ANGLE POINT;
 10-10 THENCE, SOUTH 80 DEGREES 32 MINUTES 20 SECONDS WEST, 220.00 FEET
 10-11 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
 10-12 ANGLE POINT;
 10-13 THENCE, SOUTH 74 DEGREES 39 MINUTES 00 SECONDS WEST, 247.25 FEET
 10-14 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
 10-15 ANGLE POINT;
 10-16 THENCE, SOUTH 74 DEGREES 50 MINUTES 42 SECONDS WEST, 312.16 FEET
 10-17 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
 10-18 ANGLE POINT;
 10-19 THENCE, SOUTH 75 DEGREES 19 MINUTES 37 SECONDS WEST, 43.05 FEET
 10-20 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A FOUND 5/8
 10-21 INCH IRON ROD FOR ANGLE POINT;
 10-22 THENCE, SOUTH 12 DEGREES 54 MINUTES 21 SECONDS WEST, 15.13 FEET
 10-23 ALONG BACK OF CURB TO A FOUND DRILL HOLE FOR ANGLE POINT;
 10-24 THENCE, SOUTH 74 DEGREES 50 MINUTES 49 SECONDS WEST, 122.38 FEET
 10-25 ALONG THE NORTH EDGE OF BACK OF CURB OF KEMPNER STREET TO A NAIL FOR
 10-26 ANGLE POINT;
 10-27 THENCE, NORTH 21 DEGREES 34 MINUTES 03 SECONDS WEST, 10.20 FEET TO
 10-28 FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE IMPERIAL
 10-29 SUGAR COMPANY'S (IMPERIAL HOLLY CORPORATION) PARCEL TWO RECORDED IN
 10-30 VOLUME 1249, PAGE 402 OF THE DEED RECORDS OF FORT BEND COUNTY,
 10-31 TEXAS;
 10-32 THENCE, SOUTH 68 DEGREES 25 MINUTES 39 SECONDS WEST, 160.07 FEET
 10-33 ALONG THE SOUTH LINE OF SAID PARCEL TWO AND PARCEL ONE TO A 5/8 INCH
 10-34 IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS TRACT; SAID
 10-35 CORNER BEING THE SOUTHWEST CORNER OF SAID PARCEL ONE RECORDED IN
 10-36 VOLUME 1249, PAGE 402 OF THE DEED RECORDS OF FORT BEND COUNTY,
 10-37 TEXAS;
 10-38 THENCE, NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF ULRICH STREET
 10-39 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCES:
 10-40 NORTH 21 DEGREES 31 MINUTES 24 SECONDS WEST, 284.84 FEET TO A 5/8
 10-41 INCH IRON ROD FOUND FOR ANGLE POINT; NORTH 04 DEGREES 41 MINUTES 24
 10-42 SECONDS WEST, 145.54 FEET TO A 5/8 INCH IRON ROD SET FOR ANGLE
 10-43 POINT; NORTH 03 DEGREES 50 MINUTES 44 SECONDS WEST, 281.39 FEET TO A
 10-44 5/8 INCH IRON ROD SET FOR ANGLE POINT; NORTH 03 DEGREES 30 MINUTES
 10-45 44 SECONDS WEST, 144.75 FEET TO A 5/8 INCH ROD SET FOR ANGLE POINT;
 10-46 NORTH 01 DEGREES 40 MINUTES 24 SECONDS WEST, AT 144.06 FEET PASS A
 10-47 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE ORIGINAL
 10-48 IMPERIAL HOLLY CORPORATION'S CALL 21.09 ACRE TRACT RECORDED IN
 10-49 VOLUME 445, PAGE 365 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS,
 10-50 IN ALL 572.89 FEET TO THE SOUTHWEST CORNER OF A CALLED 1.7492 ACRE
 10-51 TRACT DESCRIBED IN DEED RECORDED IN FORT BEND COUNTY CLERKS FILE
 10-52 NUMBER 2002107097, AND MARKING THE MOST WESTERLY NORTHWEST CORNER
 10-53 OF THIS TRACT;
 10-54 THENCE NORTH 89 DEGREES 00 MINUTES 10 SECONDS EAST, ALONG THE MOST
 10-55 SOUTHERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 229.35 FEET
 10-56 TO A CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER; THENCE
 10-57 NORTH 02 DEGREES 15 MINUTES 55 SECONDS EAST, ALONG AN EASTERLY LINE
 10-58 OF SAID 1.7492 ACRE TRACT A DISTANCE OF 49.43 FEET TO A CAPPED 5/8
 10-59 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;
 10-60 THENCE SOUTH 84 DEGREES 11 MINUTES 17 SECONDS EAST, ALONG A
 10-61 SOUTHERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 172.73 FEET
 10-62 TO A CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;
 10-63 THENCE NORTH 01 DEGREE 00 MINUTES 45 SECONDS WEST, ALONG AN EASTERLY
 10-64 LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 81.53 FEET TO A CAPPED
 10-65 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;
 10-66 THENCE SOUTH 88 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG A
 10-67 SOUTHERLY. LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 30.00 FEET
 10-68 TO CAPPED 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER;
 10-69 THENCE NORTH 00 DEGREES 26 MINUTES 54 SECONDS WEST, ALONG THE MOST

11-1 EASTERLY LINE OF SAID 1.7492 ACRE TRACT A DISTANCE OF 80.30 FEET TO
 11-2 A CAPPED 5/8 INCH IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF
 11-3 SAID 1.7492 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND AND
 11-4 BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE "D" (50.0 FEET
 11-5 WIDE) FOR THE MOST NORTHERLY NORTHWEST CORNER;
 11-6 THENCE, SOUTH 88 DEGREES 38 MINUTES 17 SECONDS EAST, ALONG THE SOUTH
 11-7 RIGHT OF WAY LINE OF AVENUE "D", SAME BEING THE SOUTH LINE OF
 11-8 MAYFIELD PARK SUBDIVISION, SECTION TWO RECORDED IN VOLUME 415, PAGE
 11-9 347 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; IN ALL 583.24
 11-10 FEET TO A 5/8 INCH IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF
 11-11 GUYER STREET (50 FEET WIDE) FOR THE NORTHERLY NORTHEAST CORNER OF
 11-12 THIS TRACT;
 11-13 THENCE, SOUTH 01 DEGREE 21 MINUTES 43 SECONDS WEST, ALONG THE WEST
 11-14 RIGHT OF WAY LINE OF GUYER STREET, 161.23 FEET TO A 5/8 INCH IRON ROD
 11-15 SET FOR CORNER;
 11-16 THENCE, SOUTH 88 DEGREES 38 MINUTES 17 SECONDS EAST, ALONG THE SOUTH
 11-17 LINE OF GUYER STREET, AT 48.83 FEET PASS A 5/8 INCH IRON ROD FOUND,
 11-18 AT 121.65 FEET PASS A 5/8 INCH IRON ROD FOUND, IN ALL 160.21 FEET TO
 11-19 A POINT MARKING A NORTHEAST CORNER OF THIS TRACT;
 11-20 THENCE, SOUTH 04 DEGREES 28 MINUTES 55 SECONDS WEST, ALONG THE WEST
 11-21 EDGE OF OYSTER CREEK, 410.98 FEET TO A NORTHEAST CORNER OF SAID
 11-22 IMPERIAL HOLLY CORPORATION'S 21.09 ACRE TRACT;
 11-23 THENCE, SOUTH 73 DEGREES 07 MINUTES 30 SECONDS EAST, CROSSING
 11-24 OYSTER CREEK, 382.84 FEET TO A POINT FOR CORNER IN OYSTER CREEK FOR
 11-25 THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;
 11-26 THENCE, SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET
 11-27 (60 FEET WIDE) WITH THE FOLLOWING COURSES AND DISTANCES:
 11-28 SOUTH 01 DEGREES 33 MINUTES 27 SECONDS WEST, 129.75 FEET TO A 5/8
 11-29 INCH IRON ROD FOUND MARKING THE POINT OF CURVE TO THE LEFT; ALONG A
 11-30 CURVE TO THE LEFT WITH THE FOLLOWING DATA: DELTA=22 DEGREES 19
 11-31 MINUTES 57 SECONDS, RADIUS=431.48 FEET,
 11-32 LENGTH=168.18 FEET AND CHORD=SOUTH 09 DEGREES 36 MINUTES 32 SECONDS
 11-33 EAST, 167.12 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE POINT OF
 11-34 TANGENCY OF SAID CURVE; SOUTH 20 DEGREES 46 MINUTES 30 SECONDS EAST,
 11-35 227.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.0331 ACRES
 11-36 (1,787,400 SQUARE FEET) OF LAND.
 11-37 TRACT E
 11-38 30.6237 ACRE TRACT OUT OF THE S.M. WILLIAMS LEAGUE SURVEY, ABSTRACT
 11-39 NO. 97
 11-40 A FIELD NOTE DESCRIPTION OF 30.6237 ACRES OF LAND, KNOWN AS THE
 11-41 "CLEVELAND LAKE AREA", BEING 10.2452 ACRES IN THE BROWN & BELKNAP
 11-42 LEAGUE, ABSTRACT #15, AND 20.3785 ACRES IN THE S. M. WILLIAMS
 11-43 LEAGUE, ABSTRACT 97, OUT OF THE ORIGINAL IMPERIAL HOLLY COMPANY'S
 11-44 CALL 643.885 ACRE TRACT RECORDED IN VOLUME 135, PAGE 18 OF THE DEED
 11-45 RECORDS OF FORT BEND COUNTY, TEXAS; IN THE CITY OF SUGAR LAND, FORT
 11-46 BEND COUNTY, TEXAS, SUCH TRACT BEING MORE PARTICULARLY DESCRIBED BY
 11-47 METES AND BOUNDS DESCRIPTION AS FOLLOWS:
 11-48 FOR CONNECTION BEGIN AT A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST
 11-49 RIGHT-OF-WAY LINE OF THE G.H. & S.A. RAILROAD (100 FEET WIDE)
 11-50 MARKING THE SOUTHEAST CORNER OF SAID IMPERIAL HOLLY COMPANY'S CALLS
 11-51 643.885 ACRE TRACT; THENCE, SOUTH 78 DEGREES 02 MINUTES 00 SECONDS
 11-52 WEST, 182.56 FEET ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID
 11-53 RAILROAD TO A PUNCH HOLE FOUND IN CONCRETE TURN-LANE AND MARKING THE
 11-54 SOUTHEAST CORNER OF A CALLED 43.9697 ACRE TRACT DESCRIBED IN DEED
 11-55 RECORDED IN FORT BEND COUNTY CLERKS FILE NUMBER 2002134696. SAID
 11-56 CORNER BEING IN THE WEST RIGHT-OF-WAY LINE OF STATE FARM MARKET ROAD
 11-57 NO. 1876 (ELDRIDGE ROAD);
 11-58 THENCE NORTH 11 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EAST
 11-59 LINE OF SAID 43.9697 ACRE TRACT, A DISTANCE OF 35.28 FEET TO A 5/8
 11-60 INCH IRON ROD SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF
 11-61 THE HEREIN DESCRIBED TRACT OF LAND,
 11-62 THENCE ALONG THE NORTH LINE OF SAID 43.9697 ACRE TRACT, BEING THE
 11-63 NORTH LINE OF A BULKHEAD, THE FOLLOWING COURSES AND DISTANCES,
 11-64 SOUTH 72 DEGREES 29 MINUTES 31 SECONDS WEST, 30.57 FEET TO A POINT
 11-65 FOR CORNER; SOUTH 77 DEGREES 24 MINUTES 40 SECONDS WEST, 307.49 FEET
 11-66 TO A POINT FOR CORNER; NORTH 83 DEGREES 14 MINUTES 39 SECONDS WEST,
 11-67 19.59 FEET TO A POINT FOR CORNER; SOUTH 66 DEGREES 05 MINUTES 41
 11-68 SECONDS WEST, 84.36 FEET TO A POINT FOR CORNER; NORTH 62 DEGREES 52
 11-69 MINUTES 52 SECONDS WEST, 508.91 FEET TO A POINT FOR CORNER; NORTH 67

12-1 DEGREES 08 MINUTES 05 SECONDS WEST, 99.65 FEET TO A POINT FOR
 12-2 CORNER; NORTH 69 DEGREES 22 MINUTES 47 SECONDS WEST, 172.35 FEET TO
 12-3 A POINT FOR CORNER; NORTH 73 DEGREES 12 MINUTES 57 SECONDS WEST,
 12-4 110.07 FEET TO A POINT FOR CORNER; NORTH 84 DEGREES 12 MINUTES 10
 12-5 SECONDS WEST, 90.82 FEET TO A POINT FOR CORNER; NORTH 89 DEGREES 13
 12-6 MINUTES 95 SECONDS WEST, 89.14 FEET TO A POINT FOR CORNER; NORTH 89
 12-7 DEGREES 23 MINUTES 55 SECONDS WEST, 217.44 FEET TO A POINT FOR
 12-8 CORNER; SOUTH 89 DEGREES 46 MINUTES 43 SECONDS WEST, 119.78 FEET TO
 12-9 A POINT FOR CORNER; SOUTH 86 DEGREES 30 MINUTES 42 SECONDS WEST,
 12-10 200.79 FEET TO A POINT FOR CORNER; SOUTH 82 DEGREES 13 MINUTES 39
 12-11 SECONDS WEST, 145.95 FEET TO A POINT FOR CORNER; SOUTH 78 DEGREES 33
 12-12 MINUTES 17 SECONDS WEST, 229.56 FEET TO A POINT FOR CORNER; SOUTH 77
 12-13 DEGREES 27 MINUTES 26 SECONDS WEST, 201.82 FEET TO A POINT FOR
 12-14 CORNER; SOUTH 73 DEGREES 22 MINUTES 50 SECONDS WEST, 122.37 FEET TO
 12-15 A POINT FOR CORNER; SOUTH 78 DEGREES 35 MINUTES 07 SECONDS WEST,
 12-16 146.61 FEET TO A POINT FOR CORNER; SOUTH 61 DEGREES 02 MINUTES 04
 12-17 SECONDS WEST, 141.24 FEET TO A POINT FOR CORNER; SOUTH 82 DEGREES 17
 12-18 MINUTES 52 SECONDS WEST, 88.66 FEET TO A POINT FOR CORNER; SOUTH 66
 12-19 DEGREES 59 MINUTES 57 SECONDS WEST, 88.20 FEET TO A POINT FOR
 12-20 CORNER; SOUTH 53 DEGREES 41 MINUTES 36 SECONDS WEST, 133.71 FEET TO
 12-21 A POINT FOR CORNER; SOUTH 44 DEGREES 37 MINUTES 26 SECONDS WEST,
 12-22 89.81 FEET TO A POINT FOR CORNER; SOUTH 42 DEGREES 44 MINUTES 56
 12-23 SECONDS WEST, 295.55 FEET TO A POINT FOR CORNER; SOUTH 58 DEGREES 28
 12-24 MINUTES 11 SECONDS WEST, 61.97 FEET TO A M INCH IRON PIPE FOUND FOR
 12-25 CORNER ON THE EAST RIGHT-OF-WAY LINE OF SCHOOL BOULEVARD (60.0 FEET
 12-26 WIDE) BEING THE NORTHWEST CORNER OF SAID 43.9697 ACRE TRACT AND THE
 12-27 SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND ;
 12-28 THENCE NORTH 11 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EAST
 12-29 RIGHT-OF-WAY LINE OF SAID SCHOOL BOULEVARD, A DISTANCE OF 154.00
 12-30 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF A CALLED
 12-31 5.573 ACRE SUGAR LAND INDEPENDENT SCHOOL DISTRICT TRACT RECORDED IN
 12-32 VOLUME 134, PAGE 561 OF THE FORT BEND COUNTY DEED RECORDS;
 12-33 THENCE NORTH 44 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG THE
 12-34 SOUTHEAST LINE OF SAID 5.573 ACRE TRACT, A DISTANCE OF 746.75 FEET
 12-35 TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED
 12-36 1.49 ACRE TRACT DESCRIBED IN VOLUME 282, PAGE 435 OF THE FORT BEND
 12-37 COUNTY DEED RECORDS FOR CORNER;
 12-38 THENCE NORTH 57 DEGREES 36 MINUTES 45 SECONDS EAST, ALONG THE
 12-39 SOUTHEAST LINE OF SAID 1.49 ACRE TRACT, A DISTANCE OF 283.56 FEET TO
 12-40 A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.898
 12-41 ACRE TRACT DESCRIBED IN VOLUME 325, PAGE 77 OF THE FORT BEND COUNTY
 12-42 DEED RECORDS FOR CORNER;
 12-43 THENCE NORTH 59 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE
 12-44 SOUTHEAST LINE OF SAID 0.898 ACRE TRACT, A DISTANCE OF 264.41 FEET
 12-45 TO A 5/8 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF CLEVELAND
 12-46 LAKE SUBDIVISION SECTION THREE (3) AS RECORDED IN VOLUME 373, PAGE
 12-47 57 OF THE FORT BEND COUNTY DEED RECORDS;
 12-48 SOUTH 11 DEGREES 56 MINUTES 31 SECONDS EAST; 37.04 FEET TO A POINT
 12-49 FOR THE SOUTHWEST CORNER OF LOT 1 OF SAID CLEVELAND TAKE
 12-50 SUBDIVISION, SECTION THREE (3);
 12-51 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
 12-52 SECTION THREE (3) THE FOLLOWING COURSES AND DISTANCES;
 12-53 NORTH 75 DEGREES 20 MINUTES 49 SECONDS EAST, 92.00 FEET TO A POINT
 12-54 FOR THE SOUTHEAST CORNER OF LOT 1; NORTH 60 DEGREES 24 MINUTES 59
 12-55 SECONDS EAST, 104.98 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT
 12-56 2; NORTH 74 DEGREES 56 MINUTES 19 SECONDS EAST, 140.20 FEET TO A
 12-57 POINT FOR THE SOUTHEAST CORNER OF LOT 3; NORTH 78 DEGREES 26 MINUTES
 12-58 58 SECONDS EAST, 145.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
 12-59 LOT 4; NORTH 80 DEGREES 24 MINUTES 49 SECONDS EAST, 145.12 FEET TO A
 12-60 POINT FOR THE SOUTHEAST CORNER OF LOT 5; NORTH 82 DEGREES 54 MINUTES
 12-61 39 SECONDS EAST, 140.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
 12-62 LOT 6; NORTH 84 DEGREES 11 MINUTES 57 SECONDS EAST, 120.69 FEET TO A
 12-63 POINT FOR THE SOUTHEAST CORNER OF LOT 7, SAME BEING THE SOUTHWEST
 12-64 CORNER OF LOT 1, CLEVELAND LAKE SUBDIVISION SECTION TWO (2) AS
 12-65 RECORDED IN VOLUME 306, PAGE 262 OF THE FORT BEND COUNTY DEED
 12-66 RECORDS;
 12-67 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
 12-68 SECTION TWO (2), THE FOLLOWING COURSES AND DISTANCES;
 12-69 NORTH 82 DEGREES 38 MINUTES 29 SECONDS EAST, 100.32 FEET TO A POINT

13-1 FOR THE SOUTHEAST CORNER OF LOT 1; NORTH 78 DEGREES 47 MINUTES 29
13-2 SECONDS EAST, 77.01 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT
13-3 2; SOUTH 86 DEGREES 06 MINUTES 08 SECONDS EAST, 76.92 FEET TO A
13-4 POINT FOR THE SOUTHEAST CORNER OF LOT 3; SOUTH 80 DEGREES 05 MINUTES
13-5 36 SECONDS EAST, 115.55 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
13-6 LOT 4; SOUTH 79 DEGREES 24 MINUTES 25 SECONDS EAST, 116.11 FEET TO A
13-7 POINT FOR THE SOUTHEAST CORNER OF LOT 5;
13-8 THENCE NORTH 78 DEGREES 06 MINUTES 36 SECONDS EAST, 5.78 FEET TO A
13-9 POINT FOR CORNER SAME BEING THE SOUTHWEST CORNER OF LOT 8, CLEVELAND
13-10 LAKE SUBDIVISION SECTION ONE (1) AS RECORDED IN VOLUME 268, PAGE 151
13-11 OF THE FORT BEND COUNTY DEED RECORDS;
13-12 THENCE ALONG THE SOUTH LINE OF SAID CLEVELAND LAKE SUBDIVISION
13-13 SECTION ONE (1), THE FOLLOWING COURSES AND DISTANCES;
13-14 SOUTH 77 DEGREES 52 MINUTES 48 SECONDS EAST, 100.70 FEET TO A POINT
13-15 FOR THE SOUTHEAST CORNER OF LOT 8; SOUTH 77 DEGREES 16 MINUTES 31
13-16 SECONDS EAST, 99.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT
13-17 7; SOUTH 67 DEGREES 25 MINUTES 31 SECONDS EAST, 105.00 FEET TO A
13-18 POINT FOR THE SOUTHEAST CORNER OF LOT 6; SOUTH 61 DEGREES 13 MINUTES
13-19 39 SECONDS EAST, 108.89 FEET TO A POINT FOR THE SOUTHEAST CORNER OF
13-20 LOT 5, AND CLEVELAND LAKE SUBDIVISION SECTION ONE (1), AND BEING IN
13-21 THE WEST LINE OF A IMPERIAL SUGAR COMPANY DRAINAGE DITCH;
13-22 THENCE NORTH 00 DEGREES 01 MINUTES 29 SECONDS EAST, ALONG THE EAST
13-23 LINE OF LOTS 4 AND 5 OF SAID CLEVELAND LAKE SUBDIVISION, SECTION ONE
13-24 (1), A DISTANCE OF 475.9 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE
13-25 NORTHEAST CORNER OF SAID LOT 4 AND BEING IN THE SOUTH RIGHT-OF-WAY
13-26 LINE OF LAKEVIEW DRIVE;
13-27 THENCE NORTH 78 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG THE SOUTH
13-28 RIGHT-OF-WAY LINE OF SAID LAKEVIEW DRIVE, A DISTANCE OF 70.59 FEET
13-29 TO A 5/8 INCH IRON RPD FOUND FOR THE NORTHWEST CORNER OF LOT 9, BLOCK
13-30 1, REPLAT OF LAKE VILLAGE, RECORDED IN VOLUME 354, PAGE 126 OF THE
13-31 FORT BEND COUNT DEED RECORDS;
13-32 THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS EAST, ALONG THE WEST
13-33 LINE OF SAID REPLAT OF LAKE VILLAGE A DISTANCE OF 533.65 FEET TO A
13-34 POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF LOT 5;
13-35 THENCE SOUTH 56 DEGREES 51 MINUTES 35 SECONDS EAST, CONTINUING
13-36 ALONG THE WEST LINE OF SAID REPLAT OF LAKE VILLAGE, PASSING AT A
13-37 DISTANCE OF 672.2 FEET THE SOUTHWEST CORNER OF THE REPLAT OF LAKE
13-38 VILLAGE, AND CONTINUING FOR A TOTAL DISTANCE OF 865.00 FEET TO A 5/8
13-39 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE FARM
13-40 MARKET ROAD 1876 (ELDRIDGE ROAD) FOR THE MOST EASTERLY NORTHEAST
13-41 CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
13-42 THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.24
13-43 FEET, A CENTRAL ANGLE OF 16 DEGREES 53 MINUTES 55 SECONDS, AN ARC
13-44 LENGTH OF 103.89 FEET, A CHORD BEARING SOUTH 03 DEGREES 31 MINUTES
13-45 03 SECONDS EAST, A CHORD DISTANCE OF 103.51 FEET TO THE POINT OF
13-46 BEGINNING AND CONTAINING 30.6237 ACRES OF LAND.

13-47 SECTION 3. (a) The legal notice of the intention to
13-48 introduce this Act, setting forth the general substance of this
13-49 Act, has been published as provided by law, and the notice and a
13-50 copy of this Act have been furnished to all persons, agencies,
13-51 officials, or entities to which they are required to be furnished
13-52 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
13-53 Government Code.

13-54 (b) The governor, one of the required recipients, has
13-55 submitted the notice and Act to the Texas Commission on
13-56 Environmental Quality.

13-57 (c) The Texas Commission on Environmental Quality has filed
13-58 its recommendations relating to this Act with the governor, the
13-59 lieutenant governor, and the speaker of the house of
13-60 representatives within the required time.

13-61 (d) All requirements of the constitution and laws of this
13-62 state and the rules and procedures of the legislature with respect
13-63 to the notice, introduction, and passage of this Act are fulfilled
13-64 and accomplished.

13-65 SECTION 4. This Act takes effect immediately if it receives
13-66 a vote of two-thirds of all the members elected to each house, as
13-67 provided by Section 39, Article III, Texas Constitution. If this
13-68 Act does not receive the vote necessary for immediate effect, this
13-69 Act takes effect September 1, 2005.

14-1

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