

1-1 By: Zerwas (Senate Sponsor - Kolthorst) H.B. No. 4721  
1-2 (In the Senate - Received from the House May 6, 2019;  
1-3 May 7, 2019, read first time and referred to Committee on  
1-4 Intergovernmental Relations; May 17, 2019, reported favorably by  
1-5 the following vote: Yeas 7, Nays 0; May 17, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			

1-15 A BILL TO BE ENTITLED  
1-16 AN ACT

1-17 relating to the Texas Heritage Parkway Improvement District.  
1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
1-19 SECTION 1. The heading to Chapter 3921, Special District  
1-20 Local Laws Code, is amended to read as follows:  
1-21 CHAPTER 3921. TEXAS HERITAGE [FULSHEAR] PARKWAY IMPROVEMENT  
1-22 DISTRICT  
1-23 SECTION 2. Section 3921.001(3), Special District Local Laws  
1-24 Code, is amended to read as follows:  
1-25 (3) "District" means the Texas Heritage [Fulshear]  
1-26 Parkway Improvement District.  
1-27 SECTION 3. Section 3921.002, Special District Local Laws  
1-28 Code, is amended to read as follows:  
1-29 Sec. 3921.002. NATURE OF DISTRICT. The Texas Heritage  
1-30 [Fulshear] Parkway Improvement District is a special district  
1-31 created under Section 59, Article XVI, Texas Constitution.  
1-32 SECTION 4. The heading to Section 3921.005, Special  
1-33 District Local Laws Code, is amended to read as follows:  
1-34 Sec. 3921.005. [INITIAL] DISTRICT TERRITORY.  
1-35 SECTION 5. Section 3921.005(a), Special District Local Laws  
1-36 Code, is amended to read as follows:  
1-37 (a) The district is [initially] composed of the territory  
1-38 described by Section 2 of the Act enacting this chapter.  
1-39 SECTION 6. Subchapter B, Chapter 3921, Special District  
1-40 Local Laws Code, is amended by adding Section 3921.056 to read as  
1-41 follows:  
1-42 Sec. 3921.056. INITIAL VOTING DIRECTORS. (a) On or after  
1-43 the effective date of the Act enacting this section, the owner or  
1-44 owners of a majority of the assessed value of the real property in  
1-45 the district may submit a petition to the governing body of Fort  
1-46 Bend County nominating the five persons named in the petition as  
1-47 initial voting directors.  
1-48 (b) The governing body of Fort Bend County may reject the  
1-49 nomination of a person named in the petition described by  
1-50 Subsection (a) for a position as an initial director. If the  
1-51 governing body rejects a nomination, the owner or owners who  
1-52 submitted the petition under Subsection (a) shall submit a new  
1-53 nominee for that position until the governing body appoints an  
1-54 initial director to each position on the board.  
1-55 (c) Of the initial directors, the terms of directors  
1-56 appointed for positions one through three expire June 1 of the first  
1-57 odd-numbered year following the initial appointment, and the terms  
1-58 of directors appointed for positions four and five expire June 1 of  
1-59 the second odd-numbered year following the initial appointment.  
1-60 (d) Section 3921.052 does not apply to this section.  
1-61 SECTION 7. Chapter 3921, Special District Local Laws Code,  
1-62 is amended by adding Subchapter F to read as follows:

## SUBCHAPTER F. DEFINED AREAS

2-1                   Sec. 3921.251. AUTHORITY TO ESTABLISH DEFINED AREAS OR  
 2-2 DESIGNATED PROPERTY. The district may define areas or designate  
 2-3 certain property of the district to pay for improvements,  
 2-4 facilities, or services that primarily benefit that area or  
 2-5 property and do not generally and directly benefit the district as a  
 2-6 whole.

2-7                   Sec. 3921.252. PROCEDURE FOR ELECTION. (a) Before the  
 2-8 district may impose an ad valorem tax applicable only to the defined  
 2-9 area or designated property or issue bonds payable from ad valorem  
 2-10 taxes of the defined area or designated property, the board shall  
 2-11 hold an election in the defined area or in the designated property  
 2-12 only.

2-13                   (b) The board may submit the proposition to the voters on  
 2-14 the same ballot to be used in another election.

2-15                   Sec. 3921.253. DECLARING RESULT AND ISSUING ORDER. (a) If  
 2-16 a majority of the voters voting at the election held under Section  
 2-17 3921.252 approve the proposition or propositions, the board shall  
 2-18 declare the results and, by order, shall establish the defined area  
 2-19 or designated property and describe it by metes and bounds or  
 2-20 designate the specific area or property.

2-21                   (b) A court may not review the board's order except on the  
 2-22 ground of fraud, palpable error, or arbitrary and confiscatory  
 2-23 abuse of discretion.

2-24                   Sec. 3921.254. TAXES FOR SERVICES, IMPROVEMENTS, AND  
 2-25 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter  
 2-26 approval and adoption of the order described by Section 3921.253,  
 2-27 the district may apply separately, differently, equitably, and  
 2-28 specifically its taxing power and lien authority to the defined  
 2-29 area or designated property to provide money to construct,  
 2-30 administer, maintain, and operate services, improvements, and  
 2-31 facilities that primarily benefit the defined area or designated  
 2-32 property.

2-33                   Sec. 3921.255. ISSUANCE OF BONDS FOR DEFINED AREA OR  
 2-34 DESIGNATED PROPERTY. After the order under Section 3921.253 is  
 2-35 adopted, the district may issue bonds to provide for any land,  
 2-36 improvements, facilities, plants, equipment, and appliances for  
 2-37 the defined area or designated property.

2-38                   Sec. 3921.256. ADDITION OR EXCLUSION OF LAND IN DEFINED  
 2-39 AREA. The district may add or exclude land from the defined areas  
 2-40 in the same manner the district may add or exclude land from the  
 2-41 district.

2-42                   SECTION 8. Section 2, Chapter 827, Acts of the 83rd  
 2-43 Legislature, Regular Session, 2013, is amended to read as follows:

2-44                   Sec. 2. The Texas Heritage [~~Fulshear~~]  
 2-45 District [~~initially~~] includes all territory contained in the  
 2-46 following area:

2-47                   BEING 1,752.3803 acres of land situated in the J.G. Bennett  
 2-48 Survey Abstract No.611 (H. & T. C. R.R. Co. Survey Section 106),  
 2-49 Micajah Autry Survey, Abstract No. 100, Rufus Wright Survey,  
 2-50 Abstract No. 344, Daniel R. Perry Survey, Abstract No. 301, Enoch  
 2-51 Latham Survey, Abstract No. 50, Randon & Pennington Survey,  
 2-52 Abstract No. 75, Morris & Cummings Survey, Abstract No. 294, the  
 2-53 John Foster Survey, Abstract No. 26, the Jesse Thompson Survey,  
 2-54 Abstract No. 394 of Fort Bend County, Texas, and the Jesse Thompson  
 2-55 Survey, Abstract No. 414 of Waller County, Texas, said 1,752.3803  
 2-56 acres being comprised of the following described tracts: all of a  
 2-57 called 473.246 acre tract described in an instrument to Dan J.  
 2-58 Harrison, Jr. filed for record under Vol. 528, Pg. 132 of the Fort  
 2-59 Bend County Deed Records (F.B.C.D.R.), all of a called 579.0 acre  
 2-60 tract, a called 2.1742 acre tract, a called 1.500 acre tract and a  
 2-61 called 1.166 acre tract described in an instrument to Ronald W.  
 2-62 Henriksen "B" Trust filed for record under C.F. No. 2008132362  
 2-63 O.P.R.F.B.C.T., all of a called 186.29 acre tract (Tract 1) and a  
 2-64 portion of a called 1,005.19 acre tract (Tract 2) described in an  
 2-65 instrument to Dan J. Harrison Jr. filed for record under Vol. 302,  
 2-66 Pg. 126, F.B.C.D.R., all of a called 48.787 acre tract and 23.675  
 2-67 acre tract described in an instrument to Dan J. Harrison filed for  
 2-68 record under Vol. 405, Pg. 239, F.B.C.D.R., a portion of a called  
 2-69 64.675 acre tract described in an instrument to Dan. J. Harrison Jr.  
 2-70

3-1 filed for record under Vol. 422, Pg. 467, F.B.C.D.R., and all of the  
 3-2 area of McKinnon Road (Old Richmond-Fulshear Road, width varies)  
 3-3 lying South of said 186.29 acre tract and North of said 48.787 acre  
 3-4 tract and said 1,005.19 acre tract, a portion of a called 3.662 acre  
 3-5 tract of land described in an instrument to Wayne Schramme recorded  
 3-6 under Clerk's File Number 2012087343 of the O.P.R.F.B.C., a portion  
 3-7 of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the  
 3-8 Fort Bend County Deed Records, Texas, and a portion of a called 3.01  
 3-9 acre tract of land described in an instrument to Prototype Machine  
 3-10 Co. Inc. recorded under C.F. No. 2008112545 of the O.P.R.F.B.C.T.,  
 3-11 a portion of a called 631.26 acre tract and a portion of a called  
 3-12 686.0183 acre tract of land both described in an instrument to D.R.  
 3-13 Horton-Texas Ltd. recorded under C.F. No. 20130000566, a portion of  
 3-14 a called 200 acre tract of land described in an instrument to Silco,  
 3-15 Inc. recorded under C.F. No. 2006095116 of the O.P.R.F.B.C.T., a  
 3-16 portion of a called 235.146 acre tract of land described in an  
 3-17 instrument to Silvestri Investments of Florida, Inc. recorded under  
 3-18 C.F. No. 2007009964 of the O.P.R.F.B.C.T., a portion of a called  
 3-19 12.024 acre tract of land described in an instrument to Blossom,  
 3-20 Inc. recorded under C.F. No. 2007009966 of the O.P.R.F.B.C.T., a  
 3-21 portion of a called 316 acres as described in an instrument to R&Y  
 3-22 Interests, Ltd. recorded under C.F. No. 2011051593 of the  
 3-23 O.P.R.F.B.C.T. and Vol. 553, Pg. 91 of the Official Public Records  
 3-24 of Waller County Texas and being a portion of proposed Texas  
 3-25 Heritage Parkway right-of-way, said 1,752.3803 acres being more  
 3-26 particularly described in seven (7) Parcels by metes and bounds as  
 3-27 follows:

3-28 PARCEL "A" - 464.1735 ACRES:

3-29 BEING 464.1735 acres of land situated in the J.G. Bennett  
 3-30 Survey, Abstract No. 611 of Fort Bend County, Texas, said 464.1735  
 3-31 acres being all of a called 473.246 acre tract of land described in  
 3-32 an instrument to Dan Harrison, Jr. recorded under Vol. 528, Pg. 132  
 3-33 of the Fort Bend County Deed Records, said 464.1735 acre tract being  
 3-34 more particularly described by metes and bounds as follows:

3-35 BEGINNING at the Southwest corner of said 473.246 acre tract  
 3-36 and the herein described tract, lying on the North line of a called  
 3-37 631.26 acre tract of land described in an instrument to D.R.  
 3-38 Horton-Texas Ltd. recorded under C.F. No. 2013000056 of the  
 3-39 O.P.R.F.B.C.T.;

3-40 THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED N  
 3-41 01° 07' E, 2,899.50 feet) along and with the West line of said  
 3-42 473.246 acre tract to a point for the Southeast corner of a called  
 3-43 474.671 acre tract of land described in an instrument to Silco, Inc.  
 3-44 recorded under C. F. No. 2007009962 O.P.R.F.B.C.T.;

3-45 THENCE, N 01°12'21" W, a distance of 2,565.81 feet along and  
 3-46 with the common line of said 473.246 acre tract and said 474.671  
 3-47 acre tract to a point for corner;

3-48 THENCE, N 01°54'43" W, a distance of 2,397.64 feet continuing  
 3-49 along and with said common line to the Northwest corner of said  
 3-50 473.246 acre tract and the herein described tract and the Southwest  
 3-51 corner of a called 235.146 acre of land as described in an  
 3-52 instrument to Silvestri Investments of Florida, Inc. recorded under  
 3-53 C.F. No. 2007009964 O.P.R.F.B.C.T.;

3-54 THENCE, N 87°14'39" E, a distance of 2,533.40 feet along and  
 3-55 with the common line of said 473.246 acre tract and said 235.146  
 3-56 acre tract to the Northeast corner of said 473.246 acre tract and  
 3-57 the herein described tract and the most Southerly Southeast corner  
 3-58 of said 235.146 acre tract, lying on the West line of a called 200  
 3-59 acre tract of land as described in an instrument to Silco, Inc.  
 3-60 recorded under C.F. No. 2006095116 O.P.R.F.B.C.T.;

3-61 THENCE, S 01°56'18" E, a distance of 2,445.26 feet along and  
 3-62 with the common line of said 473.246 acre tract and said 200 acre  
 3-63 tract to the common West corner of said 200 acre tract and a called  
 3-64 686.0183 acre tract of land described in an instrument to D.R.  
 3-65 Horton-Texas Ltd. recorded under C.F. No. 2013000056  
 3-66 O.P.R.F.B.C.T.;

3-67 THENCE, S 01°55'43" E, a distance of 4,920.20 feet along and  
 3-68 with the common line of said 686.0183 acre tract and said 473.246  
 3-69 acre tract to the Southwest corner of said 686.0183 acre tract,  
 3-70 lying on the North line of said 631.26 acre tract;

4-1 THENCE, S 87°40'56" W, a distance of 6.43 feet along and with  
4-2 the common line of said 631.26 acre tract and said 473.246 acre  
4-3 tract to an interior corner of said 473.246 acre tract and the  
4-4 herein described tract and a Northwest corner of said 631.26 acre  
4-5 tract;  
4-6 THENCE, S 00°59'24" E, a distance of 527.80 feet along and  
4-7 with the common line of said 473.246 acre tract and said 631.26 acre  
4-8 tract to the Southeast corner of said 473.246 acre tract and the  
4-9 herein described tract and an interior corner of said 631.26 acre  
4-10 tract;  
4-11 THENCE, S 87°50'00" W, a distance of 2,634.66 feet along and  
4-12 with the common line of said 473.246 acre tract and said 631.26 acre  
4-13 tract to the POINT OF BEGINNING and containing 464.1735 acres of  
4-14 land.  
4-15 PARCEL "B" - 583.8370 ACRES  
4-16 BEING 583.8370 acres of land situated in the Micajah Autry  
4-17 Survey, Abstract No. 100 of Fort Bend County, Texas, said 583.8370  
4-18 acre tract of land being all of a called 579.0 acre tract of land, a  
4-19 called 2.1742 acre tract of land, a called 1.500 acre tract and a  
4-20 called 1.166 acre tract of land all described in an instrument to  
4-21 Ronald W. Henrickson "B" Trust recorded under C.F. No. 2008132362  
4-22 of the O.P.R.F.B.C.T.  
4-23 BEGINNING at the Northeast corner of said 579.0 acre tract,  
4-24 same being a Northwest corner of a called 1,913.31 acre tract of  
4-25 land described in an instrument to CCR Texas Holdings LP filed for  
4-26 record under C.F. No. 2012038964 O.P.R.F.B.C.T., same also being an  
4-27 angle point in the South line of a called 631.26 acre tract of land  
4-28 described in an instrument to D.R. Horton-Texas, Ltd. filed for  
4-29 record under C.F. No. 2013000056 O.P.R.F.B.C.T.;  
4-30 THENCE, S 01° 50' 55" E, a distance of 2,731.43 feet (CALLED S  
4-31 01° 50' 13" E, 2,731.32 feet) along and with an East line of said  
4-32 579.0 acre tract to a point for corner;  
4-33 THENCE, N 89° 14' 57" E, a distance of 21.71 feet (CALLED N 89°  
4-34 56' 16" E, 21.74 feet) along and with a common line of said 579.0  
4-35 acre tract and said 1,913.31 acre tract to a point for corner;  
4-36 THENCE, S 01° 26' 01" E, a distance of 1,338.51 feet (CALLED S  
4-37 01° 25' 53" E, 1,338.13 feet) along and with an East line of said  
4-38 579.0 acre tract to a point for corner;  
4-39 THENCE, S 51° 53' 12" E, a distance of 223.27 feet (CALLED S  
4-40 51° 56' 45" E, 223.23 feet) along and with a Northeasterly line of  
4-41 said 579.0 acre tract to a point for corner in the Northwesterly  
4-42 line of Fulshear-Katy Road (as occupied) and the most Northerly  
4-43 Southeast corner of the herein described tract;  
4-44 THENCE, S 37° 55' 51" W, a distance of 527.83 feet (CALLED S  
4-45 37° 56' 10" W, 527.86 feet) along and with a Southeasterly line of  
4-46 said 579.0 acre tract and the Northwesterly line of said  
4-47 Fulshear-Katy Road to a point for the most Southerly Southeast  
4-48 corner of said 579.0 acre tract;  
4-49 THENCE, S 86° 40' 52" W, a distance of 3,077.04 feet (CALLED S  
4-50 86° 41' 25" W, 3,076.67 feet) along and with the South line of said  
4-51 579.0 acre tract to a point for the most Southerly Southwest corner  
4-52 of said 579.0 acre tract and being in a West line of said Micajah  
4-53 Autry Survey and the East line of said Daniel R. Perry Survey;  
4-54 THENCE, N 01° 56' 26" W, a distance of 1,670.00 feet (CALLED N  
4-55 01° 55' 53" E, 1,669.99 feet) along and with a West line of said  
4-56 579.0 acre tract, the East line of said Daniel R. Perry Survey and a  
4-57 West line of said Micajah Autry Survey to an interior corner of said  
4-58 579.0 acre tract and the herein described tract and the Northeast  
4-59 corner of a called 452.272 acre tract of land as described in an  
4-60 instrument to Huggins Ranch, Ltd. recorded under C.F.  
4-61 No. 2009007109 of the O.P.R.F.B.C.T.;  
4-62 THENCE, S 88° 09' 13" W, a distance of 853.23 feet (CALLED S  
4-63 88° 09' 46" W, 853.60 feet) along and with the common line of said  
4-64 579.0 acre tract and said 452.272 acre tract to a point for corner;  
4-65 THENCE, N 02° 27' 24" W, a distance of 156.95 feet (CALLED N  
4-66 02° 26' 51" W, 156.95 feet) along and with a West line of said 579.0  
4-67 acre tract to an interior corner of said 579.0 acre tract and the  
4-68 herein described tract, same being the most Easterly Southeast  
4-69 corner of said Rufus Wright Survey, same also being in a West line  
4-70 of said Micajah Autry Survey and the North line of said Daniel R.

5-1 Perry Survey;  
5-2 THENCE, S 87° 29' 44" W, a distance of 2,541.06 feet (CALLED S  
5-3 87° 30' 17" W, 2,541.06) along and with a South line of said 579.0  
5-4 acre tract, the North line of said 452.272 acre tract and said  
5-5 Daniel R. Perry Survey and a South line of said Rufus Wright Survey  
5-6 to an angle point being the Southeast corner of said 1.166 acre  
5-7 tract and the most Westerly Southwest corner of said 579.0 acre  
5-8 tract;  
5-9 THENCE, S 87° 30' 17" W, a distance of 540.98 feet (CALLED S  
5-10 89° 09' 06" W) along and with the South line of said 1.166 acre tract  
5-11 to a point for corner being the Northeast corner of said 2.1742 acre  
5-12 tract and the Northwest corner of said 452.272 acre tract;  
5-13 THENCE, S 00° 22' 22" E, a distance of 465.81 feet (CALLED S  
5-14 01° 11' 24" W, 465.79 feet) along and with the East line of said  
5-15 2.1742 acre tract and the East line of said 1.500 acre tract to a  
5-16 point for the Southeast corner of said 1.500 acre tract;  
5-17 THENCE, S 88° 28' 05" W, a distance of 358.18 feet (CALLED N  
5-18 89° 58' 09" W, 358.18 feet) along and with the South line of said  
5-19 1.500 acre tract to a point for corner;  
5-20 THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S  
5-21 43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of  
5-22 said 1.500 acre tract to a point lying in the North right-of-way  
5-23 line of Sprigg Road for the beginning of a non-tangent curve to the  
5-24 left having a center which bears N 50° 07' 14" W, 60.00 feet;  
5-25 In a Northeasterly direction, along and with said curve to  
5-26 the left and the North right-of-way of Sprigg Road, a distance of  
5-27 0.99 feet, having a radius of 60.00 feet, a central angle of 00° 56'  
5-28 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E,  
5-29 0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning  
5-30 of a non-tangent curve to the left having a center which bears N 50°  
5-31 07' 14" W, 60.00 feet;  
5-32 In a Northerly direction, along and with said curve to the  
5-33 left and the North right-of-way of Sprigg Road, a distance of 91.88  
5-34 feet, having a radius of 60.00 feet, a central angle of 87° 44' 10"  
5-35 (CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16  
5-36 feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;  
5-37 THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N  
5-38 43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of  
5-39 said 1.500 acre tract to a point for the Northwest corner of said  
5-40 1.500 acre tract and the Southwest corner of said 2.1742 acre tract;  
5-41 THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N  
5-42 00° 01' 51" E, 370.03 feet) along and with the West line of said  
5-43 2.1742 acre tract and the West line of said 1.166 acre tract to a  
5-44 point for the Northwest corner of said 1.166 acre tract;  
5-45 THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89°  
5-46 09' 06" E, 846.21 feet) along and with the North line of said 1.166  
5-47 acre tract to a point for the Northeast corner of said 1.166 acre  
5-48 tract and being in the West line of said 579.0 acre tract and an  
5-49 interior corner of the herein described tract;  
5-50 THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED N  
5-51 02° 27' 01" W, 2,925.01 feet) along and with the West line of said  
5-52 579.0 acre tract to a point for the Northwest corner of said 579.0  
5-53 acre tract and the herein described tract;  
5-54 THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED N  
5-55 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0  
5-56 acre tract to a point for corner in the West line of said 631.26 acre  
5-57 tract;  
5-58 THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S  
5-59 02° 26' 51" E, 155.73 feet) along and with the common line of said  
5-60 579.0 acre tract and said 631.26 acre tract to a point for corner  
5-61 and being the Southwest corner of said 631.26 acre tract and an  
5-62 interior corner of said 579.0 acre tract and the herein described  
5-63 tract;  
5-64 THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED N  
5-65 87° 32' 39" E, 4,118.62 feet) along and with the North line of said  
5-66 579.0 acre tract and the South lines of said 631.26 acre tract and a  
5-67 called 26.35 acre tract of land described in an instrument to BFH  
5-68 MINING, LTD. recorded under C.F. No. 2013000056 and 2010109527 to  
5-69 the POINT OF BEGINNING and containing 583.8370 acres of land.  
5-70 PARCEL "C" - 474.4183 ACRES:

6-1 BEING a 474.4183 acre tract of land situated in the Enoch  
 6-2 Latham Survey, Abstract No. 50, the Morris & Cummings Survey,  
 6-3 Abstract No. 294, the John Foster Survey, Abstract No. 26 and the  
 6-4 Randon & Pennington Survey, Abstract No. 75 of Fort Bend County,  
 6-5 Texas, said 474.4183 acre tract being all of a called 186.29 acre  
 6-6 tract described as Tract 1 in an instrument to Dan J. Harrison, Jr.  
 6-7 recorded under Vol. 302, Pg. 126 of the Fort Bend County Deed  
 6-8 Records (F.B.C.D.R.), all of a called 23.675 acre tract of land  
 6-9 described as Tract 1 and all of a called 48.787 acre tract described  
 6-10 as Tract 2 in an instrument to Dan J. Harrison Jr. recorded under  
 6-11 Vol. 405, Pg. 239 of the F.B.C.D.R., a portion of a called 64.675  
 6-12 acre tract of land described in an instrument to Dan J. Harrison Jr.  
 6-13 recorded under Vol. 422, Pg. 467 of the F.B.C.D.R. and a portion of  
 6-14 a called 1,005.19 acre tract of land described as Tract 2 in an  
 6-15 instrument to Dan J. Harrison, Jr. recorded under Vol. 302, Pg. 126  
 6-16 of the F.B.C.D.R., and all of the area of McKinnon Road (Old  
 6-17 Richmond-Fulshear Road, width varies) lying South of said 186.29  
 6-18 acre tract and North of said 48.787 acre tract and said 1,005.19  
 6-19 acre tract, said 474.4183 acre tract being more particularly  
 6-20 described in metes and bounds as follows:

6-21 BEGINNING at a point for the Northwest corner of said 186.29  
 6-22 acre tract, same being in the South line of a 100-foot wide  
 6-23 Metropolitan Transit Authority of Harris County, Texas  
 6-24 right-of-way, same also being the Northwest corner of a called 3.01  
 6-25 acre tract of land described in an instrument to Prototype Machine  
 6-26 Co. Inc. filed for record under C.F. No. 2008112545,  
 6-27 O.P.R.F.B.C.T.;

6-28 THENCE, N 82° 58' 56" E, a distance of 2,424.31 feet (CALLED N  
 6-29 85° 26' E, 4310.5 feet) along and with the North line of said 186.29  
 6-30 acre tract and the South line of said Metropolitan Transit  
 6-31 Authority right-of-way to an angle point;

6-32 THENCE, N 83° 00' 02" E, a distance of 1,886.40 feet (CALLED N  
 6-33 85° 26' E, 4310.5 feet) along and with the North line of said 186.29  
 6-34 acre tract and the South line of said Metropolitan Transit  
 6-35 Authority right-of-way to a point for the Northeast corner of said  
 6-36 186.29 acre tract and the herein described tract;

6-37 THENCE, S 02° 29' 41" E, a distance of 2,168.70 feet (CALLED S  
 6-38 00° 03' E, 2,168.70 feet) along and with the East line of said 186.29  
 6-39 acre tract to a point for the Southeast corner of said 186.29 acre  
 6-40 tract and being in the North line of said McKinnon Road;

6-41 THENCE, S 87° 40' 19" W, a distance of 66.52 feet (CALLED N 89°  
 6-42 53' W, 65.00 feet) along and with the South line of said 186.29 acre  
 6-43 tract and the North line of said McKinnon Road to a point for corner  
 6-44 being the intersection of a Northerly projection of an East line of  
 6-45 said 1,005.19 acre tract with the South line of said 186.29 acre  
 6-46 tract;

6-47 THENCE, S 02° 29' 41" E, a distance of 639.72 feet (CALLED S  
 6-48 00° 03' E, 639.60 feet) over and across said McKinnon Road, along and  
 6-49 with an East line of said 1,005.19 acre tract to an interior corner  
 6-50 of said 1,005.19 acre tract;

6-51 THENCE, N 88° 04' 19" E, a distance of 158.00 feet (CALLED S  
 6-52 89° 29' E, 158.00 feet) along and with a North line of said 1,005.19  
 6-53 acre tract to a point for corner;

6-54 THENCE, S 02° 14' 41" E, a distance of 2,210.40 feet (CALLED S  
 6-55 00° 12' W) along and with an East line of said 1,005.19 acre tract to  
 6-56 the Southeast corner of the herein described tract;

6-57 THENCE, S 87° 14' 33" W, a distance of 4,037.52 feet over and  
 6-58 across said 1,005.19 acre tract, said 64.675 acre tract and along  
 6-59 and with the South line of said 23.675 acre tract (South line called  
 6-60 WEST, 964.5 feet) to a point for the Southwest corner of said 23.675  
 6-61 acre tract and the herein described tract;

6-62 THENCE, N 02° 28' 27" W, a distance of 1,082.24 feet (CALLED N  
 6-63 00° 17' E, 1076.22 feet) along and with the West line of said 23.675  
 6-64 acre tract to the Northwest corner of said 23.675 acre tract and  
 6-65 being in the South line of said 48.787 acre tract and an interior  
 6-66 corner of the herein described tract;

6-67 THENCE, S 87° 36' 19" W, a distance of 341.03 feet (CALLED  
 6-68 WEST) along and with the South line of said 48.787 acre tract to a  
 6-69 point for the Southwest corner of said 48.787 acre tract;

6-70 THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED N



7-1 00° 04' W - Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239)  
 7-2 along and with the West line of said 48.787 acre tract, over and  
 7-3 across said McKinnon Road and continuing along and with the West  
 7-4 line of said 186.29 acre tract to the POINT OF BEGINNING and  
 7-5 containing 474.4183 acres of land.  
 7-6 PARCEL "D" - 137.2966 ACRES:  
 7-7 BEING 137.2966 acres of land situated in the Enoch Latham  
 7-8 Survey, Abstract No. 50 of Fort Bend County, Texas, said 137.2966  
 7-9 acres being all of a called 137.294 acre of land described in an  
 7-10 instrument to GM Equity Group, LLC, filed for record under Clerk's  
 7-11 File Number 2008000068 of the Official Public Records of Fort Bend  
 7-12 County (O.P.R.F.B.C.), Texas, said 137.2966 acre tract being more  
 7-13 particularly described by metes and bounds as follows:  
 7-14 BEGINNING at the Southeast corner of said 137.294 acre tract  
 7-15 and the herein described tract and the Southwest corner of a called  
 7-16 3.662 acre tract of land described in an instrument to Wayne  
 7-17 Schramme recorded under Clerk's File Number 2012087343 of the  
 7-18 O.P.R.F.B.C., lying on the North right-of-way line of F.M. 1093  
 7-19 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County  
 7-20 Deed Records;  
 7-21 THENCE, S 82°58'56" W, a distance of 722.86 feet along and  
 7-22 with the South line of said 137.294 acre tract and the North  
 7-23 right-of-way line of said F.M. 1093 to a 5/8-inch iron rod with cap  
 7-24 stamped "5070" found for the Southeast corner of a called 3.0 acre  
 7-25 tract of land described in an instrument to Andrea Chatam recorded  
 7-26 under C.F. No. 2013030092 of the O.P.R.F.B.C. and a South corner of  
 7-27 said 137.294 acre tract and the herein described tract;  
 7-28 THENCE, N 02°40'36" W, a distance of 608.67 feet along and  
 7-29 with the East line of said 3.0 acre tract to a 5/8-inch iron rod with  
 7-30 cap stamped "5070" found for the Northeast corner of said 3.0 acre  
 7-31 tract and an interior corner of said 137.294 acre tract and the  
 7-32 herein described tract;  
 7-33 THENCE, S 82°55'11" W, a distance of 209.00 feet along and  
 7-34 with the North line of said 3.0 acre tract to a 5/8-inch iron rod  
 7-35 with cap stamped "5070" found for the Northwest corner of said 3.0  
 7-36 acre tract and an interior corner of said 137.294 acre tract and the  
 7-37 herein described tract;  
 7-38 THENCE, S 02°21'20" E, a distance of 608.71 feet along and  
 7-39 with the West line of said 3.0 acre tract to a 5/8-inch iron rod with  
 7-40 cap stamped "5070" found for the Southwest corner of said 3.0 acre  
 7-41 tract and a South corner of said 137.294 acre tract and the herein  
 7-42 described tract, lying on the North right-of-way line of said F.M.  
 7-43 1093;  
 7-44 THENCE, S 82°58'56" W, a distance of 699.09 feet along and  
 7-45 with the North right-of-way line of said F.M. 1093 and the South  
 7-46 line of said 137.294 acre tract to a 5/8-inch iron rod found for the  
 7-47 Southwest corner of said 137.294 acre tract and the herein  
 7-48 described tract and the Southeast corner of a called 124.4749 acre  
 7-49 tract described in an instrument recorded under C.F. No. 2005092052  
 7-50 of the O.P.R.F.B.C.T.;  
 7-51 THENCE, N 02°42'36" W, a distance of 399.31 feet along and  
 7-52 with the West line of said 137.294 acre tract and the East line of  
 7-53 said 124.4749 acre tract to a 5/8-inch iron rod found for an  
 7-54 interior corner of said 137.294 acre tract and the herein described  
 7-55 tract;  
 7-56 THENCE, S 82°59'32" W, a distance of 127.36 feet along and  
 7-57 with the North line of said 124.4749 acre tract to a 5/8-inch iron  
 7-58 rod found for a Northerly Southwest corner of said 137.294 acre  
 7-59 tract and the herein described tract;  
 7-60 THENCE, N 02°42'36" W, a distance of 3,184.32 feet along and  
 7-61 with the common line of said 137.294 acre tract and said 124.4749  
 7-62 acre tract to a 1/2-inch iron rod found for the common North corner  
 7-63 of said 137.294 acre tract and said 124.4749 acre tract and the  
 7-64 Northwest corner of the herein described tract, lying on the South  
 7-65 line of a called 1,913.31 acre tract of land described as Tract A in  
 7-66 an instrument to CCR Texas Holdings LP recorded under C.F.  
 7-67 No. 2012038964 of the O.P.R.F.B.C.;  
 7-68 THENCE, N 88°20'49" E, a distance of 1,761.94 feet along and  
 7-69 with the common line of said 137.294 acre tract and said 1,913.31  
 7-70 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay"

8-1 found for the Northeast corner of said 137.294 acer tract and the  
8-2 herein described tract;  
8-3 THENCE, S 02°37'40" E, a distance of 3,418.82 feet along and  
8-4 with the East line of said 137.294 acre tract to the POINT OF  
8-5 BEGINNING and containing 137.2966 acres (5,980,638 square feet) of  
8-6 land.  
8-7 PARCEL "E" - 1.7909 ACRES  
8-8 BEING 1.7909 acres of land situated in the Enoch Latham  
8-9 Survey, Abstract No. 50 of Fort Bend County, Texas, said 1.7909  
8-10 acres being a portion of a called 3.662 acre tract of land described  
8-11 in an instrument to Wayne Schramme recorded under Clerk's File  
8-12 Number 2012087343 of the O.P.R.F.B.C., a portion of F.M. 1093 (120  
8-13 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed  
8-14 Records, Texas, and a portion of a called 3.01 acre tract of land  
8-15 described in an instrument to Prototype Machine Co. Inc. recorded  
8-16 under C.F. No. 2008112545 of the O.P.R.F.B.C.T. and being a portion  
8-17 of proposed Texas Heritage Parkway right-of-way, said 1.7909 acre  
8-18 tract being more particularly described by metes and bounds as  
8-19 follows:  
8-20 BEGINNING at the Southeast corner of a called 137.294 acres  
8-21 described in an instrument to GM Equity Group, LLC, filed for record  
8-22 under Clerk's File Number 2008000068 of the Official Public Records  
8-23 of Fort Bend County (O.P.R.F.B.C.) and the Southwest corner of said  
8-24 3.662 acre tract, lying on the North right-of-way line of said F.M.  
8-25 1093;  
8-26 THENCE, N 02°37'40" W, a distance of 388.76 feet along and  
8-27 with the common line of said 3.662 acre tract and said 137.294 acre  
8-28 tract to the North corner of the herein described tract and the  
8-29 beginning of a non-tangent curve to the right from which its center  
8-30 bears S 69°42'53" W, 2,081.00 feet;  
8-31 THENCE, over and across said 3.662 acre tract, the following  
8-32 courses and distances:  
8-33 In a Southerly direction, along said curve to the right, a  
8-34 distance of 118.98 feet, having a radius of 2,081.00 feet, a central  
8-35 angle of 03°16'33" and a chord which bears S 18°38'50" E, 118.96 feet  
8-36 to a point for corner;  
8-37 S 17°00'34" E, a distance of 242.42 feet to a point for corner;  
8-38 S 62°00'34" E, a distance of 38.36 feet to a point for corner;  
8-39 THENCE, S 20°13'23" E, a distance of 236.61 feet partially  
8-40 over and across said 3.662 acre tract and partially over and across  
8-41 said F.M. 1093 to the Southeast corner of the herein described  
8-42 tract, lying on the South right-of-way line of said F.M. 1093 and  
8-43 the North line of a called 186.29 acre tract of land described as  
8-44 Tract 1 in an instrument to Dan J. Harrison Jr. recorded under Vol.  
8-45 302. Pg. 126 of the Fort Bend County Deed Records;  
8-46 THENCE, S 82°58'47" W, a distance of 197.48 feet along and  
8-47 with the North line of said 186.29 acre tract to the common North  
8-48 corner of said 186.29 acre tract and said 3.01 acre tract and an  
8-49 interior corner of the herein described tract;  
8-50 THENCE, 02°30'41" E, a distance of 111.28 feet along and with  
8-51 the common line of said 186.29 acre tract and said 3.01 acre tract  
8-52 to the most Southerly corner of the herein described tract;  
8-53 THENCE, N 62°00'34" W, a distance of 37.18 feet over and  
8-54 across said 3.01 acre tract to a point for corner;  
8-55 THENCE, N 15°39'13" W, a distance of 313.16 feet, continuing  
8-56 over and across said 3.01 acre tract and said F.M. 1093 right-of-way  
8-57 to the most Westerly corner of the herein described tract, lying on  
8-58 the South line of said 137.294 acre tract and the North right-of-way  
8-59 line of said F.M. 1093;  
8-60 THENCE, N 82°58'56" E, a distance of 102.43 feet, along and  
8-61 with said North right-of-way line and said South line to the POINT  
8-62 OF BEGINNING and containing 1.7908 acres (78,009 square feet) of  
8-63 land.  
8-64 PARCEL "F" - 23.5271 ACRES  
8-65 BEING 23.5271 acre tract of land situated in the M. Autrey  
8-66 Survey, Abstract No. 100 of Fort Bend County, Texas, said 23.5271  
8-67 acre tract being a portion of a called 28.78 acre tract of land  
8-68 described as Tract 2 in an instrument to CCR Texas Holdings LP  
8-69 recorded under Clerk's File Number 2012038960 of the O.P.R.F.B.C.,  
8-70 Texas and a portion of a called 1,913.31 acre tract of land



9-1 described as Tract A in an instrument to CCR Texas Holdings LP  
 9-2 recorded under C.F. No. 2012038964 of the O.P.R.F.B.C. and being a  
 9-3 portion of proposed Texas Heritage Parkway right-of-way, said  
 9-4 23.5271 acre tract being more particularly described by metes and  
 9-5 bounds as follows:  
 9-6 COMMENCING at the Northeast corner of a called 137.294 acre  
 9-7 tract of land described in an instrument to GM EQUITY GROUP, LLC  
 9-8 recorded under C.F. No. 2008000068 of the O.P.R.F.B.C., lying on  
 9-9 the South line of said 28.78 acre tract;  
 9-10 THENCE, S 88°20'49" W, a distance of 205.50 feet along and  
 9-11 with the North line of said 137.294 acre tract to the POINT OF  
 9-12 BEGINNING and the Southeast corner of the herein described tract;  
 9-13 THENCE, S 88°20'49" W, a distance of 204.76 feet, continuing  
 9-14 along and with said North line to the Southwest corner of the herein  
 9-15 described tract and the beginning of a non-tangent curve to the left  
 9-16 from which its center bears S 75°27'27" W, 1,900.00 feet;  
 9-17 THENCE, over and across said 1,913.31 acre tract, the  
 9-18 following courses and distances:  
 9-19 In a Northerly direction, along said curve to the left, a  
 9-20 distance of 196.64 feet, having a radius of 1,900.00 feet, a central  
 9-21 angle of 05°55'48" and a chord which bears N 17°30'27" W, 196.55 feet  
 9-22 to a point of tangency;  
 9-23 N 20°28'21" W, a distance of 312.14 feet to the beginning of a  
 9-24 tangent curve to the right;  
 9-25 In a Northerly direction, along said curve to the right, a  
 9-26 distance of 119.69 feet, having a radius of 2,100.00 feet, a central  
 9-27 angle of 03°15'56" and a chord which bears N 18°50'22" W, 119.68 feet  
 9-28 to a point of reverse curvature to the left;  
 9-29 In a Northwesterly direction, along said curve to the left, a  
 9-30 distance of 74.86 feet, having a radius of 75.00 feet, a central  
 9-31 angle of 57°11'26" and a chord which bears N 45°48'07" W, 71.79 feet  
 9-32 to a point of reverse curvature to the right;  
 9-33 In a Northwesterly direction, along said curve to the right,  
 9-34 a distance of 187.00 feet, having a radius of 270.00 feet, a central  
 9-35 angle of 39°41'00" and a chord which bears N 54°33'20" W, 183.29 feet  
 9-36 to a point of reverse curvature to the left;  
 9-37 In a Westerly direction, along said curve to the left, a  
 9-38 distance of 90.00 feet, having a radius of 75.00 feet, a central  
 9-39 angle of 68°45'26" and a chord which bears N 69°05'33" W, 84.70 feet  
 9-40 to a point for corner;  
 9-41 N 13°28'16" W, a distance of 100.00 feet to the beginning of a  
 9-42 non-tangent curve to the left from which its center bears N  
 9-43 13°28'16" W, 75.00 feet;  
 9-44 In a Northeasterly direction, along said curve to the left, a  
 9-45 distance of 90.00 feet, having a radius of 75.00 feet, a central  
 9-46 angle of 68°45'26" and a chord which bears N 42°09'00" E, 84.70 feet  
 9-47 to a point of reverse curvature to the right;  
 9-48 In a Northeasterly direction, along said curve to the right,  
 9-49 a distance of 192.82 feet, having a radius of 270.00 feet, a central  
 9-50 angle of 40°55'04" and a chord which bears N 28°13'49" E, 188.75 feet  
 9-51 to a point of reverse curvature to the left;  
 9-52 In a Northerly direction, along said curve to the left, a  
 9-53 distance of 77.91 feet, having a radius of 75.00 feet, a central  
 9-54 angle of 59°31'10" and a chord which bears N 18°55'47" E, 74.45 feet  
 9-55 to a point of tangency;  
 9-56 N 10°49'48" W, a distance of 1,162.24 feet to the beginning of  
 9-57 a tangent curve to the left;  
 9-58 In a Northerly direction, along said curve to the left, a  
 9-59 distance of 436.69 feet, having a radius of 1,900.00 feet, a central  
 9-60 angle of 13°10'07" and a chord which bears N 17°24'52" W, 435.73 feet  
 9-61 to a point of tangency;  
 9-62 N 23°59'55" W, a distance of 590.74 feet to the beginning of a  
 9-63 tangent curve to the right;  
 9-64 In a Northerly direction, along said curve to the right, a  
 9-65 distance of 463.96 feet, having a radius of 2,100.00 feet, a central  
 9-66 angle of 12°39'30" and a chord which bears N 17°40'10" W, 463.01 feet  
 9-67 to the Northwest corner of the herein described tract, lying on the  
 9-68 South line of a called 579.0 acre tract of land described in an  
 9-69 instrument to Ronald W. Henriksen recorded under C.F.  
 9-70 No. 2008132362 of the O.P.R.F.B.C.;

10-1 THENCE, N 86°40'52" E, a distance of 198.14 feet along and  
10-2 with the common line of said 1,913.31 acre tract and said 579.0 acre  
10-3 tract to the Southeast corner of said 579.0 acre tract and an  
10-4 interior corner of said 1,913.31 acre tract and the herein  
10-5 described tract;  
10-6 THENCE, N 37°55'51" E, a distance of 5.21 feet along and with  
10-7 the East line of said 579.0 acre tract to the beginning of a  
10-8 non-tangent curve to the left from which its center bears N  
10-9 77°55'43" E, 1,900.00 feet;  
10-10 THENCE, over and across said 1,913.31 acre tract and said  
10-11 28.78 acre tract, the following courses and distances:  
10-12 In a Southerly direction, along said curve to the left, a  
10-13 distance of 395.52 feet, having a radius of 1,900.00 feet, a central  
10-14 angle of 11°55'38" and a chord which bears S 18°02'06" E, 394.81 feet  
10-15 to a point of tangency;  
10-16 S 23°59'55" E, a distance of 726.81 feet to the beginning of a  
10-17 tangent curve to the right;  
10-18 In a Southerly direction, along said curve to the right, a  
10-19 distance of 388.01 feet, having a radius of 2,100.00 feet, a central  
10-20 angle of 10°35'11" and a chord which bears S 18°42'20" E, 387.46 feet  
10-21 to a point of tangency;  
10-22 S 13°24'44" E, a distance of 1,189.76 feet to a point for  
10-23 corner;  
10-24 S 13°50'28" E, a distance of 35.91 feet to the beginning of a  
10-25 non-tangent curve to the right from which its center bears S  
10-26 32°13'58" W, 270.00 feet;  
10-27 In a Southeasterly direction, along said curve to the right,  
10-28 a distance of 122.54 feet, having a radius of 270.00 feet, a central  
10-29 angle of 26°00'17" and a chord which bears S 44°45'54" E, 121.50 feet  
10-30 to a point of reverse curvature to the left;  
10-31 In a Southeasterly direction, along said curve to the left, a  
10-32 distance of 41.22 feet, having a radius of 75.00 feet, a central  
10-33 angle of 31°29'23" and a chord which bears S 47°30'27" E, 40.70 feet  
10-34 to a point for corner;  
10-35 S 13°50'28" E, a distance of 125.94 feet to the beginning of a  
10-36 non-tangent curve to the left from which its center bears S  
10-37 41°04'00" E, 75.00 feet;  
10-38 In a Southwesterly direction, along said curve to the left, a  
10-39 distance of 50.02 feet, having a radius of 75.00 feet, a central  
10-40 angle of 38°12'36" and a chord which bears S 29°49'42" W, 49.09 feet  
10-41 to a point of reverse curvature to the right;  
10-42 In a Southerly direction, along said curve to the right, a  
10-43 distance of 91.24 feet, having a radius of 270.00 feet, a central  
10-44 angle of 19°21'42" and a chord which bears S 20°24'15" W, 90.81 feet  
10-45 to a point for corner;  
10-46 S 13°50'28" E, a distance of 736.30 feet to the most Northerly  
10-47 Southeast corner of the herein described tract;  
10-48 S 31°14'26" W, a distance of 42.37 feet to a point for corner;  
10-49 S 13°50'28" E, a distance of 11.17 feet to the POINT OF  
10-50 BEGINNING and containing 23.5271 acres (1,024,840 square feet) of  
10-51 land.  
10-52 PARCEL "G" - 67.3370 ACRES  
10-53 BEING a 67.370 acre tract of land situated in the Micajah  
10-54 Autry Survey, Abstract No. 100, the J.D. Vermillion Survey,  
10-55 Abstract No. 339, the J.G. Bennett Survey, Abstract No. 611, the  
10-56 Jesse Thompson Survey, Abstract No. 394 all of Fort Bend County,  
10-57 Texas and the Jesse Thompson Survey, Abstract No. 414 of Waller  
10-58 County, Texas and being a portion of a called 26.35 acre tract of  
10-59 land described in an instrument to BFH Mining, Ltd. recorded under  
10-60 C.F. No. 2013000056 and 2010109527 of the O.P.R.F.B.C., a portion  
10-61 of a called 631.26 acre tract of land and a called 686.0183 acre  
10-62 tract of land both described in an instrument to D.R. Horton-Texas  
10-63 LTD. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C., a  
10-64 portion of a called 200 acre tract of land described in an  
10-65 instrument to Silco, Inc. recorded under C.F. No. 2006095116 of the  
10-66 O.P.R.F.B.C., a portion of a called 235.146 acre tract of land  
10-67 described in an instrument to Silvestri Investments of Florida,  
10-68 Inc. recorded under C.F. No. 2007009964 of the O.P.R.F.B.C., a  
10-69 portion of a called 12.024 acre tract of land described in an  
10-70 instrument to Blossom, Inc. recorded under C.F. No. 2007009966 of

11-1 the O.P.R.F.B.C., and a portion of a called 316 acre tract of land  
 11-2 described in an instrument to R&Y Interests, Ltd. recorded under  
 11-3 C.F. No. 2011051593 of the O.P.R.F.B.C., said 67.3370 acre tract  
 11-4 more particularly described by metes and bounds as follows:  
 11-5 COMMENCING at the Northeast corner of a called 579.0 acre  
 11-6 tract of land described in an instrument to Ronald W. Henrikson "B"  
 11-7 Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., lying  
 11-8 on the South line of said 631.26 acre tract;  
 11-9 THENCE, S 87°31'56" W, a distance of 905.70 feet along and  
 11-10 with the North line of said 579.0 acre tract to the POINT OF  
 11-11 BEGINNING and the Southeast corner of the herein described tract,  
 11-12 lying on the South line of said 26.35 acre tract;  
 11-13 THENCE, S 87°32'05" W, a distance of 202.91 feet, continuing  
 11-14 along and with said North line and the South line of said 26.35 acre  
 11-15 tract to the Southwest corner of the herein described tract  
 11-16 THENCE, over and across said 26.35 acre tract and said 631.26  
 11-17 acre tract, the following courses and distances:  
 11-18 N 12°11'16" W, a distance of 300.84 feet to the beginning of a  
 11-19 tangent curve to the right;  
 11-20 In a Northerly direction, along said curve to the right, a  
 11-21 distance of 1,010.98 feet, having a radius of 2,100.00 feet, a  
 11-22 central angle of 27°35'00" and a chord which bears N 01°36'14" E,  
 11-23 1,001.24 feet to a point of tangency;  
 11-24 N 15°23'44" E, a distance of 30.91 feet to the beginning of a  
 11-25 tangent curve to the left;  
 11-26 In a Northerly direction, along said curve to the left, a  
 11-27 distance of 78.08 feet, having a radius of 75.00 feet, a central  
 11-28 angle of 59°38'56" and a chord which bears N 14°25'44" W, 74.60 feet  
 11-29 to a point of reverse curvature to the right;  
 11-30 In a Northwesterly direction, along said curve to the right,  
 11-31 a distance of 163.37 feet, having a radius of 270.00 feet, a central  
 11-32 angle of 34°40'03" and a chord which bears N 26°55'10" W, 160.89 feet  
 11-33 to a point of reverse curvature to the left;  
 11-34 In a Northwesterly direction, along said curve to the left, a  
 11-35 distance of 95.68 feet, having a radius of 75.00 feet, a central  
 11-36 angle of 73°05'50" and a chord which bears N 46°08'04" W, 89.33 feet  
 11-37 to a point for corner;  
 11-38 N 07°19'01" E, a distance of 80.00 feet to the beginning of a  
 11-39 non-tangent curve to the right from which its center bears S  
 11-40 07°19'01" W, 1,318.62 feet;  
 11-41 In an Easterly direction, along said curve to the right, a  
 11-42 distance of 9.83 feet, having a radius of 1,318.62 feet, a central  
 11-43 angle of 00°25'37" and a chord which bears S 82°28'10" E, 9.83 feet to  
 11-44 a point of reverse curvature to the left;  
 11-45 In a Northeasterly direction, along said curve to the left, a  
 11-46 distance of 89.47 feet, having a radius of 75.00 feet, a central  
 11-47 angle of 68°21'10" and a chord which bears N 63°34'03" E, 84.26 feet  
 11-48 to a point of reverse curvature to the right;  
 11-49 In a Northeasterly direction, along said curve to the right,  
 11-50 a distance of 187.21 feet, having a radius of 270.00 feet, a central  
 11-51 angle of 39°43'38" and a chord which bears N 49°15'17" E, 183.48 feet  
 11-52 to a point of reverse curvature to the left;  
 11-53 In a Northeasterly direction, along said curve to the left, a  
 11-54 distance of 83.86 feet, having a radius of 75.00 feet, a central  
 11-55 angle of 64°03'50" and a chord which bears N 37°05'12" E, 79.56 feet  
 11-56 to a point of compound curvature to the left;  
 11-57 In a Northerly direction, along said curve to the left, a  
 11-58 distance of 315.01 feet, having a radius of 1,910.00 feet, a central  
 11-59 angle of 09°26'59" and a chord which bears N 00°19'47" E, 314.66 feet  
 11-60 to a point of tangency;  
 11-61 N 04°23'42" W, a distance of 790.57 feet to the beginning of a  
 11-62 tangent curve to the left;  
 11-63 In a Northerly direction, along said curve to the left, a  
 11-64 distance of 257.38 feet, having a radius of 1,910.00 feet, a central  
 11-65 angle of 07°43'16" and a chord which bears N 08°15'20" W, 257.19 feet  
 11-66 to a point of tangency;  
 11-67 N 12°06'58" W, a distance of 103.31 feet to a point for corner,  
 11-68 lying on the common line of said 631.26 acre tract and a called  
 11-69 473.246 acre tract of land described in an instrument to Dan J.  
 11-70 Harrison, Jr. recorded under Vol. 528, Pg. 132 of the Fort Bend

12-1 County Deed Records;  
 12-2 THENCE, N 00°59'24" W, a distance of 191.26 feet along and  
 12-3 with said common line to the Northwest corner of said 631.26 acre  
 12-4 tract and an interior corner of said 473.246 acre tract;  
 12-5 THENCE, N 87°40'56" E, a distance of 6.43 feet along and with  
 12-6 the North line of said 631.26 acre tract to the Southwest corner of  
 12-7 said 686.0183 acre tract and an interior corner of the herein  
 12-8 described tract;  
 12-9 THENCE, N 01°55'43" W, a distance of 4,920.20 feet along and  
 12-10 with the East line of said 473.246 acre tract to the common West  
 12-11 corner of said 686.0183 acre tract and said 200 acre tract;  
 12-12 THENCE, N 01°56'18" W, a distance of 2,445.26 feet along and  
 12-13 with the common line of said 473.246 acre tract and said 200 acre  
 12-14 tract to the Northeast corner of said 473.246 acre tract;  
 12-15 THENCE, over and across said 235.146 acre tract, said 12.024  
 12-16 acre tract, said 316 acre tract, said 200 acre tract, said 686.0183  
 12-17 acre tract, said 631.26 acre tract and said 26.35 acre tract, the  
 12-18 following courses and distances:  
 12-19 S 87°14'39" W, a distance of 98.29 feet to a point for corner;  
 12-20 N 01°55'13" W, a distance of 277.24 feet to the beginning of a  
 12-21 tangent curve to the left;  
 12-22 In a Northwesterly direction, along said curve to the left, a  
 12-23 distance of 77.90 feet, having a radius of 75.00 feet, a central  
 12-24 angle of 59°30'27" and a chord which bears N 31°40'27" W, 74.44 feet  
 12-25 to a point of reverse curvature to the right;  
 12-26 In a Northwesterly direction, along said curve to the right,  
 12-27 a distance of 180.65 feet, having a radius of 270.00 feet, a central  
 12-28 angle of 38°20'10" and a chord which bears N 42°15'35" W, 177.30 feet  
 12-29 to a point of reverse curvature to the left;  
 12-30 In a Northwesterly direction, along said curve to the left, a  
 12-31 distance of 90.00 feet, having a radius of 75.00 feet, a central  
 12-32 angle of 68°45'26" and a chord which bears N 57°28'13" W, 84.70 feet  
 12-33 to a point for corner;  
 12-34 N 01°50'57" W, a distance of 100.00 feet to the beginning of a  
 12-35 non-tangent curve to the left from which its center bears N  
 12-36 01°50'57" W, 75.00 feet;  
 12-37 In a Northeasterly direction, along said curve to the left, a  
 12-38 distance of 90.00 feet, having a radius of 75.00 feet, a central  
 12-39 angle of 68°45'26" and a chord which bears N 53°46'20" E, 84.70 feet  
 12-40 to a point of reverse curvature to the right;  
 12-41 In a Northeasterly direction, along said curve to the right,  
 12-42 a distance of 180.44 feet, having a radius of 270.00 feet, a central  
 12-43 angle of 38°17'25" and a chord which bears N 38°32'19" E, 177.10 feet  
 12-44 to a point of reverse curvature to the left;  
 12-45 In a Northeasterly direction, along said curve to the left, a  
 12-46 distance of 76.51 feet, having a radius of 75.00 feet, a central  
 12-47 angle of 58°27'04" and a chord which bears N 28°27'30" E, 73.24 feet  
 12-48 to a point of reverse curvature to the right;  
 12-49 In a Northerly direction, along said curve to the right, a  
 12-50 distance of 1319.41 feet, having a radius of 2100.00 feet, a central  
 12-51 angle of 35°59'54" and a chord which bears N 17°13'54" E, 1297.81  
 12-52 feet to a point of tangency;  
 12-53 N 35°13'51" E, a distance of 850.21 feet to the beginning of a  
 12-54 tangent curve to the left;  
 12-55 In a Northerly direction, along said curve to the left, a  
 12-56 distance of 1238.83 feet, having a radius of 1,900.00 feet, a  
 12-57 central angle of 37°21'28" and a chord which bears N 16°33'07" E,  
 12-58 1217.00 feet to a point of tangency;  
 12-59 N 02°07'37" W, a distance of 990.72 feet to the Northwest  
 12-60 corner of the herein described tract;  
 12-61 N 87°52'23" E, a distance of 200.00 feet to a point for corner;  
 12-62 S 02°07'37" E, a distance of 990.72 feet to the Northeast  
 12-63 corner of the herein described tract and the beginning of a tangent  
 12-64 curve to the right;  
 12-65 In a Southerly direction, along said curve to the right, a  
 12-66 distance of 1,369.24 feet, having a radius of 2,100.00 feet, a  
 12-67 central angle of 37°21'28" and a chord which bears S 15°33'07" W,  
 12-68 1,345.11 feet to a point of tangency;  
 12-69 S 35°13'51" W, a distance of 850.21 feet to the beginning of a  
 12-70 tangent curve to the left;

- 13-1 In a Southerly direction, along said curve to the left, a
- 13-2 distance of 1,187.00 feet, having a radius of 1,900.00 feet, a
- 13-3 central angle of 35°47'41" and a chord which bears S 17°20'01" W,
- 13-4 1167.79 feet to a point of compound curvature to the left;
- 13-5 In a Southeasterly direction, along said curve to the left, a
- 13-6 distance of 79.56 feet, having a radius of 75.00 feet, a central
- 13-7 angle of 60°46'38" and a chord which bears S 30°57'09" E, 75.88 feet
- 13-8 to a point of reverse curvature to the right;
- 13-9 In a Southeasterly direction, along said curve to the right,
- 13-10 a distance of 180.25 feet, having a radius of 270.00 feet, a central
- 13-11 angle of 38°14'58" and a chord which bears S 42°12'59" E, 176.92 feet
- 13-12 to a point of reverse curvature to the left;
- 13-13 In a Southeasterly direction, along said curve to the left, a
- 13-14 distance of 90.00 feet, having a radius of 75.00 feet, a central
- 13-15 angle of 68°45'26" and a chord which bears S 57°28'13" E, 84.70 feet
- 13-16 to a point for corner;
- 13-17 S 01°50'57" E, a distance of 100.00 feet to the beginning of a
- 13-18 non-tangent curve to the left from which its center bears S
- 13-19 01°50'57" E, 75.00 feet;
- 13-20 In a Southwesterly direction, along said curve to the left, a
- 13-21 distance of 90.00 feet, having a radius of 75.00 feet, a central
- 13-22 angle of 68°45'26" and a chord which bears S 53°46'20" W, 84.70 feet
- 13-23 to a point of reverse curvature to the right;
- 13-24 In a Southwesterly direction, along said curve to the right,
- 13-25 a distance of 180.10 feet, having a radius of 270.00 feet, a central
- 13-26 angle of 38°13'02" and a chord which bears S 38°30'08" W, 176.77 feet
- 13-27 to a point of reverse curvature to the left;
- 13-28 In a Southwesterly direction, along said curve to the left, a
- 13-29 distance of 77.93 feet, having a radius of 75.00 feet, a central
- 13-30 angle of 59°31'53" and a chord which bears S 27°50'43" W, 74.47 feet
- 13-31 to a point of tangency;
- 13-32 S 01°55'13" E, a distance of 3,350.49 feet to the beginning of
- 13-33 a tangent curve to the left;
- 13-34 In a Southeasterly direction, along said curve to the left, a
- 13-35 distance of 77.91 feet, having a radius of 75.00 feet, a central
- 13-36 angle of 59°31'10" and a chord which bears S 31°40'48" E, 74.45 feet
- 13-37 to a point of reverse curvature to the right;
- 13-38 In a Southeasterly direction, along said curve to the right,
- 13-39 a distance of 180.37 feet, having a radius of 270.00 feet, a central
- 13-40 angle of 38°16'36" and a chord which bears S 42°18'05" E, 177.04 feet
- 13-41 to a point of reverse curvature to the left;
- 13-42 In a Southeasterly direction, along said curve to the left, a
- 13-43 distance of 90.00 feet, having a radius of 75.00 feet, a central
- 13-44 angle of 68°45'26" and a chord which bears S 57°32'30" E, 84.70 feet
- 13-45 to a point for corner;
- 13-46 S 01°55'13" E, a distance of 100.00 feet to the beginning of a
- 13-47 non-tangent curve to the left from which its center bears S
- 13-48 01°55'13" E, 75.00 feet;
- 13-49 In a Southwesterly direction, along said curve to the left, a
- 13-50 distance of 90.00 feet, having a radius of 75.00 feet, a central
- 13-51 angle of 68°45'26" and a chord which bears S 53°42'04" W, 84.70 feet
- 13-52 to a point of reverse curvature to the right;
- 13-53 In a Southwesterly direction, along said curve to the right,
- 13-54 a distance of 180.37 feet, having a radius of 270.00 feet, a central
- 13-55 angle of 38°16'36" and a chord which bears S 38°27'39" W, 177.04 feet
- 13-56 to a point of reverse curvature to the left;
- 13-57 In a Southwesterly direction, along said curve to the left, a
- 13-58 distance of 77.91 feet, having a radius of 75.00 feet, a central
- 13-59 angle of 59°31'10" and a chord which bears S 27°50'22" W, 74.45 feet
- 13-60 to a point for corner;
- 13-61 S 01°55'13" E, a distance of 3,097.73 feet to the beginning of
- 13-62 a tangent curve to the left;
- 13-63 In a Southeasterly direction, along said curve to the left, a
- 13-64 distance of 80.47 feet, having a radius of 75.00 feet, a central
- 13-65 angle of 61°28'34" and a chord which bears S 32°39'30" E, 76.67 feet
- 13-66 to a point for corner; to the point of a reverse curve to the <>
- 13-67 In a Southeasterly direction, along said curve to the right,
- 13-68 a distance of 180.88 feet, having a radius of 270.00 feet, a central
- 13-69 angle of 38°23'01" and a chord which bears S 44°12'17" E, 177.51 feet
- 13-70 to a point for corner; to the point of a reverse curve to the <>

14-1 In a Southeasterly direction, along said curve to the left, a  
 14-2 distance of 89.94 feet, having a radius of 75.00 feet, a central  
 14-3 angle of 68°42'40" and a chord which bears S 59°22'07" E, 84.65 feet  
 14-4 to a point of tangency;  
 14-5 N 86°16'34" E, a distance of 0.20 feet to a point for corner;  
 14-6 S 03°43'26" E, a distance of 100.00 feet to the beginning of a  
 14-7 non-tangent curve to the left from which its center bears S  
 14-8 03°43'26" E, 75.00 feet;  
 14-9 In a Southwesterly direction, along said curve to the left, a  
 14-10 distance of 90.06 feet, having a radius of 75.00 feet, a central  
 14-11 angle of 68°48'13" and a chord which bears S 51°52'27" W, 84.75 feet  
 14-12 to a point of reverse curvature to the right;  
 14-13 In a Southwesterly direction, along said curve to the right,  
 14-14 a distance of 146.31 feet, having a radius of 270.00 feet, a central  
 14-15 angle of 31°02'50" and a chord which bears S 32°59'46" W, 144.52 feet  
 14-16 to a point of reverse curvature to the left;  
 14-17 In a Southerly direction, along said curve to the left, a  
 14-18 distance of 79.37 feet, having a radius of 75.00 feet, a central  
 14-19 angle of 60°38'09" and a chord which bears S 18°12'07" W, 75.72 feet  
 14-20 to a point of tangency;  
 14-21 S 12°06'58" E, a distance of 277.90 feet to the beginning of a  
 14-22 tangent curve to the right;  
 14-23 In a Southerly direction, along said curve to the right, a  
 14-24 distance of 284.34 feet, having a radius of 2,110.00 feet, a central  
 14-25 angle of 07°43'16" and a chord which bears S 08°15'20" E, 284.12 feet  
 14-26 to a point of tangency;  
 14-27 S 04°23'42" E, a distance of 790.57 feet to the beginning of a  
 14-28 tangent curve to the right;  
 14-29 In a Southerly direction, along said curve to the right, a  
 14-30 distance of 375.40 feet, having a radius of 2,110.00 feet, a central  
 14-31 angle of 10°11'38" and a chord which bears S 00°42'07" W, 374.91 feet  
 14-32 to a point of reverse curvature to the left;  
 14-33 In a Southerly direction, along said curve to the left, a  
 14-34 distance of 72.69 feet, having a radius of 75.00 feet, a central  
 14-35 angle of 55°31'59" and a chord which bears S 21°58'04" E, 69.88 feet  
 14-36 to a point of reverse curvature to the right;  
 14-37 In a Southeasterly direction, along said curve to the right,  
 14-38 a distance of 256.25 feet, having a radius of 270.00 feet, a central  
 14-39 angle of 54°22'41" and a chord which bears S 22°32'43" E, 246.74 feet  
 14-40 to a point of reverse curvature to the left;  
 14-41 In a Southeasterly direction, along said curve to the left, a  
 14-42 distance of 94.58 feet, having a radius of 75.00 feet, a central  
 14-43 angle of 72°15'06" and a chord which bears S 31°28'56" E, 88.43 feet  
 14-44 to a point for corner;  
 14-45 S 22°23'31" W, a distance of 80.00 feet to a point for corner;  
 14-46 N 67°36'29" W, a distance of 6.96 feet to the beginning of a  
 14-47 tangent curve to the left;  
 14-48 In a Westerly direction, along said curve to the left, a  
 14-49 distance of 90.04 feet, having a radius of 75.00 feet, a central  
 14-50 angle of 68°47'15" and a chord which bears S 77°59'54" W, 84.73 feet  
 14-51 to a point of reverse curvature to the right;  
 14-52 In a Southwesterly direction, along said curve to the right,  
 14-53 a distance of 146.94 feet, having a radius of 270.00 feet, a central  
 14-54 angle of 31°10'51" and a chord which bears S 59°11'42" W, 145.13 feet  
 14-55 to a point of reverse curvature to the left;  
 14-56 In a Southwesterly direction, along said curve to the left, a  
 14-57 distance of 77.74 feet, having a radius of 75.00 feet, a central  
 14-58 angle of 59°23'23" and a chord which bears S 45°05'26" W, 74.31 feet  
 14-59 to a point of tangency;  
 14-60 S 15°23'44" W, a distance of 31.70 feet to the beginning of a  
 14-61 tangent curve to the left;  
 14-62 In a Southerly direction, along said curve to the left, a  
 14-63 distance of 914.70 feet, having a radius of 1,900.00 feet, a central  
 14-64 angle of 27°35'00" and a chord which bears S 01°36'14" W, 905.89 feet  
 14-65 to a point of tangency;  
 14-66 S 12°11'16" E, a distance of 335.11 feet to the POINT OF  
 14-67 BEGINNING and containing 67.3370 acres (2,933,200 square feet) of  
 14-68 land.  
 14-69 In conclusion, the herein described 464.1735 acre tract  
 14-70 (Parcel A), the 583.8370 acre tract (Parcel B), the herein

15-1 described 474.4183 acre tract (Parcel C), the herein described  
 15-2 137.2966 acre tract (Parcel D), the herein described 1.7908 acre  
 15-3 tract (Parcel E), the herein described 23.5271 acre tract (Parcel F)  
 15-4 and the herein described 67.3370 acre tract (Parcel G) comprise a  
 15-5 total acreage of 1,752.3803 acres of land for the boundary of the  
 15-6 Texas Heritage Parkway Improvement District.

15-7 ~~[BEING 2,781.3043 acres of land situated in the H. & T. C.~~  
 15-8 ~~R.R. Co. Survey Section 105, Abstract No. 416, Jesse Thompson~~  
 15-9 ~~Survey, Abstract No. 414, R.T. Van Slyke Survey, Abstract No. 407 of~~  
 15-10 ~~Waller County, Texas and the H. & T. C. R.R. Co. Survey Section 105,~~  
 15-11 ~~Abstract No. 261, Jesse Thompson Survey, Abstract No. 394, R.T. Van~~  
 15-12 ~~Slyke Survey, Abstract No. 395, J.C. Bennett Survey Abstract No. 611~~  
 15-13 ~~(H. & T. C. R.R. Co. Survey Section 106), J.D. Vermillion Survey,~~  
 15-14 ~~Abstract No. 339, Micajah Autry Survey, Abstract No. 100, Rufus~~  
 15-15 ~~Wright Survey, Abstract No. 344, Daniel R. Perry Survey, Abstract~~  
 15-16 ~~No. 301, Enoch Latham Survey, Abstract No. 50, Morris & Cummings~~  
 15-17 ~~Survey, Abstract No. 294, J.C. McDonald Survey, Abstract No. 290,~~  
 15-18 ~~Randon & Pennington Survey, Abstract No. 75 and the John Foster~~  
 15-19 ~~Survey, Abstract No. 26 of Fort Bend County, Texas, said 2,781.3043~~  
 15-20 ~~acres being comprised of the following described tracts: all of a~~  
 15-21 ~~called 316 acre and 88 acre tract (called 404 acres) of land~~  
 15-22 ~~described in an instrument to R&Y Interests, Ltd., filed for record~~  
 15-23 ~~under Vol. 553, Page 91 of the Official Public Records of Waller~~  
 15-24 ~~County, Texas and under Clerk's File Number (C.F. No.) 2011051593~~  
 15-25 ~~of the Official Public Records of Fort Bend County, Texas~~  
 15-26 ~~(O.P.R.F.B.C.T.), SAVE AND EXCEPT those portions of said 88 acre~~  
 15-27 ~~tract of land and said 316 acre tract of land lying within the~~  
 15-28 ~~limits of Waller County, Texas, all of a called 200 acre tract~~  
 15-29 ~~described in an instrument to Silco Inc. filed for record under C.F.~~  
 15-30 ~~No. 2006095116, all of a called 474.671 acre tract described in an~~  
 15-31 ~~instrument to Silco Inc. filed for record under C.F. No. 2007009962~~  
 15-32 ~~O.P.R.F.B.C.T. SAVE AND EXCEPT that portion of said 474.671 acre~~  
 15-33 ~~tract lying within the limits of Waller County, Texas, all of a~~  
 15-34 ~~called 235.146 acre tract described in an instrument to Silvestri~~  
 15-35 ~~Investments of Florida, Inc. filed for record under C.F. No.~~  
 15-36 ~~2007009964 O.P.R.F.B.C.T., all of a called 12.024 acre tract~~  
 15-37 ~~described in an instrument to Blossom Inc. filed for record under~~  
 15-38 ~~C.F. No. 2007009966 O.P.R.F.B.C.T., all of a called 473.246 acre~~  
 15-39 ~~tract described in an instrument to Dan J. Harrison, Jr. filed for~~  
 15-40 ~~record under Vol. 528, Pg. 132 of the Fort Bend County Deed Records~~  
 15-41 ~~(F.B.C.D.R.), all of a called 579.0 acre tract, a called 2.1742~~  
 15-42 ~~acre tract, a called 1.500 acre tract and a called 1.166 acre tract~~  
 15-43 ~~described in an instrument to Ronald W. Henriksen "B" Trust filed~~  
 15-44 ~~for record under C.F. No. 2008132362 O.P.R.F.B.C.T., all of a~~  
 15-45 ~~called 189.29 acre tract (Tract 1) and a portion of a called~~  
 15-46 ~~1,005.19 acre tract (Tract 2) described in an instrument to Dan J.~~  
 15-47 ~~Harrison Jr. filed for record under Vol. 302, Pg. 126, F.B.C.D.R.,~~  
 15-48 ~~all of a called 48.787 acre tract and 23.675 acre tract described in~~  
 15-49 ~~an instrument to Dan J. Harrison filed for record under Vol. 405,~~  
 15-50 ~~Pg. 239, F.B.C.D.R., portion of a called 64.675 acre tract~~  
 15-51 ~~described in an instrument to Dan. J. Harrison Jr. filed for record~~  
 15-52 ~~under Vol. 422, Pg. 467, F.B.C.D.R., and all of the area of McKinnon~~  
 15-53 ~~Road (Old Richmond-Fulshear Road, width varies) lying South of said~~  
 15-54 ~~186.29 acre tract and North of said 48.787 acre tract and said~~  
 15-55 ~~1,005.19 acre tract, said 2,781.3043 acres being more particularly~~  
 15-56 ~~described in three (3) Parcels by metes and bounds as follows:~~

15-57 ~~[PARCEL "A" - 1,790.6130 ACRES:~~

15-58 ~~[BEGINNING at the Northwest corner of said 316 acre tract,~~  
 15-59 ~~same being the Northwest corner of the Jesse Thompson Survey,~~  
 15-60 ~~Abstract No. 414 Waller County, Texas and Abstract 394, Fort Bend~~  
 15-61 ~~County, Texas;~~

15-62 ~~[THENCE, N 87° 51' 52" E, a distance of 5,738.88 feet (CALLED~~  
 15-63 ~~EAST - 2,066 varas) along and with the North line of said 316 acre~~  
 15-64 ~~tract and the North line of said 88 acre tract to a point for the~~  
 15-65 ~~Northeast corner of said 88 acre tract and being in the North line~~  
 15-66 ~~of said R.T. Van Slyke Survey, Abstract No. 407 (Waller) Abstract~~  
 15-67 ~~No. 395 (Fort Bend);~~

15-68 ~~[THENCE, S 02° 08' 08" E, a distance of 1,450.00 feet (CALLED~~  
 15-69 ~~SOUTH - 522 varas) along and with the East line of said 88 acre tract~~  
 15-70 ~~to a point for the Southeast corner of said 88 acre tract in the~~



~~16-1 North line of said 316 acre tract, same being in the lower North~~  
~~16-2 line of said Jesse Thompson Survey and a South line of said R.T. Van~~  
~~16-3 Slyke Survey;~~  
~~16-4 [THENCE, N 87° 51' 52" E, a distance of 683.34 feet (CALLED~~  
~~16-5 EAST) along and with the North line of said 316 acre tract to a point~~  
~~16-6 for the most Easterly Northeast corner of said 316 acre tract;~~  
~~16-7 [THENCE, S 02° 08' 08" E, a distance of 1,448.65 feet (CALLED~~  
~~16-8 SOUTH - 522 varas) along and with the East line of said 316 acre~~  
~~16-9 tract to a point for the Southeast corner of said 316 acre tract and~~  
~~16-10 being in the South line of said Jesse Thompson Survey and the North~~  
~~16-11 line of the said J.D. Vermillion Survey;~~  
~~16-12 [THENCE, S 87° 51' 52" W, a distance of 4,533.05 feet (CALLED~~  
~~16-13 WEST) along and with the South line of said 316 acre tract to a point~~  
~~16-14 for the Northeast corner of said 235.146 acre tract;~~  
~~16-15 [THENCE, S 02° 10' 37" E, a distance of 2,024.61 feet (CALLED~~  
~~16-16 S 02° 10' 37" E, 2024.61 feet) along and with the East line of said~~  
~~16-17 235.146 acre tract to a point for the most Easterly Southeast corner~~  
~~16-18 of said 235.146 acre tract and being in the North line of said 200~~  
~~16-19 acre tract;~~  
~~16-20 [THENCE, N 87° 53' 34" E, a distance of 894.09 feet (CALLED N~~  
~~16-21 87° 53' 34" E, 894.07 feet) along and with the North line of said 200~~  
~~16-22 acre tract to a point for the Northeast corner of said 200 acre~~  
~~16-23 tract;~~  
~~16-24 [THENCE, S 01° 56' 47" E, a distance of 3,118.90 feet (CALLED~~  
~~16-25 S 01° 56' 47" E, 3,119.21 feet) along and with the East line of said~~  
~~16-26 200 acre tract to a point for the Southeast corner of said 200 acre~~  
~~16-27 tract and being in the North line of a called 686.0183 acre tract~~  
~~16-28 described in an instrument to D.R. Horton-Texas, Ltd. filed for~~  
~~16-29 record under C.F. No. 2013000056 O.P.R.F.B.C.T.;~~  
~~16-30 [THENCE, S 87° 51' 29" W, a distance of 2,792.12 feet (CALLED~~  
~~16-31 S 87° 51' 29" W) along and with the North line of said 686.0183 acre~~  
~~16-32 tract to a point for the Northwest corner of said 686.0183 acre~~  
~~16-33 tract, same being the Southwest corner of said Silco 200 acre tract~~  
~~16-34 and also being in the East line of said 473.246 acre tract;~~  
~~16-35 [THENCE, S 01° 55' 43" E, a distance of 4,920.20 feet (CALLED~~  
~~16-36 S 01° 55' 43" E) along and with the West line of said 686.0183 acre~~  
~~16-37 tract and an East line of said 473.246 acre tract to a point for the~~  
~~16-38 Southwest corner of said 686.0183 acre tract and being in the North~~  
~~16-39 line of a called 631.26 acre tract of land described in an~~  
~~16-40 instrument to D.R. Horton-Texas, Ltd. filed for record under C.F.~~  
~~16-41 No. 2013000056 O.P.R.F.B.C.T.;~~  
~~16-42 [THENCE, S 87° 40' 56" W, a distance of 6.43 feet (CALLED S 87°~~  
~~16-43 41' 05" W) along and with a South line of said 473.246 acre tract and~~  
~~16-44 a North line of said 631.26 acre tract to a point for the Northwest~~  
~~16-45 corner of said 631.26 acre tract, same being a reentrant corner of~~  
~~16-46 said 473.246 acre tract;~~  
~~16-47 [THENCE, S 00° 59' 24" E, a distance of 527.80 feet (CALLED S~~  
~~16-48 00° 59' 15" E) along and with an East line of said 473.246 acre tract~~  
~~16-49 and a West line of said 631.26 acre tract to a point for the~~  
~~16-50 Southeast corner of said 473.246 acre tract, same being a reentrant~~  
~~16-51 corner of said 631.26 acre tract;~~  
~~16-52 [THENCE, S 87° 50' 00" W, a distance of 2,634.66 feet (CALLED~~  
~~16-53 S 87° 50' 09" W) along with the North line of said 631.26 acre tract~~  
~~16-54 and the South line of said 473.246 acre tract to a point for the~~  
~~16-55 Southwest corner of said 473.246 acre tract;~~  
~~16-56 [THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED~~  
~~16-57 N 01° 07' E, 2,899.50 feet) along and with the West line of said~~  
~~16-58 473.246 acre tract to a point for the Southeast corner of said~~  
~~16-59 474.671 acre tract;~~  
~~16-60 [THENCE, N 86° 18' 38" W, a distance of 2,736.49 feet (CALLED)~~  
~~16-61 along and with the South line of said 474.671 acre tract;~~  
~~16-62 [THENCE the following three (3) courses and distances along~~  
~~16-63 and with the West line of said 474.671 acre tract:~~  
~~16-64 [N 01° 59' 02" W, a distance of 2,434.00 feet (CALLED) to an~~  
~~16-65 angle point;~~  
~~16-66 [N 02° 07' 25" W, a distance of 3,428.59 feet (CALLED) to an~~  
~~16-67 angle point;~~  
~~16-68 [N 01° 54' 20" W, a distance of 1,520.90 feet (CALLED) to a~~  
~~16-69 point for the Northwest corner of said 474.671 acre tract;~~  
~~16-70 [THENCE, N 87° 37' 00" E, a distance of 2,705.78 feet (CALLED)~~

17-1 ~~along and with the North line of said 474.671 acre tract to a point~~  
 17-2 ~~for the Northeast corner of said 474.671 acre tract and the~~  
 17-3 ~~Northwest corner of said 235.146 acre tract;~~  
 17-4 ~~[THENCE, N 87° 31' 40" E, a distance of 2,596.91 feet (CALLED~~  
 17-5 ~~N 87° 31' 40" E, 2,597.32 feet) along and with the North line of said~~  
 17-6 ~~235.146 acre tract to a point for the Southwest corner of said 316~~  
 17-7 ~~acre tract;~~  
 17-8 ~~[THENCE, N 02° 08' 08" W, a distance of 2,900.00 feet (CALLED~~  
 17-9 ~~NORTH - 1,044 varas) along the West line of said 316 acre tract to~~  
 17-10 ~~the POINT OF BEGINNING and containing 1,790.6130 acres of land.~~  
 17-11 ~~[PARCEL "B" - 583.8370 ACRES~~  
 17-12 ~~[BEGINNING at the Northeast corner of a called 579.0 acre~~  
 17-13 ~~tract described in an instrument to Ronald W. Henriksen "B" Trust~~  
 17-14 ~~filed for record under C.F. No. 2008132362, same being a Northwest~~  
 17-15 ~~corner of a called 1,913.31 acre tract of land described in an~~  
 17-16 ~~instrument to CCR Texas Holdings LP filed for record under C.F. No.~~  
 17-17 ~~2012038964 O.P.R.F.B.C.T., same also being an angle point in the~~  
 17-18 ~~South line of a called 631.26 acre tract of land described in an~~  
 17-19 ~~instrument to D.R. Horton-Texas, Ltd. filed for record under C.F.~~  
 17-20 ~~No. 2013000056;~~  
 17-21 ~~[THENCE, S 01° 50' 55" E, a distance of 2,731.43 feet (CALLED~~  
 17-22 ~~S 01° 50' 13" E, 2,731.32 feet) along and with an East line of said~~  
 17-23 ~~579.0 acre tract to a point for corner;~~  
 17-24 ~~[THENCE, N 89° 14' 57" E, a distance of 21.71 feet (CALLED N~~  
 17-25 ~~89° 56' 16" E, 21.74 feet) along and with a North line of said 579.0~~  
 17-26 ~~acre tract to a point for corner;~~  
 17-27 ~~[THENCE, S 01° 26' 01" E, a distance of 1,338.51 feet (CALLED~~  
 17-28 ~~S 01° 25' 53" E, 1,338.13 feet) along and with an East line of said~~  
 17-29 ~~579.0 acre tract to a point for corner;~~  
 17-30 ~~[THENCE, S 51° 53' 12" E, a distance of 223.27 feet (CALLED S~~  
 17-31 ~~51° 56' 45" E, 223.23 feet) along and with a Northeasterly line of~~  
 17-32 ~~said 579.0 acre tract to a point for corner in the Northwesterly~~  
 17-33 ~~line of Fulshear-Katy Road (as occupied);~~  
 17-34 ~~[THENCE, S 37° 55' 51" W, a distance of 527.83 feet (CALLED S~~  
 17-35 ~~37° 56' 10" W, 527.86 feet) along and with a Southeasterly line of~~  
 17-36 ~~said 579.0 acre tract and the Northwesterly line of said~~  
 17-37 ~~Fulshear-Katy Road to a point for the most Southerly Southeast~~  
 17-38 ~~corner of said 579.0 acre tract;~~  
 17-39 ~~[THENCE, S 86° 40' 52" W, a distance of 3,077.04 feet (CALLED~~  
 17-40 ~~S 86° 41' 25" W, 3,076.67 feet) along and with the South line of said~~  
 17-41 ~~579.0 acre tract to a point for the most Southerly Southwest corner~~  
 17-42 ~~of said 579.0 acre tract and being in a West line of said Micajah~~  
 17-43 ~~Autry Survey and the East line of said Daniel R. Perry Survey;~~  
 17-44 ~~[THENCE, N 01° 56' 26" W, a distance of 1,670.00 feet (CALLED~~  
 17-45 ~~N 01° 55' 53" E, 1,669.99 feet) along and with a West line of said~~  
 17-46 ~~579.0 acre tract, the East line of said Daniel R. Perry Survey and a~~  
 17-47 ~~West line of said Micajah Autry Survey to a point for corner;~~  
 17-48 ~~[THENCE, S 88° 09' 13" W, a distance of 853.23 feet (CALLED S~~  
 17-49 ~~88° 09' 46" W, 853.60 feet) along and with a South line of said 579.0~~  
 17-50 ~~acre tract to a point for corner;~~  
 17-51 ~~[THENCE, N 02° 27' 24" W, a distance of 156.95 feet (CALLED N~~  
 17-52 ~~02° 26' 51" W, 156.95 feet) along and with a West line of said 579.0~~  
 17-53 ~~acre tract to a point for corner in a South line of said 579.0 acre~~  
 17-54 ~~tract, same being the most Easterly Southeast corner of said Rufus~~  
 17-55 ~~Wright Survey, same also being in a West line of said Micajah Autry~~  
 17-56 ~~Survey and the North line of said Daniel R. Perry Survey;~~  
 17-57 ~~[THENCE, S 87° 29' 44" W, a distance of 2,541.06 feet (CALLED~~  
 17-58 ~~S 87° 30' 17" W, 2,541.06) along and with a South line of said 579.0~~  
 17-59 ~~acre tract, the North line of said Daniel R. Perry Survey and a~~  
 17-60 ~~South line of said Rufus Wright Survey to an angle point being the~~  
 17-61 ~~Southeast corner of said 1.166 acre tract and the most Westerly~~  
 17-62 ~~Southwest corner of said 579.0 acre tract;~~  
 17-63 ~~[THENCE, S 87° 30' 17" W, a distance of 540.98 feet (CALLED S~~  
 17-64 ~~89° 09' 06" W) along and with the South line of said 1.166 acre tract~~  
 17-65 ~~to a point for corner being the Northeast corner of said 2.1742 acre~~  
 17-66 ~~tract;~~  
 17-67 ~~[THENCE, S 00° 22' 22" E, a distance of 465.81 feet (CALLED S~~  
 17-68 ~~01° 11' 24" W, 465.79 feet) along and with the East line of said~~  
 17-69 ~~2.1742 acre tract and the East line of said 1.500 acre tract to a~~  
 17-70 ~~point for the Southeast corner of said 1.500 acre tract;~~

18-1 ~~[THENCE, S 88° 28' 05" W, a distance of 358.18 feet (CALLED N~~  
18-2 ~~89° 58' 09" W, 358.18 feet) along and with the South line of said~~  
18-3 ~~1.500 acre tract to a point for corner;~~  
18-4 ~~[THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S~~  
18-5 ~~43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of~~  
18-6 ~~said 1.500 acre tract to a point in the North right-of-way line of~~  
18-7 ~~Sprigg Road for the beginning of a non-tangent curve to the left~~  
18-8 ~~having a center which bears N 50° 07' 14" W, 60.00 feet;~~  
18-9 ~~[In a Northeasterly direction, along and with said curve to~~  
18-10 ~~the left and the North right-of-way of Sprigg Road, a distance of~~  
18-11 ~~0.99 feet, having a radius of 60.00 feet, a central angle of 00°~~  
18-12 ~~56' 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E,~~  
18-13 ~~0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning~~  
18-14 ~~of a non-tangent curve to the left having a center which bears N 50°~~  
18-15 ~~07' 14" W, 60.00 feet;~~  
18-16 ~~[In a Northerly direction, along and with said curve to the~~  
18-17 ~~left and the North right-of-way of Sprigg Road, a distance of 91.88~~  
18-18 ~~feet, having a radius of 60.00 feet, a central angle of 87° 44' 10"~~  
18-19 ~~(CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16~~  
18-20 ~~feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;~~  
18-21 ~~[THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N~~  
18-22 ~~43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of~~  
18-23 ~~said 1.500 acre tract to a point for the Northwest corner of said~~  
18-24 ~~1.500 acre tract and the Southwest corner of said 2.1742 acre tract;~~  
18-25 ~~[THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N~~  
18-26 ~~00° 01' 51" E, 370.03 feet) along and with the West line of said~~  
18-27 ~~2.1742 acre tract and the West line of said 1.166 acre tract to a~~  
18-28 ~~point for the Northwest corner of said 1.166 acre tract;~~  
18-29 ~~[THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89°~~  
18-30 ~~09' 06" E, 846.21 feet) along and with the North line of said 1.166~~  
18-31 ~~acre tract to a point for the Northeast corner of said 1.166 acre~~  
18-32 ~~tract and being in the West line of said 579.0 acre tract;~~  
18-33 ~~[THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED~~  
18-34 ~~N 02° 27' 01" W, 2,925.01 feet) along and with the West line of said~~  
18-35 ~~579.0 acre tract to a point for the Northwest corner of said 579.0~~  
18-36 ~~acre tract;~~  
18-37 ~~[THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED~~  
18-38 ~~N 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0~~  
18-39 ~~acre tract to a point for corner in the West line of said 631.26 acre~~  
18-40 ~~tract;~~  
18-41 ~~[THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S~~  
18-42 ~~02° 26' 51" E, 155.73 feet) along and with an East line of said 579.0~~  
18-43 ~~acre tract to a point for corner and being the Southwest corner of~~  
18-44 ~~said 631.26 acre tract;~~  
18-45 ~~[THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED~~  
18-46 ~~N 87° 32' 39" E, 4,118.62 feet) along and with the North line of said~~  
18-47 ~~579.0 acre tract and the South line of said 631.26 acre tract to the~~  
18-48 ~~POINT OF BEGINNING and containing 583.8370 acres of land.~~  
18-49 ~~[PARCEL "C" - 474.4183 ACRES:~~  
18-50 ~~[Beginning at a point for the Northwest corner of said 186.29~~  
18-51 ~~acre tract, same being in the South line of a 100-foot wide~~  
18-52 ~~Metropolitan Transit Authority of Harris County, Texas~~  
18-53 ~~right-of-way, same also being the Northwest corner of a called 3.01~~  
18-54 ~~acre tract of land described in an instrument to Prototype Machine~~  
18-55 ~~Co. Inc. filed for record under C.F. No. 2008112545,~~  
18-56 ~~O.P.R.F.B.C.T.;~~  
18-57 ~~[THENCE, N 82° 58' 56" E, a distance of 2,424.31 feet (CALLED~~  
18-58 ~~N 85° 26' E, 4310.5 feet) along and with the North line of said~~  
18-59 ~~186.29 acre tract and the South line of said Metropolitan Transit~~  
18-60 ~~Authority right-of-way to an angle point;~~  
18-61 ~~[THENCE, N 83° 00' 02" E, a distance of 1,886.40 feet (CALLED~~  
18-62 ~~N 85° 26' E, 4310.5 feet) along and with the North line of said~~  
18-63 ~~186.29 acre tract and the South line of said Metropolitan Transit~~  
18-64 ~~Authority right-of-way to a point for the Northeast corner of said~~  
18-65 ~~186.29 acre tract;~~  
18-66 ~~[THENCE, S 02° 29' 41" E, a distance of 2,168.70 feet (CALLED~~  
18-67 ~~S 00° 03' E, 2,168.70 feet) along and with the East line of said~~  
18-68 ~~186.29 acre tract to a point for the Southeast corner of said 186.29~~  
18-69 ~~acre tract and being in the North line of said McKinnon Road;~~  
18-70 ~~[THENCE, S 87° 40' 19" W, a distance of 66.52 feet (CALLED N~~

19-1 ~~89° 53' W, 65.00 feet) along and with the South line of said 186.29~~  
 19-2 ~~acre tract and the North line of said McKinnon Road to a point for~~  
 19-3 ~~corner being the intersection of a Northerly projection of an East~~  
 19-4 ~~line of said 1,005.19 acre tract with the South line of said 186.29~~  
 19-5 ~~acre tract;~~

19-6 ~~[THENCE, S 02° 29' 41" E, a distance of 639.72 feet (CALLED S~~  
 19-7 ~~00° 03' E, 639.60 feet) over and across said McKinnon Road, along and~~  
 19-8 ~~with an East line of said 1,005.19 acre tract to a reentrant corner~~  
 19-9 ~~of said 1,005.19 acre tract;~~

19-10 ~~[THENCE, N 88° 04' 19" E, a distance of 158.00 feet (CALLED S~~  
 19-11 ~~89° 29' E, 158.00 feet) along and with a North line of said 1,005.19~~  
 19-12 ~~acre tract to a point for corner;~~

19-13 ~~[THENCE, S 02° 14' 41" E, a distance of 2,210.40 feet (CALLED~~  
 19-14 ~~S 00° 12' W) along and with an East line of said 1,005.19 acre tract~~  
 19-15 ~~to a point for corner;~~

19-16 ~~[THENCE, S 87° 14' 33" W, a distance of 4,037.52 feet over and~~  
 19-17 ~~across said 1,005.19 acre tract, said 64.675 acre tract and along~~  
 19-18 ~~and with the South line of said 23.675 acre tract (South line called~~  
 19-19 ~~WEST, 964.5 feet) to a point for the Southwest corner of said 23.675~~  
 19-20 ~~acre tract;~~

19-21 ~~[THENCE, N 02° 28' 27" W, a distance of 1,082.24 feet (CALLED~~  
 19-22 ~~N 00° 17' E, 1076.22 feet) along and with the West line of said~~  
 19-23 ~~23.675 acre tract to a point for the Northwest corner of said 23.675~~  
 19-24 ~~acre tract and being in the South line of said 48.787 acre tract;~~

19-25 ~~[THENCE, S 87° 36' 19" W, a distance of 341.03 feet (CALLED~~  
 19-26 ~~WEST) along and with the South line of said 48.787 acre tract to a~~  
 19-27 ~~point for the Southwest corner of said 48.787 acre tract;~~

19-28 ~~[THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED~~  
 19-29 ~~N 00° 04' W - Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239)~~  
 19-30 ~~along and with the West line of said 48.787 acre tract, over and~~  
 19-31 ~~across said McKinnon Road and continuing along and with the West~~  
 19-32 ~~line of said 186.29 acre tract to the POINT OF BEGINNING and~~  
 19-33 ~~containing 474.4183 acres of land.~~

19-34 ~~[PARCEL "D" SAVE AND EXCEPT - 53.6042 ACRES:~~

19-35 ~~[BEING 53.6042 acres of land situated in the Jesse Thompson~~  
 19-36 ~~Survey, Abstract No. 414 and the R.T. Van Slyke Survey, Abstract No.~~  
 19-37 ~~407 of Waller County, Texas, said 58.6042 acres being a portion of a~~  
 19-38 ~~called 316 acre and 88 acre tract (called 404 acres) of land~~  
 19-39 ~~described in an instrument to R&Y Interests, Ltd., filed for record~~  
 19-40 ~~under Vol. 553, Page 91 of the Official Public Records of Waller~~  
 19-41 ~~County, Texas, said 53.6042 acres being all of the area of said 404~~  
 19-42 ~~acre tract lying within the limits of Waller County, Texas, said~~  
 19-43 ~~53.6042 acre tract being more particularly described by metes and~~  
 19-44 ~~bounds as follows:~~

19-45 ~~[BEGINNING at the Northwest corner of said 316 acre tract,~~  
 19-46 ~~same being the Northwest corner of the Jesse Thompson Survey,~~  
 19-47 ~~Abstract No. 414 Waller County, Texas and Abstract 394, Fort Bend~~  
 19-48 ~~County, Texas;~~

19-49 ~~[THENCE, N 87° 51' 52" E, (CALLED - EAST) a distance of~~  
 19-50 ~~3,328.20 feet along and with the North line of said 316 acre tract~~  
 19-51 ~~and said 88 acre tract to a point for corner on the Waller County~~  
 19-52 ~~Line;~~

19-53 ~~[THENCE, S 65° 00' 15" W, a distance of 3,611.89 feet along~~  
 19-54 ~~and with the Waller County Line to a point for corner in the West~~  
 19-55 ~~line of said 316 acre tract;~~

19-56 ~~[THENCE, N 02° 08' 08" W, a distance of 1,403.16 feet along~~  
 19-57 ~~and with the West line of said 316 acre tract to the POINT OF~~  
 19-58 ~~BEGINNING and containing 53.6042 acres of land.~~

19-59 ~~[PARCEL "E" SAVE AND EXCEPT - 13.9598 ACRES:~~

19-60 ~~[BEING 13.9598 acres of land situated in the H. & T. C. R.R.~~  
 19-61 ~~Co. Survey Section 105, Abstract No. 416, Waller County, Texas and~~  
 19-62 ~~being that portion of a called 474.671 acre tract described in an~~  
 19-63 ~~instrument to Silco Inc. filed for record under C.F. No. 2007009962~~  
 19-64 ~~O.P.R.F.B.C.T lying within the limits of Waller County, Texas, said~~  
 19-65 ~~13.9598 acre tract being more particularly described by metes and~~  
 19-66 ~~bounds as follows:~~

19-67 ~~[BEGINNING at the Northwest corner of said 474.671 acre~~  
 19-68 ~~tract;~~

19-69 ~~[THENCE, N 87° 37' 00" E, a distance of 1,705.80 feet along~~  
 19-70 ~~and with the North line of said 474.671 acre tract to a point for~~

20-1 ~~corner on the Waller County Line;~~  
 20-2 ~~[THENCE, S 65° 00' 15" W, a distance of 1,854.29 feet along~~  
 20-3 ~~and with the Waller County Line to a point for corner in the West~~  
 20-4 ~~line of said 474.671 acre tract~~  
 20-5 ~~[THENCE, N 01° 54' 20" W, a distance of 712.99 feet along and~~  
 20-6 ~~with the West line of said 474.671 acre tract to the POINT OF~~  
 20-7 ~~BEGINNING and containing 13.9598 acres of land.~~  
 20-8 ~~[In conclusion, the herein described 1,790.6130 acre tract,~~  
 20-9 ~~the 583.8370 acre tract and the 474.4183 acre tract SAVE AND EXCEPT~~  
 20-10 ~~the herein described 53.6042 acre tract and the herein described~~  
 20-11 ~~13.9598 acre tract comprise a total acreage of 2,781.3043 acres of~~  
 20-12 ~~land for the boundary of the Fulshear Parkway Improvement~~  
 20-13 ~~District.]~~

20-14 SECTION 9. The Texas Heritage Parkway Improvement District  
 20-15 retains all the rights, powers, privileges, authority, duties, and  
 20-16 functions that the district had before the effective date of this  
 20-17 Act.

20-18 SECTION 10. (a) The legislature validates and confirms all  
 20-19 acts and proceedings of the board of directors of the Fulshear  
 20-20 Parkway Improvement District that were taken before the effective  
 20-21 date of this Act.

20-22 (b) Subsection (a) of this section does not apply to any  
 20-23 matter that on the effective date of this Act:

20-24 (1) is involved in litigation if the litigation  
 20-25 ultimately results in the matter being held invalid by a final  
 20-26 judgment of a court; or

20-27 (2) has been held invalid by a final judgment of a  
 20-28 court.

20-29 SECTION 11. (a) The legal notice of the intention to  
 20-30 introduce this Act, setting forth the general substance of this  
 20-31 Act, has been published as provided by law, and the notice and a  
 20-32 copy of this Act have been furnished to all persons, agencies,  
 20-33 officials, or entities to which they are required to be furnished  
 20-34 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
 20-35 Government Code.

20-36 (b) The governor, one of the required recipients, has  
 20-37 submitted the notice and Act to the Texas Commission on  
 20-38 Environmental Quality.

20-39 (c) The Texas Commission on Environmental Quality has filed  
 20-40 its recommendations relating to this Act with the governor, the  
 20-41 lieutenant governor, and the speaker of the house of  
 20-42 representatives within the required time.

20-43 (d) All requirements of the constitution and laws of this  
 20-44 state and the rules and procedures of the legislature with respect  
 20-45 to the notice, introduction, and passage of this Act are fulfilled  
 20-46 and accomplished.

20-47 SECTION 12. This Act takes effect immediately if it  
 20-48 receives a vote of two-thirds of all the members elected to each  
 20-49 house, as provided by Section 39, Article III, Texas Constitution.  
 20-50 If this Act does not receive the vote necessary for immediate  
 20-51 effect, this Act takes effect September 1, 2019.

20-52 \* \* \* \* \*