

By: Zerwas

H.B. No. 4721

A BILL TO BE ENTITLED

AN ACT

relating to the Texas Heritage Parkway Improvement District.

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

SECTION 1. The heading to Chapter 3921, Special District Local Laws Code, is amended to read as follows:

CHAPTER 3921. TEXAS HERITAGE [~~FULSHEAR~~] PARKWAY IMPROVEMENT DISTRICT

SECTION 2. Section 3921.001(3), Special District Local Laws Code, is amended to read as follows:

(3) "District" means the Texas Heritage [~~Fulshear~~] Parkway Improvement District.

SECTION 3. Section 3921.002, Special District Local Laws Code, is amended to read as follows:

Sec. 3921.002. NATURE OF DISTRICT. The Texas Heritage [~~Fulshear~~] Parkway Improvement District is a special district created under Section 59, Article XVI, Texas Constitution.

SECTION 4. The heading to Section 3921.005, Special District Local Laws Code, is amended to read as follows:

Sec. 3921.005. [~~INITIAL~~] DISTRICT TERRITORY.

SECTION 5. Section 3921.005(a), Special District Local Laws Code, is amended to read as follows:

(a) The district is [~~initially~~] composed of the territory described by Section 2 of the Act enacting this chapter.

SECTION 6. Subchapter B, Chapter 3921, Special District

1 Local Laws Code, is amended by adding Section 3921.056 to read as
2 follows:

3 Sec. 3921.056. INITIAL VOTING DIRECTORS. (a) On or after
4 the effective date of the Act enacting this section, the owner or
5 owners of a majority of the assessed value of the real property in
6 the district may submit a petition to the governing body of Fort
7 Bend County nominating the five persons named in the petition as
8 initial voting directors.

9 (b) The governing body of Fort Bend County may reject the
10 nomination of a person named in the petition described by
11 Subsection (a) for a position as an initial director. If the
12 governing body rejects a nomination, the owner or owners who
13 submitted the petition under Subsection (a) shall submit a new
14 nominee for that position until the governing body appoints an
15 initial director to each position on the board.

16 (c) Of the initial directors, the terms of directors
17 appointed for positions one through three expire June 1 of the first
18 odd-numbered year following the initial appointment, and the terms
19 of directors appointed for positions four and five expire June 1 of
20 the second odd-numbered year following the initial appointment.

21 (d) Section 3921.052 does not apply to this section.

22 SECTION 7. Chapter 3921, Special District Local Laws Code,
23 is amended by adding Subchapter F to read as follows:

24 SUBCHAPTER F. DEFINED AREAS

25 Sec. 3921.251. AUTHORITY TO ESTABLISH DEFINED AREAS OR
26 DESIGNATED PROPERTY. The district may define areas or designate
27 certain property of the district to pay for improvements,

1 facilities, or services that primarily benefit that area or
2 property and do not generally and directly benefit the district as a
3 whole.

4 Sec. 3921.252. PROCEDURE FOR ELECTION. (a) Before the
5 district may impose an ad valorem tax applicable only to the defined
6 area or designated property or issue bonds payable from ad valorem
7 taxes of the defined area or designated property, the board shall
8 hold an election in the defined area or in the designated property
9 only.

10 (b) The board may submit the proposition to the voters on
11 the same ballot to be used in another election.

12 Sec. 3921.253. DECLARING RESULT AND ISSUING ORDER. (a) If
13 a majority of the voters voting at the election held under Section
14 3921.252 approve the proposition or propositions, the board shall
15 declare the results and, by order, shall establish the defined area
16 or designated property and describe it by metes and bounds or
17 designate the specific area or property.

18 (b) A court may not review the board's order except on the
19 ground of fraud, palpable error, or arbitrary and confiscatory
20 abuse of discretion.

21 Sec. 3921.254. TAXES FOR SERVICES, IMPROVEMENTS, AND
22 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter
23 approval and adoption of the order described by Section 3921.253,
24 the district may apply separately, differently, equitably, and
25 specifically its taxing power and lien authority to the defined
26 area or designated property to provide money to construct,
27 administer, maintain, and operate services, improvements, and

1 facilities that primarily benefit the defined area or designated
2 property.

3 Sec. 3921.255. ISSUANCE OF BONDS FOR DEFINED AREA OR
4 DESIGNATED PROPERTY. After the order under Section 3921.253 is
5 adopted, the district may issue bonds to provide for any land,
6 improvements, facilities, plants, equipment, and appliances for
7 the defined area or designated property.

8 Sec. 3921.256. ADDITION OR EXCLUSION OF LAND IN DEFINED
9 AREA. The district may add or exclude land from the defined areas
10 in the same manner the district may add or exclude land from the
11 district.

12 SECTION 8. Section 2, Chapter 827, Acts of the 83rd
13 Legislature, Regular Session, 2013, is amended to read as follows:

14 Sec. 2. The Texas Heritage [~~Fulshear~~] Parkway Improvement
15 District [~~initially~~] includes all territory contained in the
16 following area:

17 BEING 1,752.3803 acres of land situated in the J.G. Bennett
18 Survey Abstract No.611 (H. & T. C. R.R. Co. Survey Section 106),
19 Micajah Autry Survey, Abstract No. 100, Rufus Wright Survey,
20 Abstract No. 344, Daniel R. Perry Survey, Abstract No. 301, Enoch
21 Latham Survey, Abstract No. 50, Randon & Pennington Survey,
22 Abstract No. 75, Morris & Cummings Survey, Abstract No. 294, the
23 John Foster Survey, Abstract No. 26, the Jesse Thompson Survey,
24 Abstract No. 394 of Fort Bend County, Texas, and the Jesse Thompson
25 Survey, Abstract No. 414 of Waller County, Texas, said 1,752.3803
26 acres being comprised of the following described tracts: all of a
27 called 473.246 acre tract described in an instrument to Dan J.

1 Harrison, Jr. filed for record under Vol. 528, Pg. 132 of the Fort
2 Bend County Deed Records (F.B.C.D.R.), all of a called 579.0 acre
3 tract, a called 2.1742 acre tract, a called 1.500 acre tract and a
4 called 1.166 acre tract described in an instrument to Ronald W.
5 Henriksen "B" Trust filed for record under C.F. No. 2008132362
6 O.P.R.F.B.C.T., all of a called 186.29 acre tract (Tract 1) and a
7 portion of a called 1,005.19 acre tract (Tract 2) described in an
8 instrument to Dan J. Harrison Jr. filed for record under Vol. 302,
9 Pg. 126, F.B.C.D.R., all of a called 48.787 acre tract and 23.675
10 acre tract described in an instrument to Dan J. Harrison filed for
11 record under Vol. 405, Pg. 239, F.B.C.D.R., a portion of a called
12 64.675 acre tract described in an instrument to Dan. J. Harrison Jr.
13 filed for record under Vol. 422, Pg. 467, F.B.C.D.R., and all of the
14 area of McKinnon Road (Old Richmond-Fulshear Road, width varies)
15 lying South of said 186.29 acre tract and North of said 48.787 acre
16 tract and said 1,005.19 acre tract, a portion of a called 3.662 acre
17 tract of land described in an instrument to Wayne Schramme recorded
18 under Clerk's File Number 2012087343 of the O.P.R.F.B.C., a portion
19 of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the
20 Fort Bend County Deed Records, Texas, and a portion of a called 3.01
21 acre tract of land described in an instrument to Prototype Machine
22 Co. Inc. recorded under C.F. No. 2008112545 of the O.P.R.F.B.C.T.,
23 a portion of a called 631.26 acre tract and a portion of a called
24 686.0183 acre tract of land both described in an instrument to D.R.
25 Horton-Texas Ltd. recorded under C.F. No. 20130000566, a portion of
26 a called 200 acre tract of land described in an instrument to Silco,
27 Inc. recorded under C.F. No. 2006095116 of the O.P.R.F.B.C.T., a

1 portion of a called 235.146 acre tract of land described in an
2 instrument to Silvestri Investments of Florida, Inc. recorded under
3 C.F. No. 2007009964 of the O.P.R.F.B.C.T., a portion of a called
4 12.024 acre tract of land described in an instrument to Blossom,
5 Inc. recorded under C.F. No. 2007009966 of the O.P.R.F.B.C.T., a
6 portion of a called 316 acres as described in an instrument to R&Y
7 Interests, Ltd. recorded under C.F. No. 2011051593 of the
8 O.P.R.F.B.C.T. and Vol. 553, Pg. 91 of the Official Public Records
9 of Waller County Texas and being a portion of proposed Texas
10 Heritage Parkway right-of-way, said 1,752.3803 acres being more
11 particularly described in seven (7) Parcels by metes and bounds as
12 follows:

13 PARCEL "A" - 464.1735 ACRES:

14 BEING 464.1735 acres of land situated in the J.G. Bennett
15 Survey, Abstract No. 611 of Fort Bend County, Texas, said 464.1735
16 acres being all of a called 473.246 acre tract of land described in
17 an instrument to Dan Harrison, Jr. recorded under Vol. 528, Pg. 132
18 of the Fort Bend County Deed Records, said 464.1735 acre tract being
19 more particularly described by metes and bounds as follows:

20 BEGINNING at the Southwest corner of said 473.246 acre tract
21 and the herein described tract, lying on the North line of a called
22 631.26 acre tract of land described in an instrument to D.R.
23 Horton-Texas Ltd. recorded under C.F. No. 2013000056 of the
24 O.P.R.F.B.C.T.;

25 THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED N
26 01° 07' E, 2,899.50 feet) along and with the West line of said
27 473.246 acre tract to a point for the Southeast corner of a called

1 474.671 acre tract of land described in an instrument to Silco, Inc.
2 recorded under C. F. No. 2007009962 O.P.R.F.B.C.T.;

3 THENCE, N 01°12'21" W, a distance of 2,565.81 feet along and
4 with the common line of said 473.246 acre tract and said 474.671
5 acre tract to a point for corner;

6 THENCE, N 01°54'43" W, a distance of 2,397.64 feet continuing
7 along and with said common line to the Northwest corner of said
8 473.246 acre tract and the herein described tract and the Southwest
9 corner of a called 235.146 acre of land as described in an
10 instrument to Silvestri Investments of Florida, Inc. recorded under
11 C.F. No. 2007009964 O.P.R.F.B.C.T.;

12 THENCE, N 87°14'39" E, a distance of 2,533.40 feet along and
13 with the common line of said 473.246 acre tract and said 235.146
14 acre tract to the Northeast corner of said 473.246 acre tract and
15 the herein described tract and the most Southerly Southeast corner
16 of said 235.146 acre tract, lying on the West line of a called 200
17 acre tract of land as described in an instrument to Silco, Inc.
18 recorded under C.F. No. 2006095116 O.P.R.F.B.C.T.;

19 THENCE, S 01°56'18" E, a distance of 2,445.26 feet along and
20 with the common line of said 473.246 acre tract and said 200 acre
21 tract to the common West corner of said 200 acre tract and a called
22 686.0183 acre tract of land described in an instrument to D.R.
23 Horton-Texas Ltd. recorded under C.F. No. 2013000056
24 O.P.R.F.B.C.T.;

25 THENCE, S 01°55'43" E, a distance of 4,920.20 feet along and
26 with the common line of said 686.0183 acre tract and said 473.246
27 acre tract to the Southwest corner of said 686.0183 acre tract,

1 lying on the North line of said 631.26 acre tract;

2 THENCE, S 87°40'56" W, a distance of 6.43 feet along and with
3 the common line of said 631.26 acre tract and said 473.246 acre
4 tract to an interior corner of said 473.246 acre tract and the
5 herein described tract and a Northwest corner of said 631.26 acre
6 tract;

7 THENCE, S 00°59'24" E, a distance of 527.80 feet along and
8 with the common line of said 473.246 acre tract and said 631.26 acre
9 tract to the Southeast corner of said 473.246 acre tract and the
10 herein described tract and an interior corner of said 631.26 acre
11 tract;

12 THENCE, S 87°50'00" W, a distance of 2,634.66 feet along and
13 with the common line of said 473.246 acre tract and said 631.26 acre
14 tract to the POINT OF BEGINNING and containing 464.1735 acres of
15 land.

16 PARCEL "B" - 583.8370 ACRES

17 BEING 583.8370 acres of land situated in the Micajah Autry
18 Survey, Abstract No. 100 of Fort Bend County, Texas, said 583.8370
19 acre tract of land being all of a called 579.0 acre tract of land, a
20 called 2.1742 acre tract of land, a called 1.500 acre tract and a
21 called 1.166 acre tract of land all described in an instrument to
22 Ronald W. Henrickson "B" Trust recorded under C.F. No. 2008132362
23 of the O.P.R.F.B.C.T.

24 BEGINNING at the Northeast corner of said 579.0 acre tract,
25 same being a Northwest corner of a called 1,913.31 acre tract of
26 land described in an instrument to CCR Texas Holdings LP filed for
27 record under C.F. No. 2012038964 O.P.R.F.B.C.T., same also being an

1 angle point in the South line of a called 631.26 acre tract of land
2 described in an instrument to D.R. Horton-Texas, Ltd. filed for
3 record under C.F. No. 2013000056 O.P.R.F.B.C.T.;

4 THENCE, S 01° 50' 55" E, a distance of 2,731.43 feet (CALLED S
5 01° 50' 13" E, 2,731.32 feet) along and with an East line of said
6 579.0 acre tract to a point for corner;

7 THENCE, N 89° 14' 57" E, a distance of 21.71 feet (CALLED N 89°
8 56' 16" E, 21.74 feet) along and with a common line of said 579.0
9 acre tract and said 1,913.31 acre tract to a point for corner;

10 THENCE, S 01° 26' 01" E, a distance of 1,338.51 feet (CALLED S
11 01° 25' 53" E, 1,338.13 feet) along and with an East line of said
12 579.0 acre tract to a point for corner;

13 THENCE, S 51° 53' 12" E, a distance of 223.27 feet (CALLED S
14 51° 56' 45" E, 223.23 feet) along and with a Northeasterly line of
15 said 579.0 acre tract to a point for corner in the Northwesterly
16 line of Fulshear-Katy Road (as occupied) and the most Northerly
17 Southeast corner of the herein described tract;

18 THENCE, S 37° 55' 51" W, a distance of 527.83 feet (CALLED S
19 37° 56' 10" W, 527.86 feet) along and with a Southeasterly line of
20 said 579.0 acre tract and the Northwesterly line of said
21 Fulshear-Katy Road to a point for the most Southerly Southeast
22 corner of said 579.0 acre tract;

23 THENCE, S 86° 40' 52" W, a distance of 3,077.04 feet (CALLED S
24 86° 41' 25" W, 3,076.67 feet) along and with the South line of said
25 579.0 acre tract to a point for the most Southerly Southwest corner
26 of said 579.0 acre tract and being in a West line of said Micajah
27 Autry Survey and the East line of said Daniel R. Perry Survey;

1 THENCE, N 01° 56' 26" W, a distance of 1,670.00 feet (CALLED N
2 01° 55' 53" E, 1,669.99 feet) along and with a West line of said
3 579.0 acre tract, the East line of said Daniel R. Perry Survey and a
4 West line of said Micajah Autry Survey to an interior corner of said
5 579.0 acre tract and the herein described tract and the Northeast
6 corner of a called 452.272 acre tract of land as described in an
7 instrument to Huggins Ranch, Ltd. recorded under C.F.
8 No. 2009007109 of the O.P.R.F.B.C.T.;

9 THENCE, S 88° 09' 13" W, a distance of 853.23 feet (CALLED S
10 88° 09' 46" W, 853.60 feet) along and with the common line of said
11 579.0 acre tract and said 452.272 acre tract to a point for corner;

12 THENCE, N 02° 27' 24" W, a distance of 156.95 feet (CALLED N
13 02° 26' 51" W, 156.95 feet) along and with a West line of said 579.0
14 acre tract to an interior corner of said 579.0 acre tract and the
15 herein described tract, same being the most Easterly Southeast
16 corner of said Rufus Wright Survey, same also being in a West line
17 of said Micajah Autry Survey and the North line of said Daniel R.
18 Perry Survey;

19 THENCE, S 87° 29' 44" W, a distance of 2,541.06 feet (CALLED S
20 87° 30' 17" W, 2,541.06) along and with a South line of said 579.0
21 acre tract, the North line of said 452.272 acre tract and said
22 Daniel R. Perry Survey and a South line of said Rufus Wright Survey
23 to an angle point being the Southeast corner of said 1.166 acre
24 tract and the most Westerly Southwest corner of said 579.0 acre
25 tract;

26 THENCE, S 87° 30' 17" W, a distance of 540.98 feet (CALLED S
27 89° 09' 06" W) along and with the South line of said 1.166 acre tract

1 to a point for corner being the Northeast corner of said 2.1742 acre
2 tract and the Northwest corner of said 452.272 acre tract;

3 THENCE, S 00° 22' 22" E, a distance of 465.81 feet (CALLED S
4 01° 11' 24" W, 465.79 feet) along and with the East line of said
5 2.1742 acre tract and the East line of said 1.500 acre tract to a
6 point for the Southeast corner of said 1.500 acre tract;

7 THENCE, S 88° 28' 05" W, a distance of 358.18 feet (CALLED N
8 89° 58' 09" W, 358.18 feet) along and with the South line of said
9 1.500 acre tract to a point for corner;

10 THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S
11 43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of
12 said 1.500 acre tract to a point lying in the North right-of-way
13 line of Sprigg Road for the beginning of a non-tangent curve to the
14 left having a center which bears N 50° 07' 14" W, 60.00 feet;

15 In a Northeasterly direction, along and with said curve to
16 the left and the North right-of-way of Sprigg Road, a distance of
17 0.99 feet, having a radius of 60.00 feet, a central angle of 00° 56'
18 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E,
19 0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning
20 of a non-tangent curve to the left having a center which bears N 50°
21 07' 14" W, 60.00 feet;

22 In a Northerly direction, along and with said curve to the
23 left and the North right-of-way of Sprigg Road, a distance of 91.88
24 feet, having a radius of 60.00 feet, a central angle of 87° 44' 10"
25 (CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16
26 feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;

27 THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N

1 43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of
2 said 1.500 acre tract to a point for the Northwest corner of said
3 1.500 acre tract and the Southwest corner of said 2.1742 acre tract;

4 THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N
5 00° 01' 51" E, 370.03 feet) along and with the West line of said
6 2.1742 acre tract and the West line of said 1.166 acre tract to a
7 point for the Northwest corner of said 1.166 acre tract;

8 THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89°
9 09' 06" E, 846.21 feet) along and with the North line of said 1.166
10 acre tract to a point for the Northeast corner of said 1.166 acre
11 tract and being in the West line of said 579.0 acre tract and an
12 interior corner of the herein described tract;

13 THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED N
14 02° 27' 01" W, 2,925.01 feet) along and with the West line of said
15 579.0 acre tract to a point for the Northwest corner of said 579.0
16 acre tract and the herein described tract;

17 THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED N
18 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0
19 acre tract to a point for corner in the West line of said 631.26 acre
20 tract;

21 THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S
22 02° 26' 51" E, 155.73 feet) along and with the common line of said
23 579.0 acre tract and said 631.26 acre tract to a point for corner
24 and being the Southwest corner of said 631.26 acre tract and an
25 interior corner of said 579.0 acre tract and the herein described
26 tract;

27 THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED N

1 87° 32' 39" E, 4,118.62 feet) along and with the North line of said
2 579.0 acre tract and the South lines of said 631.26 acre tract and a
3 called 26.35 acre tract of land described in an instrument to BFH
4 MINING, LTD. recorded under C.F. No. 2013000056 and 2010109527 to
5 the POINT OF BEGINNING and containing 583.8370 acres of land.

6 PARCEL "C" - 474.4183 ACRES:

7 BEING a 474.4183 acre tract of land situated in the Enoch
8 Latham Survey, Abstract No. 50, the Morris & Cummings Survey,
9 Abstract No. 294, the John Foster Survey, Abstract No. 26 and the
10 Randon & Pennington Survey, Abstract No. 75 of Fort Bend County,
11 Texas, said 474.4183 acre tract being all of a called 186.29 acre
12 tract described as Tract 1 in an instrument to Dan J. Harrison, Jr.
13 recorded under Vol. 302, Pg. 126 of the Fort Bend County Deed
14 Records (F.B.C.D.R.), all of a called 23.675 acre tract of land
15 described as Tract 1 and all of a called 48.787 acre tract described
16 as Tract 2 in an instrument to Dan J. Harrison Jr. recorded under
17 Vol. 405, Pg. 239 of the F.B.C.D.R., a portion of a called 64.675
18 acre tract of land described in an instrument to Dan J. Harrison Jr.
19 recorded under Vol. 422, Pg. 467 of the F.B.C.D.R. and a portion of
20 a called 1,005.19 acre tract of land described as Tract 2 in an
21 instrument to Dan J. Harrison, Jr. recorded under Vol. 302, Pg. 126
22 of the F.B.C.D.R., and all of the area of McKinnon Road (Old
23 Richmond-Fulshear Road, width varies) lying South of said 186.29
24 acre tract and North of said 48.787 acre tract and said 1,005.19
25 acre tract, said 474.4183 acre tract being more particularly
26 described in metes and bounds as follows:

27 BEGINNING at a point for the Northwest corner of said 186.29

1 acre tract, same being in the South line of a 100-foot wide
2 Metropolitan Transit Authority of Harris County, Texas
3 right-of-way, same also being the Northwest corner of a called 3.01
4 acre tract of land described in an instrument to Prototype Machine
5 Co. Inc. filed for record under C.F. No. 2008112545,
6 O.P.R.F.B.C.T.;

7 THENCE, N 82° 58' 56" E, a distance of 2,424.31 feet (CALLED N
8 85° 26' E, 4310.5 feet) along and with the North line of said 186.29
9 acre tract and the South line of said Metropolitan Transit
10 Authority right-of-way to an angle point;

11 THENCE, N 83° 00' 02" E, a distance of 1,886.40 feet (CALLED N
12 85° 26' E, 4310.5 feet) along and with the North line of said 186.29
13 acre tract and the South line of said Metropolitan Transit
14 Authority right-of-way to a point for the Northeast corner of said
15 186.29 acre tract and the herein described tract;

16 THENCE, S 02° 29' 41" E, a distance of 2,168.70 feet (CALLED S
17 00° 03' E, 2,168.70 feet) along and with the East line of said 186.29
18 acre tract to a point for the Southeast corner of said 186.29 acre
19 tract and being in the North line of said McKinnon Road;

20 THENCE, S 87° 40' 19" W, a distance of 66.52 feet (CALLED N 89°
21 53' W, 65.00 feet) along and with the South line of said 186.29 acre
22 tract and the North line of said McKinnon Road to a point for corner
23 being the intersection of a Northerly projection of an East line of
24 said 1,005.19 acre tract with the South line of said 186.29 acre
25 tract;

26 THENCE, S 02° 29' 41" E, a distance of 639.72 feet (CALLED S
27 00° 03' E, 639.60 feet) over and across said McKinnon Road, along and

1 with an East line of said 1,005.19 acre tract to an interior corner
2 of said 1,005.19 acre tract;

3 THENCE, N 88° 04' 19" E, a distance of 158.00 feet (CALLED S
4 89° 29' E, 158.00 feet) along and with a North line of said 1,005.19
5 acre tract to a point for corner;

6 THENCE, S 02° 14' 41" E, a distance of 2,210.40 feet (CALLED S
7 00° 12' W) along and with an East line of said 1,005.19 acre tract to
8 the Southeast corner of the herein described tract;

9 THENCE, S 87° 14' 33" W, a distance of 4,037.52 feet over and
10 across said 1,005.19 acre tract, said 64.675 acre tract and along
11 and with the South line of said 23.675 acre tract (South line called
12 WEST, 964.5 feet) to a point for the Southwest corner of said 23.675
13 acre tract and the herein described tract;

14 THENCE, N 02° 28' 27" W, a distance of 1,082.24 feet (CALLED N
15 00° 17' E, 1076.22 feet) along and with the West line of said 23.675
16 acre tract to the Northwest corner of said 23.675 acre tract and
17 being in the South line of said 48.787 acre tract and an interior
18 corner of the herein described tract;

19 THENCE, S 87° 36' 19" W, a distance of 341.03 feet (CALLED
20 WEST) along and with the South line of said 48.787 acre tract to a
21 point for the Southwest corner of said 48.787 acre tract;

22 THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED N
23 00° 04' W - Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239)
24 along and with the West line of said 48.787 acre tract, over and
25 across said McKinnon Road and continuing along and with the West
26 line of said 186.29 acre tract to the POINT OF BEGINNING and
27 containing 474.4183 acres of land.

1 PARCEL "D" - 137.2966 ACRES:

2 BEING 137.2966 acres of land situated in the Enoch Latham
3 Survey, Abstract No. 50 of Fort Bend County, Texas, said 137.2966
4 acres being all of a called 137.294 acre of land described in an
5 instrument to GM Equity Group, LLC, filed for record under Clerk's
6 File Number 2008000068 of the Official Public Records of Fort Bend
7 County (O.P.R.F.B.C.), Texas, said 137.2966 acre tract being more
8 particularly described by metes and bounds as follows:

9 BEGINNING at the Southeast corner of said 137.294 acre tract
10 and the herein described tract and the Southwest corner of a called
11 3.662 acre tract of land described in an instrument to Wayne
12 Schramme recorded under Clerk's File Number 2012087343 of the
13 O.P.R.F.B.C., lying on the North right-of-way line of F.M. 1093
14 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County
15 Deed Records;

16 THENCE, S 82°58'56" W, a distance of 722.86 feet along and
17 with the South line of said 137.294 acre tract and the North
18 right-of-way line of said F.M. 1093 to a 5/8-inch iron rod with cap
19 stamped "5070" found for the Southeast corner of a called 3.0 acre
20 tract of land described in an instrument to Andrea Chatam recorded
21 under C.F. No. 2013030092 of the O.P.R.F.B.C. and a South corner of
22 said 137.294 acre tract and the herein described tract;

23 THENCE, N 02°40'36" W, a distance of 608.67 feet along and
24 with the East line of said 3.0 acre tract to a 5/8-inch iron rod with
25 cap stamped "5070" found for the Northeast corner of said 3.0 acre
26 tract and an interior corner of said 137.294 acre tract and the
27 herein described tract;

1 THENCE, S 82°55'11" W, a distance of 209.00 feet along and
2 with the North line of said 3.0 acre tract to a 5/8-inch iron rod
3 with cap stamped "5070" found for the Northwest corner of said 3.0
4 acre tract and an interior corner of said 137.294 acre tract and the
5 herein described tract;

6 THENCE, S 02°21'20" E, a distance of 608.71 feet along and
7 with the West line of said 3.0 acre tract to a 5/8-inch iron rod with
8 cap stamped "5070" found for the Southwest corner of said 3.0 acre
9 tract and a South corner of said 137.294 acre tract and the herein
10 described tract, lying on the North right-of-way line of said F.M.
11 1093;

12 THENCE, S 82°58'56" W, a distance of 699.09 feet along and
13 with the North right-of-way line of said F.M. 1093 and the South
14 line of said 137.294 acre tract to a 5/8-inch iron rod found for the
15 Southwest corner of said 137.294 acre tract and the herein
16 described tract and the Southeast corner of a called 124.4749 acre
17 tract described in an instrument recorded under C.F. No. 2005092052
18 of the O.P.R.F.B.C.T.;

19 THENCE, N 02°42'36" W, a distance of 399.31 feet along and
20 with the West line of said 137.294 acre tract and the East line of
21 said 124.4749 acre tract to a 5/8-inch iron rod found for an
22 interior corner of said 137.294 acre tract and the herein described
23 tract;

24 THENCE, S 82°59'32" W, a distance of 127.36 feet along and
25 with the North line of said 124.4749 acre tract to a 5/8-inch iron
26 rod found for a Northerly Southwest corner of said 137.294 acre
27 tract and the herein described tract;

1 THENCE, N 02°42'36" W, a distance of 3,184.32 feet along and
2 with the common line of said 137.294 acre tract and said 124.4749
3 acre tract to a 1/2-inch iron rod found for the common North corner
4 of said 137.294 acre tract and said 124.4749 acre tract and the
5 Northwest corner of the herein described tract, lying on the South
6 line of a called 1,913.31 acre tract of land described as Tract A in
7 an instrument to CCR Texas Holdings LP recorded under C.F.
8 No. 2012038964 of the O.P.R.F.B.C.;

9 THENCE, N 88°20'49" E, a distance of 1,761.94 feet along and
10 with the common line of said 137.294 acre tract and said 1,913.31
11 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay"
12 found for the Northeast corner of said 137.294 acer tract and the
13 herein described tract;

14 THENCE, S 02°37'40" E, a distance of 3,418.82 feet along and
15 with the East line of said 137.294 acre tract to the POINT OF
16 BEGINNING and containing 137.2966 acres (5,980,638 square feet) of
17 land.

18 PARCEL "E" - 1.7909 ACRES

19 BEING 1.7909 acres of land situated in the Enoch Latham
20 Survey, Abstract No. 50 of Fort Bend County, Texas, said 1.7909
21 acres being a portion of a called 3.662 acre tract of land described
22 in an instrument to Wayne Schramme recorded under Clerk's File
23 Number 2012087343 of the O.P.R.F.B.C., a portion of F.M. 1093 (120
24 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed
25 Records, Texas, and a portion of a called 3.01 acre tract of land
26 described in an instrument to Prototype Machine Co. Inc. recorded
27 under C.F. No. 2008112545 of the O.P.R.F.B.C.T. and being a portion

1 of proposed Texas Heritage Parkway right-of-way, said 1.7909 acre
2 tract being more particularly described by metes and bounds as
3 follows:

4 BEGINNING at the Southeast corner of a called 137.294 acres
5 described in an instrument to GM Equity Group, LLC, filed for record
6 under Clerk's File Number 2008000068 of the Official Public Records
7 of Fort Bend County (O.P.R.F.B.C.) and the Southwest corner of said
8 3.662 acre tract, lying on the North right-of-way line of said F.M.
9 1093;

10 THENCE, N 02°37'40" W, a distance of 388.76 feet along and
11 with the common line of said 3.662 acre tract and said 137.294 acre
12 tract to the North corner of the herein described tract and the
13 beginning of a non-tangent curve to the right from which its center
14 bears S 69°42'53" W, 2,081.00 feet;

15 THENCE, over and across said 3.662 acre tract, the following
16 courses and distances:

17 In a Southerly direction, along said curve to the right, a
18 distance of 118.98 feet, having a radius of 2,081.00 feet, a central
19 angle of 03°16'33" and a chord which bears S 18°38'50" E, 118.96 feet
20 to a point for corner;

21 S 17°00'34" E, a distance of 242.42 feet to a point for corner;

22 S 62°00'34" E, a distance of 38.36 feet to a point for corner;

23 THENCE, S 20°13'23" E, a distance of 236.61 feet partially
24 over and across said 3.662 acre tract and partially over and across
25 said F.M. 1093 to the Southeast corner of the herein described
26 tract, lying on the South right-of-way line of said F.M. 1093 and
27 the North line of a called 186.29 acre tract of land described as

1 Tract 1 in an instrument to Dan J. Harrison Jr. recorded under Vol.
2 302. Pg. 126 of the Fort Bend County Deed Records;

3 THENCE, S 82°58'47" W, a distance of 197.48 feet along and
4 with the North line of said 186.29 acre tract to the common North
5 corner of said 186.29 acre tract and said 3.01 acre tract and an
6 interior corner of the herein described tract;

7 THENCE, 02°30'41" E, a distance of 111.28 feet along and with
8 the common line of said 186.29 acre tract and said 3.01 acre tract
9 to the most Southerly corner of the herein described tract;

10 THENCE, N 62°00'34" W, a distance of 37.18 feet over and
11 across said 3.01 acre tract to a point for corner;

12 THENCE, N 15°39'13" W, a distance of 313.16 feet, continuing
13 over and across said 3.01 acre tract and said F.M. 1093 right-of-way
14 to the most Westerly corner of the herein described tract, lying on
15 the South line of said 137.294 acre tract and the North right-of-way
16 line of said F.M. 1093;

17 THENCE, N 82°58'56" E, a distance of 102.43 feet, along and
18 with said North right-of-way line and said South line to the POINT
19 OF BEGINNING and containing 1.7908 acres (78,009 square feet) of
20 land.

21 PARCEL "F" - 23.5271 ACRES

22 BEING 23.5271 acre tract of land situated in the M. Autrey
23 Survey, Abstract No. 100 of Fort Bend County, Texas, said 23.5271
24 acre tract being a portion of a called 28.78 acre tract of land
25 described as Tract 2 in an instrument to CCR Texas Holdings LP
26 recorded under Clerk's File Number 2012038960 of the O.P.R.F.B.C.,
27 Texas and a portion of a called 1,913.31 acre tract of land

1 described as Tract A in an instrument to CCR Texas Holdings LP
2 recorded under C.F. No. 2012038964 of the O.P.R.F.B.C. and being a
3 portion of proposed Texas Heritage Parkway right-of-way, said
4 23.5271 acre tract being more particularly described by metes and
5 bounds as follows:

6 COMMENCING at the Northeast corner of a called 137.294 acre
7 tract of land described in an instrument to GM EQUITY GROUP, LLC
8 recorded under C.F. No. 2008000068 of the O.P.R.F.B.C., lying on
9 the South line of said 28.78 acre tract;

10 THENCE, S 88°20'49" W, a distance of 205.50 feet along and
11 with the North line of said 137.294 acre tract to the POINT OF
12 BEGINNING and the Southeast corner of the herein described tract;

13 THENCE, S 88°20'49" W, a distance of 204.76 feet, continuing
14 along and with said North line to the Southwest corner of the herein
15 described tract and the beginning of a non-tangent curve to the left
16 from which its center bears S 75°27'27" W, 1,900.00 feet;

17 THENCE, over and across said 1,913.31 acre tract, the
18 following courses and distances:

19 In a Northerly direction, along said curve to the left, a
20 distance of 196.64 feet, having a radius of 1,900.00 feet, a central
21 angle of 05°55'48" and a chord which bears N 17°30'27" W, 196.55 feet
22 to a point of tangency;

23 N 20°28'21" W, a distance of 312.14 feet to the beginning of a
24 tangent curve to the right;

25 In a Northerly direction, along said curve to the right, a
26 distance of 119.69 feet, having a radius of 2,100.00 feet, a central
27 angle of 03°15'56" and a chord which bears N 18°50'22" W, 119.68 feet

1 to a point of reverse curvature to the left;

2 In a Northwesterly direction, along said curve to the left, a
3 distance of 74.86 feet, having a radius of 75.00 feet, a central
4 angle of 57°11'26" and a chord which bears N 45°48'07" W, 71.79 feet
5 to a point of reverse curvature to the right;

6 In a Northwesterly direction, along said curve to the right,
7 a distance of 187.00 feet, having a radius of 270.00 feet, a central
8 angle of 39°41'00" and a chord which bears N 54°33'20" W, 183.29 feet
9 to a point of reverse curvature to the left;

10 In a Westerly direction, along said curve to the left, a
11 distance of 90.00 feet, having a radius of 75.00 feet, a central
12 angle of 68°45'26" and a chord which bears N 69°05'33" W, 84.70 feet
13 to a point for corner;

14 N 13°28'16" W, a distance of 100.00 feet to the beginning of a
15 non-tangent curve to the left from which its center bears N
16 13°28'16" W, 75.00 feet;

17 In a Northeasterly direction, along said curve to the left, a
18 distance of 90.00 feet, having a radius of 75.00 feet, a central
19 angle of 68°45'26" and a chord which bears N 42°09'00" E, 84.70 feet
20 to a point of reverse curvature to the right;

21 In a Northeasterly direction, along said curve to the right,
22 a distance of 192.82 feet, having a radius of 270.00 feet, a central
23 angle of 40°55'04" and a chord which bears N 28°13'49" E, 188.75 feet
24 to a point of reverse curvature to the left;

25 In a Northerly direction, along said curve to the left, a
26 distance of 77.91 feet, having a radius of 75.00 feet, a central
27 angle of 59°31'10" and a chord which bears N 18°55'47" E, 74.45 feet

1 to a point of tangency;

2 N 10°49'48" W, a distance of 1,162.24 feet to the beginning of
3 a tangent curve to the left;

4 In a Northerly direction, along said curve to the left, a
5 distance of 436.69 feet, having a radius of 1,900.00 feet, a central
6 angle of 13°10'07" and a chord which bears N 17°24'52" W, 435.73 feet
7 to a point of tangency;

8 N 23°59'55" W, a distance of 590.74 feet to the beginning of a
9 tangent curve to the right;

10 In a Northerly direction, along said curve to the right, a
11 distance of 463.96 feet, having a radius of 2,100.00 feet, a central
12 angle of 12°39'30" and a chord which bears N 17°40'10" W, 463.01 feet
13 to the Northwest corner of the herein described tract, lying on the
14 South line of a called 579.0 acre tract of land described in an
15 instrument to Ronald W. Henriksen recorded under C.F.
16 No. 2008132362 of the O.P.R.F.B.C.;

17 THENCE, N 86°40'52" E, a distance of 198.14 feet along and
18 with the common line of said 1,913.31 acre tract and said 579.0 acre
19 tract to the Southeast corner of said 579.0 acre tract and an
20 interior corner of said 1,913.31 acre tract and the herein
21 described tract;

22 THENCE, N 37°55'51" E, a distance of 5.21 feet along and with
23 the East line of said 579.0 acre tract to the beginning of a
24 non-tangent curve to the left from which its center bears N
25 77°55'43" E, 1,900.00 feet;

26 THENCE, over and across said 1,913.31 acre tract and said
27 28.78 acre tract, the following courses and distances:

1 In a Southerly direction, along said curve to the left, a
2 distance of 395.52 feet, having a radius of 1,900.00 feet, a central
3 angle of 11°55'38" and a chord which bears S 18°02'06" E, 394.81 feet
4 to a point of tangency;

5 S 23°59'55" E, a distance of 726.81 feet to the beginning of a
6 tangent curve to the right;

7 In a Southerly direction, along said curve to the right, a
8 distance of 388.01 feet, having a radius of 2,100.00 feet, a central
9 angle of 10°35'11" and a chord which bears S 18°42'20" E, 387.46 feet
10 to a point of tangency;

11 S 13°24'44" E, a distance of 1,189.76 feet to a point for
12 corner;

13 S 13°50'28" E, a distance of 35.91 feet to the beginning of a
14 non-tangent curve to the right from which its center bears S
15 32°13'58" W, 270.00 feet;

16 In a Southeasterly direction, along said curve to the right,
17 a distance of 122.54 feet, having a radius of 270.00 feet, a central
18 angle of 26°00'17" and a chord which bears S 44°45'54" E, 121.50 feet
19 to a point of reverse curvature to the left;

20 In a Southeasterly direction, along said curve to the left, a
21 distance of 41.22 feet, having a radius of 75.00 feet, a central
22 angle of 31°29'23" and a chord which bears S 47°30'27" E, 40.70 feet
23 to a point for corner;

24 S 13°50'28" E, a distance of 125.94 feet to the beginning of a
25 non-tangent curve to the left from which its center bears S
26 41°04'00" E, 75.00 feet;

27 In a Southwesterly direction, along said curve to the left, a

1 distance of 50.02 feet, having a radius of 75.00 feet, a central
2 angle of 38°12'36" and a chord which bears S 29°49'42" W, 49.09 feet
3 to a point of reverse curvature to the right;

4 In a Southerly direction, along said curve to the right, a
5 distance of 91.24 feet, having a radius of 270.00 feet, a central
6 angle of 19°21'42" and a chord which bears S 20°24'15" W, 90.81 feet
7 to a point for corner;

8 S 13°50'28" E, a distance of 736.30 feet to the most Northerly
9 Southeast corner of the herein described tract;

10 S 31°14'26" W, a distance of 42.37 feet to a point for corner;

11 S 13°50'28" E, a distance of 11.17 feet to the POINT OF
12 BEGINNING and containing 23.5271 acres (1,024,840 square feet) of
13 land.

14 PARCEL "G" - 67.3370 ACRES

15 BEING a 67.370 acre tract of land situated in the Micajah
16 Autry Survey, Abstract No. 100, the J.D. Vermillion Survey,
17 Abstract No. 339, the J.G. Bennett Survey, Abstract No. 611, the
18 Jesse Thompson Survey, Abstract No. 394 all of Fort Bend County,
19 Texas and the Jesse Thompson Survey, Abstract No. 414 of Waller
20 County, Texas and being a portion of a called 26.35 acre tract of
21 land described in an instrument to BFH Mining, Ltd. recorded under
22 C.F. No. 2013000056 and 2010109527 of the O.P.R.F.B.C., a portion
23 of a called 631.26 acre tract of land and a called 686.0183 acre
24 tract of land both described in an instrument to D.R. Horton-Texas
25 LTD. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C., a
26 portion of a called 200 acre tract of land described in an
27 instrument to Silco, Inc. recorded under C.F. No. 2006095116 of the

1 O.P.R.F.B.C., a portion of a called 235.146 acre tract of land
2 described in an instrument to Silvestri Investments of Florida,
3 Inc. recorded under C.F. No. 2007009964 of the O.P.R.F.B.C., a
4 portion of a called 12.024 acre tract of land described in an
5 instrument to Blossom, Inc. recorded under C.F. No. 2007009966 of
6 the O.P.R.F.B.C., and a portion of a called 316 acre tract of land
7 described in an instrument to R&Y Interests, Ltd. recorded under
8 C.F. No. 2011051593 of the O.P.R.F.B.C., said 67.3370 acre tract
9 more particularly described by metes and bounds as follows:

10 COMMENCING at the Northeast corner of a called 579.0 acre
11 tract of land described in an instrument to Ronald W. Henrikson "B"
12 Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., lying
13 on the South line of said 631.26 acre tract;

14 THENCE, S 87°31'56" W, a distance of 905.70 feet along and
15 with the North line of said 579.0 acre tract to the POINT OF
16 BEGINNING and the Southeast corner of the herein described tract,
17 lying on the South line of said 26.35 acre tract;

18 THENCE, S 87°32'05" W, a distance of 202.91 feet, continuing
19 along and with said North line and the South line of said 26.35 acre
20 tract to the Southwest corner of the herein described tract

21 THENCE, over and across said 26.35 acre tract and said 631.26
22 acre tract, the following courses and distances:

23 N 12°11'16" W, a distance of 300.84 feet to the beginning of a
24 tangent curve to the right;

25 In a Northerly direction, along said curve to the right, a
26 distance of 1,010.98 feet, having a radius of 2,100.00 feet, a
27 central angle of 27°35'00" and a chord which bears N 01°36'14" E,

1 1,001.24 feet to a point of tangency;

2 N 15°23'44" E, a distance of 30.91 feet to the beginning of a
3 tangent curve to the left;

4 In a Northerly direction, along said curve to the left, a
5 distance of 78.08 feet, having a radius of 75.00 feet, a central
6 angle of 59°38'56" and a chord which bears N 14°25'44" W, 74.60 feet
7 to a point of reverse curvature to the right;

8 In a Northwesterly direction, along said curve to the right,
9 a distance of 163.37 feet, having a radius of 270.00 feet, a central
10 angle of 34°40'03" and a chord which bears N 26°55'10" W, 160.89 feet
11 to a point of reverse curvature to the left;

12 In a Northwesterly direction, along said curve to the left, a
13 distance of 95.68 feet, having a radius of 75.00 feet, a central
14 angle of 73°05'50" and a chord which bears N 46°08'04" W, 89.33 feet
15 to a point for corner;

16 N 07°19'01" E, a distance of 80.00 feet to the beginning of a
17 non-tangent curve to the right from which its center bears S
18 07°19'01" W, 1,318.62 feet;

19 In an Easterly direction, along said curve to the right, a
20 distance of 9.83 feet, having a radius of 1,318.62 feet, a central
21 angle of 00°25'37" and a chord which bears S 82°28'10" E, 9.83 feet to
22 a point of reverse curvature to the left;

23 In a Northeasterly direction, along said curve to the left, a
24 distance of 89.47 feet, having a radius of 75.00 feet, a central
25 angle of 68°21'10" and a chord which bears N 63°34'03" E, 84.26 feet
26 to a point of reverse curvature to the right;

27 In a Northeasterly direction, along said curve to the right,

1 a distance of 187.21 feet, having a radius of 270.00 feet, a central
2 angle of 39°43'38" and a chord which bears N 49°15'17" E, 183.48 feet
3 to a point of reverse curvature to the left;

4 In a Northeasterly direction, along said curve to the left, a
5 distance of 83.86 feet, having a radius of 75.00 feet, a central
6 angle of 64°03'50" and a chord which bears N 37°05'12" E, 79.56 feet
7 to a point of compound curvature to the left;

8 In a Northerly direction, along said curve to the left, a
9 distance of 315.01 feet, having a radius of 1,910.00 feet, a central
10 angle of 09°26'59" and a chord which bears N 00°19'47" E, 314.66 feet
11 to a point of tangency;

12 N 04°23'42" W, a distance of 790.57 feet to the beginning of a
13 tangent curve to the left;

14 In a Northerly direction, along said curve to the left, a
15 distance of 257.38 feet, having a radius of 1,910.00 feet, a central
16 angle of 07°43'16" and a chord which bears N 08°15'20" W, 257.19 feet
17 to a point of tangency;

18 N 12°06'58" W, a distance of 103.31 feet to a point for corner,
19 lying on the common line of said 631.26 acre tract and a called
20 473.246 acre tract of land described in an instrument to Dan J.
21 Harrison, Jr. recorded under Vol. 528, Pg. 132 of the Fort Bend
22 County Deed Records;

23 THENCE, N 00°59'24" W, a distance of 191.26 feet along and
24 with said common line to the Northwest corner of said 631.26 acre
25 tract and an interior corner of said 473.246 acre tract;

26 THENCE, N 87°40'56" E, a distance of 6.43 feet along and with
27 the North line of said 631.26 acre tract to the Southwest corner of

1 said 686.0183 acre tract and an interior corner of the herein
2 described tract;

3 THENCE, N 01°55'43" W, a distance of 4,920.20 feet along and
4 with the East line of said 473.246 acre tract to the common West
5 corner of said 686.0183 acre tract and said 200 acre tract;

6 THENCE, N 01°56'18" W, a distance of 2,445.26 feet along and
7 with the common line of said 473.246 acre tract and said 200 acre
8 tract to the Northeast corner of said 473.246 acre tract;

9 THENCE, over and across said 235.146 acre tract, said 12.024
10 acre tract, said 316 acre tract, said 200 acre tract, said 686.0183
11 acre tract, said 631.26 acre tract and said 26.35 acre tract, the
12 following courses and distances:

13 S 87°14'39" W, a distance of 98.29 feet to a point for corner;

14 N 01°55'13" W, a distance of 277.24 feet to the beginning of a
15 tangent curve to the left;

16 In a Northwesterly direction, along said curve to the left, a
17 distance of 77.90 feet, having a radius of 75.00 feet, a central
18 angle of 59°30'27" and a chord which bears N 31°40'27" W, 74.44 feet
19 to a point of reverse curvature to the right;

20 In a Northwesterly direction, along said curve to the right,
21 a distance of 180.65 feet, having a radius of 270.00 feet, a central
22 angle of 38°20'10" and a chord which bears N 42°15'35" W, 177.30 feet
23 to a point of reverse curvature to the left;

24 In a Northwesterly direction, along said curve to the left, a
25 distance of 90.00 feet, having a radius of 75.00 feet, a central
26 angle of 68°45'26" and a chord which bears N 57°28'13" W, 84.70 feet
27 to a point for corner;

1 N 01°50'57" W, a distance of 100.00 feet to the beginning of a
2 non-tangent curve to the left from which its center bears N
3 01°50'57" W, 75.00 feet;

4 In a Northeasterly direction, along said curve to the left, a
5 distance of 90.00 feet, having a radius of 75.00 feet, a central
6 angle of 68°45'26" and a chord which bears N 53°46'20" E, 84.70 feet
7 to a point of reverse curvature to the right;

8 In a Northeasterly direction, along said curve to the right,
9 a distance of 180.44 feet, having a radius of 270.00 feet, a central
10 angle of 38°17'25" and a chord which bears N 38°32'19" E, 177.10 feet
11 to a point of reverse curvature to the left;

12 In a Northeasterly direction, along said curve to the left, a
13 distance of 76.51 feet, having a radius of 75.00 feet, a central
14 angle of 58°27'04" and a chord which bears N 28°27'30" E, 73.24 feet
15 to a point of reverse curvature to the right;

16 In a Northerly direction, along said curve to the right, a
17 distance of 1319.41 feet, having a radius of 2100.00 feet, a central
18 angle of 35°59'54" and a chord which bears N 17°13'54" E, 1297.81
19 feet to a point of tangency;

20 N 35°13'51" E, a distance of 850.21 feet to the beginning of a
21 tangent curve to the left;

22 In a Northerly direction, along said curve to the left, a
23 distance of 1238.83 feet, having a radius of 1,900.00 feet, a
24 central angle of 37°21'28" and a chord which bears N 16°33'07" E,
25 1217.00 feet to a point of tangency;

26 N 02°07'37" W, a distance of 990.72 feet to the Northwest
27 corner of the herein described tract;

1 N 87°52'23" E, a distance of 200.00 feet to a point for corner;
2 S 02°07'37" E, a distance of 990.72 feet to the Northeast
3 corner of the herein described tract and the beginning of a tangent
4 curve to the right;

5 In a Southerly direction, along said curve to the right, a
6 distance of 1,369.24 feet, having a radius of 2,100.00 feet, a
7 central angle of 37°21'28" and a chord which bears S 15°33'07" W,
8 1,345.11 feet to a point of tangency;

9 S 35°13'51" W, a distance of 850.21 feet to the beginning of a
10 tangent curve to the left;

11 In a Southerly direction, along said curve to the left, a
12 distance of 1,187.00 feet, having a radius of 1,900.00 feet, a
13 central angle of 35°47'41" and a chord which bears S 17°20'01" W,
14 1167.79 feet to a point of compound curvature to the left;

15 In a Southeasterly direction, along said curve to the left, a
16 distance of 79.56 feet, having a radius of 75.00 feet, a central
17 angle of 60°46'38" and a chord which bears S 30°57'09" E, 75.88 feet
18 to a point of reverse curvature to the right;

19 In a Southeasterly direction, along said curve to the right,
20 a distance of 180.25 feet, having a radius of 270.00 feet, a central
21 angle of 38°14'58" and a chord which bears S 42°12'59" E, 176.92 feet
22 to a point of reverse curvature to the left;

23 In a Southeasterly direction, along said curve to the left, a
24 distance of 90.00 feet, having a radius of 75.00 feet, a central
25 angle of 68°45'26" and a chord which bears S 57°28'13" E, 84.70 feet
26 to a point for corner;

27 S 01°50'57" E, a distance of 100.00 feet to the beginning of a

1 non-tangent curve to the left from which its center bears S
2 01°50'57" E, 75.00 feet;

3 In a Southwesterly direction, along said curve to the left, a
4 distance of 90.00 feet, having a radius of 75.00 feet, a central
5 angle of 68°45'26" and a chord which bears S 53°46'20" W, 84.70 feet
6 to a point of reverse curvature to the right;

7 In a Southwesterly direction, along said curve to the right,
8 a distance of 180.10 feet, having a radius of 270.00 feet, a central
9 angle of 38°13'02" and a chord which bears S 38°30'08" W, 176.77 feet
10 to a point of reverse curvature to the left;

11 In a Southwesterly direction, along said curve to the left, a
12 distance of 77.93 feet, having a radius of 75.00 feet, a central
13 angle of 59°31'53" and a chord which bears S 27°50'43" W, 74.47 feet
14 to a point of tangency;

15 S 01°55'13" E, a distance of 3,350.49 feet to the beginning of
16 a tangent curve to the left;

17 In a Southeasterly direction, along said curve to the left, a
18 distance of 77.91 feet, having a radius of 75.00 feet, a central
19 angle of 59°31'10" and a chord which bears S 31°40'48" E, 74.45 feet
20 to a point of reverse curvature to the right;

21 In a Southeasterly direction, along said curve to the right,
22 a distance of 180.37 feet, having a radius of 270.00 feet, a central
23 angle of 38°16'36" and a chord which bears S 42°18'05" E, 177.04 feet
24 to a point of reverse curvature to the left;

25 In a Southeasterly direction, along said curve to the left, a
26 distance of 90.00 feet, having a radius of 75.00 feet, a central
27 angle of 68°45'26" and a chord which bears S 57°32'30" E, 84.70 feet

1 to a point for corner;

2 S 01°55'13" E, a distance of 100.00 feet to the beginning of a
3 non-tangent curve to the left from which its center bears S
4 01°55'13" E, 75.00 feet;

5 In a Southwesterly direction, along said curve to the left, a
6 distance of 90.00 feet, having a radius of 75.00 feet, a central
7 angle of 68°45'26" and a chord which bears S 53°42'04" W, 84.70 feet
8 to a point of reverse curvature to the right;

9 In a Southwesterly direction, along said curve to the right,
10 a distance of 180.37 feet, having a radius of 270.00 feet, a central
11 angle of 38°16'36" and a chord which bears S 38°27'39" W, 177.04 feet
12 to a point of reverse curvature to the left;

13 In a Southwesterly direction, along said curve to the left, a
14 distance of 77.91 feet, having a radius of 75.00 feet, a central
15 angle of 59°31'10" and a chord which bears S 27°50'22" W, 74.45 feet
16 to a point for corner;

17 S 01°55'13" E, a distance of 3,097.73 feet to the beginning of
18 a tangent curve to the left;

19 In a Southeasterly direction, along said curve to the left, a
20 distance of 80.47 feet, having a radius of 75.00 feet, a central
21 angle of 61°28'34" and a chord which bears S 32°39'30" E, 76.67 feet
22 to a point for corner; to the point of a reverse curve to the <>

23 In a Southeasterly direction, along said curve to the right,
24 a distance of 180.88 feet, having a radius of 270.00 feet, a central
25 angle of 38°23'01" and a chord which bears S 44°12'17" E, 177.51 feet
26 to a point for corner; to the point of a reverse curve to the <>

27 In a Southeasterly direction, along said curve to the left, a

1 distance of 89.94 feet, having a radius of 75.00 feet, a central
2 angle of 68°42'40" and a chord which bears S 59°22'07" E, 84.65 feet
3 to a point of tangency;

4 N 86°16'34" E, a distance of 0.20 feet to a point for corner;
5 S 03°43'26" E, a distance of 100.00 feet to the beginning of a
6 non-tangent curve to the left from which its center bears S
7 03°43'26" E, 75.00 feet;

8 In a Southwesterly direction, along said curve to the left, a
9 distance of 90.06 feet, having a radius of 75.00 feet, a central
10 angle of 68°48'13" and a chord which bears S 51°52'27" W, 84.75 feet
11 to a point of reverse curvature to the right;

12 In a Southwesterly direction, along said curve to the right,
13 a distance of 146.31 feet, having a radius of 270.00 feet, a central
14 angle of 31°02'50" and a chord which bears S 32°59'46" W, 144.52 feet
15 to a point of reverse curvature to the left;

16 In a Southerly direction, along said curve to the left, a
17 distance of 79.37 feet, having a radius of 75.00 feet, a central
18 angle of 60°38'09" and a chord which bears S 18°12'07" W, 75.72 feet
19 to a point of tangency;

20 S 12°06'58" E, a distance of 277.90 feet to the beginning of a
21 tangent curve to the right;

22 In a Southerly direction, along said curve to the right, a
23 distance of 284.34 feet, having a radius of 2,110.00 feet, a central
24 angle of 07°43'16" and a chord which bears S 08°15'20" E, 284.12 feet
25 to a point of tangency;

26 S 04°23'42" E, a distance of 790.57 feet to the beginning of a
27 tangent curve to the right;

1 In a Southerly direction, along said curve to the right, a
2 distance of 375.40 feet, having a radius of 2,110.00 feet, a central
3 angle of 10°11'38" and a chord which bears S 00°42'07" W, 374.91 feet
4 to a point of reverse curvature to the left;

5 In a Southerly direction, along said curve to the left, a
6 distance of 72.69 feet, having a radius of 75.00 feet, a central
7 angle of 55°31'59" and a chord which bears S 21°58'04" E, 69.88 feet
8 to a point of reverse curvature to the right;

9 In a Southeasterly direction, along said curve to the right,
10 a distance of 256.25 feet, having a radius of 270.00 feet, a central
11 angle of 54°22'41" and a chord which bears S 22°32'43" E, 246.74 feet
12 to a point of reverse curvature to the left;

13 In a Southeasterly direction, along said curve to the left, a
14 distance of 94.58 feet, having a radius of 75.00 feet, a central
15 angle of 72°15'06" and a chord which bears S 31°28'56" E, 88.43 feet
16 to a point for corner;

17 S 22°23'31" W, a distance of 80.00 feet to a point for corner;
18 N 67°36'29" W, a distance of 6.96 feet to the beginning of a
19 tangent curve to the left;

20 In a Westerly direction, along said curve to the left, a
21 distance of 90.04 feet, having a radius of 75.00 feet, a central
22 angle of 68°47'15" and a chord which bears S 77°59'54" W, 84.73 feet
23 to a point of reverse curvature to the right;

24 In a Southwesterly direction, along said curve to the right,
25 a distance of 146.94 feet, having a radius of 270.00 feet, a central
26 angle of 31°10'51" and a chord which bears S 59°11'42" W, 145.13 feet
27 to a point of reverse curvature to the left;

1 In a Southwesterly direction, along said curve to the left, a
2 distance of 77.74 feet, having a radius of 75.00 feet, a central
3 angle of 59°23'23" and a chord which bears S 45°05'26" W, 74.31 feet
4 to a point of tangency;

5 S 15°23'44" W, a distance of 31.70 feet to the beginning of a
6 tangent curve to the left;

7 In a Southerly direction, along said curve to the left, a
8 distance of 914.70 feet, having a radius of 1,900.00 feet, a central
9 angle of 27°35'00" and a chord which bears S 01°36'14" W, 905.89 feet
10 to a point of tangency;

11 S 12°11'16" E, a distance of 335.11 feet to the POINT OF
12 BEGINNING and containing 67.3370 acres (2,933,200 square feet) of
13 land.

14 In conclusion, the herein described 464.1735 acre tract
15 (Parcel A), the 583.8370 acre tract (Parcel B), the herein
16 described 474.4183 acre tract (Parcel C), the herein described
17 137.2966 acre tract (Parcel D), the herein described 1.7908 acre
18 tract (Parcel E), the herein described 23.5271 acre tract (Parcel F)
19 and the herein described 67.3370 acre tract (Parcel G) comprise a
20 total acreage of 1,752.3803 acres of land for the boundary of the
21 Texas Heritage Parkway Improvement District.

22 ~~[BEING 2,781.3043 acres of land situated in the H. & T. C.~~
23 ~~R.R. Co. Survey Section 105, Abstract No. 416, Jesse Thompson~~
24 ~~Survey, Abstract No. 414, R.T. Van Slyke Survey, Abstract No. 407 of~~
25 ~~Waller County, Texas and the H. & T. C. R.R. Co. Survey Section 105,~~
26 ~~Abstract No. 261, Jesse Thompson Survey, Abstract No. 394, R.T. Van~~
27 ~~Slyke Survey, Abstract No. 395, J.C. Bennett Survey Abstract No. 611~~

1 ~~(H. & T. C. R.R. Co. Survey Section 106), J.D. Vermillion Survey,~~
2 ~~Abstract No. 339, Micajah Autry Survey, Abstract No. 100, Rufus~~
3 ~~Wright Survey, Abstract No. 344, Daniel R. Perry Survey, Abstract~~
4 ~~No. 301, Enoch Latham Survey, Abstract No. 50, Morris & Cummings~~
5 ~~Survey, Abstract No. 294, J.C. McDonald Survey, Abstract No. 290,~~
6 ~~Randon & Pennington Survey, Abstract No. 75 and the John Foster~~
7 ~~Survey, Abstract No. 26 of Fort Bend County, Texas, said 2,781.3043~~
8 ~~acres being comprised of the following described tracts: all of a~~
9 ~~called 316 acre and 88 acre tract (called 404 acres) of land~~
10 ~~described in an instrument to R&Y Interests, Ltd., filed for record~~
11 ~~under Vol. 553, Page 91 of the Official Public Records of Waller~~
12 ~~County, Texas and under Clerk's File Number (C.F. No.) 2011051593~~
13 ~~of the Official Public Records of Fort Bend County, Texas~~
14 ~~(O.P.R.F.B.C.T.), SAVE AND EXCEPT those portions of said 88 acre~~
15 ~~tract of land and said 316 acre tract of land lying within the~~
16 ~~limits of Waller County, Texas; all of a called 200 acre tract~~
17 ~~described in an instrument to Silco Inc. filed for record under C.F.~~
18 ~~No. 2006095116, all of a called 474.671 acre tract described in an~~
19 ~~instrument to Silco Inc. filed for record under C.F. No. 2007009962~~
20 ~~O.P.R.F.B.C.T. SAVE AND EXCEPT that portion of said 474.671 acre~~
21 ~~tract lying within the limits of Waller County, Texas; all of a~~
22 ~~called 235.146 acre tract described in an instrument to Silvestri~~
23 ~~Investments of Florida, Inc. filed for record under C.F. No.~~
24 ~~2007009964 O.P.R.F.B.C.T., all of a called 12.024 acre tract~~
25 ~~described in an instrument to Blossom Inc. filed for record under~~
26 ~~C.F. No. 2007009966 O.P.R.F.B.C.T., all of a called 473.246 acre~~
27 ~~tract described in an instrument to Dan J. Harrison, Jr. filed for~~

1 ~~record under Vol. 528, Pg. 132 of the Fort Bend County Deed Records~~
2 ~~(F.B.C.D.R.), all of a called 579.0 acre tract, a called 2.1742~~
3 ~~acre tract, a called 1.500 acre tract and a called 1.166 acre tract~~
4 ~~described in an instrument to Ronald W. Henriksen "B" Trust filed~~
5 ~~for record under C.F. No. 2008132362 O.P.R.F.B.C.T., all of a~~
6 ~~called 189.29 acre tract (Tract 1) and a portion of a called~~
7 ~~1,005.19 acre tract (Tract 2) described in an instrument to Dan J.~~
8 ~~Harrison Jr. filed for record under Vol. 302, Pg. 126, F.B.C.D.R.,~~
9 ~~all of a called 48.787 acre tract and 23.675 acre tract described in~~
10 ~~an instrument to Dan J. Harrison filed for record under Vol. 405,~~
11 ~~Pg. 239, F.B.C.D.R., portion of a called 64.675 acre tract~~
12 ~~described in an instrument to Dan. J. Harrison Jr. filed for record~~
13 ~~under Vol. 422, Pg. 467, F.B.C.D.R., and all of the area of McKinnon~~
14 ~~Road (Old Richmond-Fulshear Road, width varies) lying South of said~~
15 ~~186.29 acre tract and North of said 48.787 acre tract and said~~
16 ~~1,005.19 acre tract, said 2,781.3043 acres being more particularly~~
17 ~~described in three (3) Parcels by metes and bounds as follows:~~

18 ~~[PARCEL "A" - 1,790.6130 ACRES:~~

19 ~~[BEGINNING at the Northwest corner of said 316 acre tract,~~
20 ~~same being the Northwest corner of the Jesse Thompson Survey,~~
21 ~~Abstract No. 414 Waller County, Texas and Abstract 394, Fort Bend~~
22 ~~County, Texas,~~

23 ~~[THENCE, N 87° 51' 52" E, a distance of 5,738.88 feet (CALLED~~
24 ~~EAST - 2,066 varas) along and with the North line of said 316 acre~~
25 ~~tract and the North line of said 88 acre tract to a point for the~~
26 ~~Northeast corner of said 88 acre tract and being in the North line~~
27 ~~of said R.T. Van Slyke Survey, Abstract No. 407 (Waller) Abstract~~

1 ~~No. 395 (Fort Bend),~~

2 ~~[THENCE, S 02° 08' 08" E, a distance of 1,450.00 feet (CALLED~~
3 ~~SOUTH - 522 varas) along and with the East line of said 88 acre tract~~
4 ~~to a point for the Southeast corner of said 88 acre tract in the~~
5 ~~North line of said 316 acre tract, same being in the lower North~~
6 ~~line of said Jesse Thompson Survey and a South line of said R.T. Van~~
7 ~~Slyke Survey,~~

8 ~~[THENCE, N 87° 51' 52" E, a distance of 683.34 feet (CALLED~~
9 ~~EAST) along and with the North line of said 316 acre tract to a point~~
10 ~~for the most Easterly Northeast corner of said 316 acre tract,~~

11 ~~[THENCE, S 02° 08' 08" E, a distance of 1,448.65 feet (CALLED~~
12 ~~SOUTH - 522 varas) along and with the East line of said 316 acre~~
13 ~~tract to a point for the Southeast corner of said 316 acre tract and~~
14 ~~being in the South line of said Jesse Thompson Survey and the North~~
15 ~~line of the said J.D. Vermillion Survey,~~

16 ~~[THENCE, S 87° 51' 52" W, a distance of 4,533.05 feet (CALLED~~
17 ~~WEST) along and with the South line of said 316 acre tract to a point~~
18 ~~for the Northeast corner of said 235.146 acre tract,~~

19 ~~[THENCE, S 02° 10' 37" E, a distance of 2,024.61 feet (CALLED~~
20 ~~S 02° 10' 37" E, 2024.61 feet) along and with the East line of said~~
21 ~~235.146 acre tract to a point for the most Easterly Southeast corner~~
22 ~~of said 235.146 acre tract and being in the North line of said 200~~
23 ~~acre tract,~~

24 ~~[THENCE, N 87° 53' 34" E, a distance of 894.09 feet (CALLED N~~
25 ~~87° 53' 34" E, 894.07 feet) along and with the North line of said 200~~
26 ~~acre tract to a point for the Northeast corner of said 200 acre~~
27 ~~tract,~~

1 ~~[THENCE, S 01° 56' 47" E, a distance of 3,118.90 feet (CALLED~~
2 ~~S 01° 56' 47" E, 3,119.21 feet) along and with the East line of said~~
3 ~~200 acre tract to a point for the Southeast corner of said 200 acre~~
4 ~~tract and being in the North line of a called 686.0183 acre tract~~
5 ~~described in an instrument to D.R. Horton-Texas, Ltd. filed for~~
6 ~~record under C.F. No. 2013000056 O.P.R.F.B.C.T.;~~

7 ~~[THENCE, S 87° 51' 29" W, a distance of 2,792.12 feet (CALLED~~
8 ~~S 87° 51' 29" W) along and with the North line of said 686.0183 acre~~
9 ~~tract to a point for the Northwest corner of said 686.0183 acre~~
10 ~~tract, same being the Southwest corner of said Silco 200 acre tract~~
11 ~~and also being in the East line of said 473.246 acre tract;~~

12 ~~[THENCE, S 01° 55' 43" E, a distance of 4,920.20 feet (CALLED~~
13 ~~S 01° 55' 43" E) along and with the West line of said 686.0183 acre~~
14 ~~tract and an East line of said 473.246 acre tract to a point for the~~
15 ~~Southwest corner of said 686.0183 acre tract and being in the North~~
16 ~~line of a called 631.26 acre tract of land described in an~~
17 ~~instrument to D.R. Horton-Texas, Ltd. filed for record under C.F.~~
18 ~~No. 2013000056 O.P.R.F.B.C.T.;~~

19 ~~[THENCE, S 87° 40' 56" W, a distance of 6.43 feet (CALLED S 87°~~
20 ~~41' 05" W) along and with a South line of said 473.246 acre tract and~~
21 ~~a North line of said 631.26 acre tract to a point for the Northwest~~
22 ~~corner of said 631.26 acre tract, same being a reentrant corner of~~
23 ~~said 473.246 acre tract;~~

24 ~~[THENCE, S 00° 59' 24" E, a distance of 527.80 feet (CALLED S~~
25 ~~00° 59' 15" E) along and with an East line of said 473.246 acre tract~~
26 ~~and a West line of said 631.26 acre tract to a point for the~~
27 ~~Southeast corner of said 473.246 acre tract, same being a reentrant~~

1 ~~corner of said 631.26 acre tract;~~

2 ~~[THENCE, S 87° 50' 00" W, a distance of 2,634.66 feet (CALLED~~
3 ~~S 87° 50' 09" W) along with the North line of said 631.26 acre tract~~
4 ~~and the South line of said 473.246 acre tract to a point for the~~
5 ~~Southwest corner of said 473.246 acre tract;~~

6 ~~[THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED~~
7 ~~N 01° 07' E, 2,899.50 feet) along and with the West line of said~~
8 ~~473.246 acre tract to a point for the Southeast corner of said~~
9 ~~474.671 acre tract;~~

10 ~~[THENCE, N 86° 18' 38" W, a distance of 2,736.49 feet (CALLED)~~
11 ~~along and with the South line of said 474.671 acre tract;~~

12 ~~[THENCE the following three (3) courses and distances along~~
13 ~~and with the West line of said 474.671 acre tract:~~

14 ~~[N 01° 59' 02" W, a distance of 2,434.00 feet (CALLED) to an~~
15 ~~angle point;~~

16 ~~[N 02° 07' 25" W, a distance of 3,428.59 feet (CALLED) to an~~
17 ~~angle point;~~

18 ~~[N 01° 54' 20" W, a distance of 1,520.90 feet (CALLED) to a~~
19 ~~point for the Northwest corner of said 474.671 acre tract;~~

20 ~~[THENCE, N 87° 37' 00" E, a distance of 2,705.78 feet (CALLED)~~
21 ~~along and with the North line of said 474.671 acre tract to a point~~
22 ~~for the Northeast corner of said 474.671 acre tract and the~~
23 ~~Northwest corner of said 235.146 acre tract;~~

24 ~~[THENCE, N 87° 31' 40" E, a distance of 2,596.91 feet (CALLED~~
25 ~~N 87° 31' 40" E, 2,597.32 feet) along and with the North line of said~~
26 ~~235.146 acre tract to a point for the Southwest corner of said 316~~
27 ~~acre tract;~~

1 ~~[THENCE, N 02° 08' 08" W, a distance of 2,900.00 feet (CALLED~~
2 ~~NORTH - 1,044 varas) along the West line of said 316 acre tract to~~
3 ~~the POINT OF BEGINNING and containing 1,790.6130 acres of land.~~

4 ~~[PARCEL "B" - 583.8370 ACRES~~

5 ~~[BEGINNING at the Northeast corner of a called 579.0 acre~~
6 ~~tract described in an instrument to Ronald W. Henriksen "B" Trust~~
7 ~~filed for record under C.F. No. 2008132362, same being a Northwest~~
8 ~~corner of a called 1,913.31 acre tract of land described in an~~
9 ~~instrument to CCR Texas Holdings LP filed for record under C.F. No.~~
10 ~~2012038964 O.P.R.F.B.C.T., same also being an angle point in the~~
11 ~~South line of a called 631.26 acre tract of land described in an~~
12 ~~instrument to D.R. Horton-Texas, Ltd. filed for record under C.F.~~
13 ~~No. 2013000056;~~

14 ~~[THENCE, S 01° 50' 55" E, a distance of 2,731.43 feet (CALLED~~
15 ~~S 01° 50' 13" E, 2,731.32 feet) along and with an East line of said~~
16 ~~579.0 acre tract to a point for corner;~~

17 ~~[THENCE, N 89° 14' 57" E, a distance of 21.71 feet (CALLED N~~
18 ~~89° 56' 16" E, 21.74 feet) along and with a North line of said 579.0~~
19 ~~acre tract to a point for corner;~~

20 ~~[THENCE, S 01° 26' 01" E, a distance of 1,338.51 feet (CALLED~~
21 ~~S 01° 25' 53" E, 1,338.13 feet) along and with an East line of said~~
22 ~~579.0 acre tract to a point for corner;~~

23 ~~[THENCE, S 51° 53' 12" E, a distance of 223.27 feet (CALLED S~~
24 ~~51° 56' 45" E, 223.23 feet) along and with a Northeasterly line of~~
25 ~~said 579.0 acre tract to a point for corner in the Northwesterly~~
26 ~~line of Fulshear-Katy Road (as occupied);~~

27 ~~[THENCE, S 37° 55' 51" W, a distance of 527.83 feet (CALLED S~~

1 ~~37° 56' 10" W, 527.86 feet) along and with a Southeasterly line of~~
2 ~~said 579.0 acre tract and the Northwesterly line of said~~
3 ~~Fulshear-Katy Road to a point for the most Southerly Southeast~~
4 ~~corner of said 579.0 acre tract;~~

5 ~~[THENCE, S 86° 40' 52" W, a distance of 3,077.04 feet (CALLED~~
6 ~~S 86° 41' 25" W, 3,076.67 feet) along and with the South line of said~~
7 ~~579.0 acre tract to a point for the most Southerly Southwest corner~~
8 ~~of said 579.0 acre tract and being in a West line of said Micajah~~
9 ~~Autry Survey and the East line of said Daniel R. Perry Survey;~~

10 ~~[THENCE, N 01° 56' 26" W, a distance of 1,670.00 feet (CALLED~~
11 ~~N 01° 55' 53" E, 1,669.99 feet) along and with a West line of said~~
12 ~~579.0 acre tract, the East line of said Daniel R. Perry Survey and a~~
13 ~~West line of said Micajah Autry Survey to a point for corner;~~

14 ~~[THENCE, S 88° 09' 13" W, a distance of 853.23 feet (CALLED S~~
15 ~~88° 09' 46" W, 853.60 feet) along and with a South line of said 579.0~~
16 ~~acre tract to a point for corner;~~

17 ~~[THENCE, N 02° 27' 24" W, a distance of 156.95 feet (CALLED N~~
18 ~~02° 26' 51" W, 156.95 feet) along and with a West line of said 579.0~~
19 ~~acre tract to a point for corner in a South line of said 579.0 acre~~
20 ~~tract, same being the most Easterly Southeast corner of said Rufus~~
21 ~~Wright Survey, same also being in a West line of said Micajah Autry~~
22 ~~Survey and the North line of said Daniel R. Perry Survey;~~

23 ~~[THENCE, S 87° 29' 44" W, a distance of 2,541.06 feet (CALLED~~
24 ~~S 87° 30' 17" W, 2,541.06) along and with a South line of said 579.0~~
25 ~~acre tract, the North line of said Daniel R. Perry Survey and a~~
26 ~~South line of said Rufus Wright Survey to an angle point being the~~
27 ~~Southeast corner of said 1.166 acre tract and the most Westerly~~

1 ~~Southwest corner of said 579.0 acre tract;~~

2 ~~[THENCE, S 87° 30' 17" W, a distance of 540.98 feet (CALLED S~~
3 ~~89° 09' 06" W) along and with the South line of said 1.166 acre tract~~
4 ~~to a point for corner being the Northeast corner of said 2.1742 acre~~
5 ~~tract;~~

6 ~~[THENCE, S 00° 22' 22" E, a distance of 465.81 feet (CALLED S~~
7 ~~01° 11' 24" W, 465.79 feet) along and with the East line of said~~
8 ~~2.1742 acre tract and the East line of said 1.500 acre tract to a~~
9 ~~point for the Southeast corner of said 1.500 acre tract;~~

10 ~~[THENCE, S 88° 28' 05" W, a distance of 358.18 feet (CALLED N~~
11 ~~89° 58' 09" W, 358.18 feet) along and with the South line of said~~
12 ~~1.500 acre tract to a point for corner;~~

13 ~~[THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S~~
14 ~~43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of~~
15 ~~said 1.500 acre tract to a point in the North right-of-way line of~~
16 ~~Sprigg Road for the beginning of a non-tangent curve to the left~~
17 ~~having a center which bears N 50° 07' 14" W, 60.00 feet;~~

18 ~~[In a Northeasterly direction, along and with said curve to~~
19 ~~the left and the North right-of-way of Sprigg Road, a distance of~~
20 ~~0.99 feet, having a radius of 60.00 feet, a central angle of 00°~~
21 ~~56' 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E,~~
22 ~~0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning~~
23 ~~of a non-tangent curve to the left having a center which bears N 50°~~
24 ~~07' 14" W, 60.00 feet;~~

25 ~~[In a Northerly direction, along and with said curve to the~~
26 ~~left and the North right-of-way of Sprigg Road, a distance of 91.88~~
27 ~~feet, having a radius of 60.00 feet, a central angle of 87° 44' 10"~~

1 ~~(CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16~~
2 ~~feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;~~

3 ~~[THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N~~
4 ~~43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of~~
5 ~~said 1.500 acre tract to a point for the Northwest corner of said~~
6 ~~1.500 acre tract and the Southwest corner of said 2.1742 acre tract;~~

7 ~~[THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N~~
8 ~~00° 01' 51" E, 370.03 feet) along and with the West line of said~~
9 ~~2.1742 acre tract and the West line of said 1.166 acre tract to a~~
10 ~~point for the Northwest corner of said 1.166 acre tract;~~

11 ~~[THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89°~~
12 ~~09' 06" E, 846.21 feet) along and with the North line of said 1.166~~
13 ~~acre tract to a point for the Northeast corner of said 1.166 acre~~
14 ~~tract and being in the West line of said 579.0 acre tract;~~

15 ~~[THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED~~
16 ~~N 02° 27' 01" W, 2,925.01 feet) along and with the West line of said~~
17 ~~579.0 acre tract to a point for the Northwest corner of said 579.0~~
18 ~~acre tract;~~

19 ~~[THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED~~
20 ~~N 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0~~
21 ~~acre tract to a point for corner in the West line of said 631.26 acre~~
22 ~~tract;~~

23 ~~[THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S~~
24 ~~02° 26' 51" E, 155.73 feet) along and with an East line of said 579.0~~
25 ~~acre tract to a point for corner and being the Southwest corner of~~
26 ~~said 631.26 acre tract;~~

27 ~~[THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED~~

1 ~~N 87° 32' 39" E, 4,118.62 feet) along and with the North line of said~~
2 ~~579.0 acre tract and the South line of said 631.26 acre tract to the~~
3 ~~POINT OF BEGINNING and containing 583.8370 acres of land.~~

4 ~~[PARCEL "C" = 474.4183 ACRES:~~

5 ~~[Beginning at a point for the Northwest corner of said 186.29~~
6 ~~acre tract, same being in the South line of a 100-foot wide~~
7 ~~Metropolitan Transit Authority of Harris County, Texas~~
8 ~~right-of-way, same also being the Northwest corner of a called 3.01~~
9 ~~acre tract of land described in an instrument to Prototype Machine~~
10 ~~Co. Inc. filed for record under C.F. No. 2008112545,~~
11 ~~O.P.R.F.B.C.T.,~~

12 ~~[THENCE, N 82° 58' 56" E, a distance of 2,424.31 feet (CALLED~~
13 ~~N 85° 26' E, 4310.5 feet) along and with the North line of said~~
14 ~~186.29 acre tract and the South line of said Metropolitan Transit~~
15 ~~Authority right-of-way to an angle point,~~

16 ~~[THENCE, N 83° 00' 02" E, a distance of 1,886.40 feet (CALLED~~
17 ~~N 85° 26' E, 4310.5 feet) along and with the North line of said~~
18 ~~186.29 acre tract and the South line of said Metropolitan Transit~~
19 ~~Authority right-of-way to a point for the Northeast corner of said~~
20 ~~186.29 acre tract,~~

21 ~~[THENCE, S 02° 29' 41" E, a distance of 2,168.70 feet (CALLED~~
22 ~~S 00° 03' E, 2,168.70 feet) along and with the East line of said~~
23 ~~186.29 acre tract to a point for the Southeast corner of said 186.29~~
24 ~~acre tract and being in the North line of said McKinnon Road,~~

25 ~~[THENCE, S 87° 40' 19" W, a distance of 66.52 feet (CALLED N~~
26 ~~89° 53' W, 65.00 feet) along and with the South line of said 186.29~~
27 ~~acre tract and the North line of said McKinnon Road to a point for~~

1 ~~corner being the intersection of a Northerly projection of an East~~
2 ~~line of said 1,005.19 acre tract with the South line of said 186.29~~
3 ~~acre tract;~~

4 ~~[THENCE, S 02° 29' 41" E, a distance of 639.72 feet (CALLED S~~
5 ~~00° 03' E, 639.60 feet) over and across said McKinnon Road, along and~~
6 ~~with an East line of said 1,005.19 acre tract to a reentrant corner~~
7 ~~of said 1,005.19 acre tract;~~

8 ~~[THENCE, N 88° 04' 19" E, a distance of 158.00 feet (CALLED S~~
9 ~~89° 29' E, 158.00 feet) along and with a North line of said 1,005.19~~
10 ~~acre tract to a point for corner;~~

11 ~~[THENCE, S 02° 14' 41" E, a distance of 2,210.40 feet (CALLED~~
12 ~~S 00° 12' W) along and with an East line of said 1,005.19 acre tract~~
13 ~~to a point for corner;~~

14 ~~[THENCE, S 87° 14' 33" W, a distance of 4,037.52 feet over and~~
15 ~~across said 1,005.19 acre tract, said 64.675 acre tract and along~~
16 ~~and with the South line of said 23.675 acre tract (South line called~~
17 ~~WEST, 964.5 feet) to a point for the Southwest corner of said 23.675~~
18 ~~acre tract;~~

19 ~~[THENCE, N 02° 28' 27" W, a distance of 1,082.24 feet (CALLED~~
20 ~~N 00° 17' E, 1076.22 feet) along and with the West line of said~~
21 ~~23.675 acre tract to a point for the Northwest corner of said 23.675~~
22 ~~acre tract and being in the South line of said 48.787 acre tract;~~

23 ~~[THENCE, S 87° 36' 19" W, a distance of 341.03 feet (CALLED~~
24 ~~WEST) along and with the South line of said 48.787 acre tract to a~~
25 ~~point for the Southwest corner of said 48.787 acre tract;~~

26 ~~[THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED~~
27 ~~N 00° 04' W - Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239)~~

1 ~~along and with the West line of said 48.787 acre tract, over and~~
2 ~~across said McKinnon Road and continuing along and with the West~~
3 ~~line of said 186.29 acre tract to the POINT OF BEGINNING and~~
4 ~~containing 474.4183 acres of land.~~

5 ~~[PARCEL "D" SAVE AND EXCEPT - 53.6042 ACRES:~~

6 ~~[BEING 53.6042 acres of land situated in the Jesse Thompson~~
7 ~~Survey, Abstract No. 414 and the R.T. Van Slyke Survey, Abstract No.~~
8 ~~407 of Waller County, Texas, said 58.6042 acres being a portion of a~~
9 ~~called 316 acre and 88 acre tract (called 404 acres) of land~~
10 ~~described in an instrument to R&Y Interests, Ltd., filed for record~~
11 ~~under Vol. 553, Page 91 of the Official Public Records of Waller~~
12 ~~County, Texas, said 53.6042 acres being all of the area of said 404~~
13 ~~acre tract lying within the limits of Waller County, Texas, said~~
14 ~~53.6042 acre tract being more particularly described by metes and~~
15 ~~bounds as follows:~~

16 ~~[BEGINNING at the Northwest corner of said 316 acre tract,~~
17 ~~same being the Northwest corner of the Jesse Thompson Survey,~~
18 ~~Abstract No. 414 Waller County, Texas and Abstract 394, Fort Bend~~
19 ~~County, Texas,~~

20 ~~[THENCE, N 87° 51' 52" E, (CALLED - EAST) a distance of~~
21 ~~3,328.20 feet along and with the North line of said 316 acre tract~~
22 ~~and said 88 acre tract to a point for corner on the Waller County~~
23 ~~Line,~~

24 ~~[THENCE, S 65° 00' 15" W, a distance of 3,611.89 feet along~~
25 ~~and with the Waller County Line to a point for corner in the West~~
26 ~~line of said 316 acre tract,~~

27 ~~[THENCE, N 02° 08' 08" W, a distance of 1,403.16 feet along~~

1 ~~and with the West line of said 316 acre tract to the POINT OF~~
2 ~~BEGINNING and containing 53.6042 acres of land.~~

3 ~~[PARCEL "E" SAVE AND EXCEPT = 13.9598 ACRES:~~

4 ~~[BEING 13.9598 acres of land situated in the H. & T. C. R.R.~~
5 ~~Co. Survey Section 105, Abstract No. 416, Waller County, Texas and~~
6 ~~being that portion of a called 474.671 acre tract described in an~~
7 ~~instrument to Silco Inc. filed for record under C.F. No. 2007009962~~
8 ~~O.P.R.F.B.C.T lying within the limits of Waller County, Texas, said~~
9 ~~13.9598 acre tract being more particularly described by metes and~~
10 ~~bounds as follows:~~

11 ~~[BEGINNING at the Northwest corner of said 474.671 acre~~
12 ~~tract,~~

13 ~~[THENCE, N 87° 37' 00" E, a distance of 1,705.80 feet along~~
14 ~~and with the North line of said 474.671 acre tract to a point for~~
15 ~~corner on the Waller County Line,~~

16 ~~[THENCE, S 65° 00' 15" W, a distance of 1,854.29 feet along~~
17 ~~and with the Waller County Line to a point for corner in the West~~
18 ~~line of said 474.671 acre tract~~

19 ~~[THENCE, N 01° 54' 20" W, a distance of 712.99 feet along and~~
20 ~~with the West line of said 474.671 acre tract to the POINT OF~~
21 ~~BEGINNING and containing 13.9598 acres of land.~~

22 ~~[In conclusion, the herein described 1,790.6130 acre tract,~~
23 ~~the 583.8370 acre tract and the 474.4183 acre tract SAVE AND EXCEPT~~
24 ~~the herein described 53.6042 acre tract and the herein described~~
25 ~~13.9598 acre tract comprise a total acreage of 2,781.3043 acres of~~
26 ~~land for the boundary of the Fulshear Parkway Improvement~~
27 ~~District.]~~

1 SECTION 9. The Texas Heritage Parkway Improvement District
2 retains all the rights, powers, privileges, authority, duties, and
3 functions that the district had before the effective date of this
4 Act.

5 SECTION 10. (a) The legislature validates and confirms all
6 acts and proceedings of the board of directors of the Fulshear
7 Parkway Improvement District that were taken before the effective
8 date of this Act.

9 (b) Subsection (a) of this section does not apply to any
10 matter that on the effective date of this Act:

11 (1) is involved in litigation if the litigation
12 ultimately results in the matter being held invalid by a final
13 judgment of a court; or

14 (2) has been held invalid by a final judgment of a
15 court.

16 SECTION 11. (a) The legal notice of the intention to
17 introduce this Act, setting forth the general substance of this
18 Act, has been published as provided by law, and the notice and a
19 copy of this Act have been furnished to all persons, agencies,
20 officials, or entities to which they are required to be furnished
21 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
22 Government Code.

23 (b) The governor, one of the required recipients, has
24 submitted the notice and Act to the Texas Commission on
25 Environmental Quality.

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

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

3 (d) All requirements of the constitution and laws of this
4 state and the rules and procedures of the legislature with respect
5 to the notice, introduction, and passage of this Act are fulfilled
6 and accomplished.

7 SECTION 12. This Act takes effect immediately if it
8 receives a vote of two-thirds of all the members elected to each
9 house, as provided by Section 39, Article III, Texas Constitution.
10 If this Act does not receive the vote necessary for immediate
11 effect, this Act takes effect September 1, 2019.