

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF  
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

TO THE HONORABLE COUNTY JUDGE AND COMMISSIONERS OF FORT BEND  
COUNTY, TEXAS:

The undersigned, the owners of the land hereinafter described (herein the "Petitioners"), acting pursuant to the provisions of Chapter 57, Texas Water Code, as amended, and in keeping with the provisions of Article XVI, Section 59, of the Constitution of Texas, respectfully petitions for the creation, organization and establishment of a levee improvement district and would show the following:

I.

The name of the proposed levee improvement district is FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21 (the "District").

II.

The District's boundaries will contain an area of 5,583.61 acres of land, more or less, situated wholly within Fort Bend County, Texas, described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land"). All of the Land proposed to be included may properly be included in the District.

III.

The Petitioners hold fee simple title to a majority of the acreage comprising the Land. The Petitioners represent that there are no lienholders on the Land.

IV.

The District shall be organized for the following purposes:

1. to construct and maintain levees and other improvements on, along, and contiguous to rivers, creeks, and streams;
2. to reclaim lands from overflow from these streams;

3. to control and distribute the waters of rivers and streams by straightening and otherwise improving them;
4. to provide for the proper drainage and other improvement of the reclaimed land; and
5. to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, structures and facilities therefore, for the purpose of purchasing, constructing and maintaining park and recreational facilities, and to maintain same within the boundaries of the District;

all as contemplated by Chapters 49 and 57, Texas Water Code, as amended, and Article XVI, Section 59, of the Constitution of Texas. The District shall operate pursuant to Chapters 49 and 57, Texas Water Code, as amended.

#### V.

The general nature of the work proposed to be done at this time by the District is the building, acquisition, construction, completion, carrying out, maintaining, protection, and, in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to fully accomplish a reclamation plan for draining the Land, constructing and maintaining levees on the Land, and reclaiming the Land from overflow or damage by waters from streams inside or adjacent to the District and, where necessary, the straightening of streams, which may injure the Land inside or adjacent to the District.

#### VI.

There is a necessity for the organization of the District and the proposed improvements for the reason that the territory to be included in the District is being or will be developed for residential and/or commercial, and the health and welfare of the present and future residents of the District and the protection of lands, property, residences, and commercial establishments within the District requires the construction of such proposed improvements.

#### VII.

The proposed improvements are feasible in that the necessary levees, bridges, drains, and other reclamation improvements can be acquired or constructed at reasonable costs, and taxes at reasonable rates can be levied within the District which will be sufficient to amortize all debt incurred by the District for the purpose of acquiring or constructing the needed improvements and to provide for the payment of all costs of proper maintenance, upkeep, and repair, and additions to the levees and other improvements in the District, and other costs or improvements authorized by

Chapters 49 and 57, Texas Water Code, as amended.

VIII.

The Petitioners propose that taxes to be levied by the District be levied on an ad valorem basis.

IX.

The sum of Fifty Dollars (\$50.00) has been deposited with the County Clerk of Fort Bend County to cover expenses incident to the hearing on this petition.

WHEREFORE, Petitioners pray (1) this petition be properly filed as provided by law; (2) that upon filing of this petition, the Honorable Commissioners Court of Fort Bend County, Texas, if it be in session, and if not, then the Honorable County Judge of Fort Bend County, Texas, order that a hearing be set on this petition before said Commissioners Court or County Judge during the period beginning with the fifteenth (15<sup>th</sup>) day and ending with the thirtieth (30<sup>th</sup>) day after the date of such order; (3) that the County Clerk be ordered to issue notice informing all persons concerned of the time and place of such hearing and of their right to appear at the hearing and contend for or contest the creation of the District; (4) that such notice be given and posted as required by law by posting notice of such hearing at the courthouse door and at four different places inside the proposed District for at least ten days before the date of the hearing; (5) that the County Clerk be ordered to mail notice of the hearing to the Texas Commission on Environmental Quality, Austin, Texas, stating that this petition has been filed and including a statement of its general purpose and the time and place of the hearing; (6) that said hearing be held and conducted as required by law and, if upon such hearing it be found that this petition sets forth and conforms to the requirements of law and is signed by the owners of a majority of the acreage in the proposed District, that notice of the hearing was given, that the proposed improvements are desirable, feasible, and practicable and would be a public utility and benefit and conducive to public health, and that the District should be created, that the Commissioners Court so find and render its judgment reciting such findings and creating and establishing the District; (7) that the Commissioners Court appoint Chuck Hewell, James Michael Flory, and Larry Nemec to serve as directors of the District in the manner provide by law; and (8) for such other proceedings and orders are proper and necessary and appropriate to the creation and organization of said District and to the execution of the purposes for which said District shall be created and organized.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 3 day of June, 2015.

PETITIONERS:

FOSTER FARMS, INC.

By: [Signature]

Name: Robert Lynch

Title: President

THE STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

This instrument was acknowledged before me on the 3rd day of June, 2015, by Robert Lynch, President of Foster Farms, Inc., a Texas corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED this 28 day of July, 2015.

FASH FAMILY PARTNERSHIP '92

By: [Signature]  
Name: Robert E. Fondren

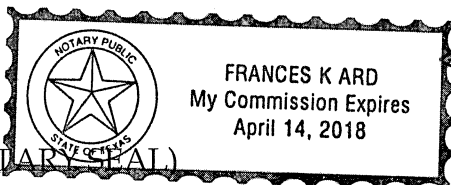
By: [Signature]  
Name: Michael W. Springer

By: [Signature]  
Name: Ellanor A. Beard

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2015, by Robert E. Fondren, of the Fash Family Partnership '92, on behalf of said partnership.

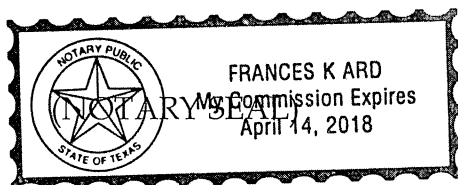
[Signature]  
Notary Public, State of Texas

(NOTARY SEAL) 

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 28 day of July, 2015, by Michael W. Springer, of the Fash Family Partnership '92, on behalf of said partnership.

[Signature]  
Notary Public, State of Texas



THE STATE OF TEXAS

§

§

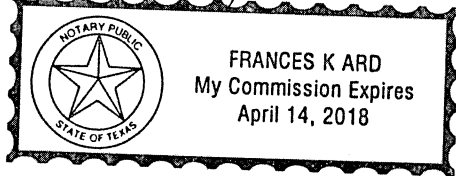
COUNTY OF FORT BEND

§

This instrument was acknowledged before me on the 24 day of July, 2015, by Ellanor A. Beard, of the Fash Family Partnership '92, on behalf of said partnership.

Frances K. Ard  
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED this 4 day of Aug., 2015.

DAVID M. UNDERWOOD

By: Lynda K. Underwood  
Name: David M. Underwood, by Lynda K. Underwood as attorney-in-fact and agent for and on behalf of David M. Underwood

I, Lynda K. Underwood, represent and warrant that certain Statutory Durable Power of Attorney executed by David M. Underwood and dated and effective July 2, 2002, remains in full force and effect as of this 4 day of August, 2015, and has not been revoked in any manner whatsoever.

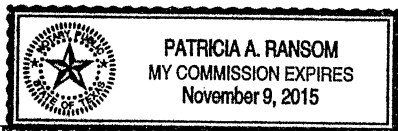
By: Lynda K. Underwood  
Name: Lynda K. Underwood

THE STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 4 day of August, 2015, by Lynda K. Underwood as attorney-in-fact and agent for and on behalf of David M. Underwood and on his own behalf.



(NOTARY SEAL)

Patricia A. Ransom  
Notary Public, State of Texas

Exhibit A

Metes and Bounds Description of the Land



# EXHIBIT A

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES

FEBRUARY 25, 2014  
JOB NO. 2207-00  
PAGE 1 OF 10

DESCRIPTION OF A 5,583.61 ACRE TRACT OF LAND SITUATED  
IN THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26  
AND THE RANDON & PENNINGTON LEAGUE, ABSTRACT NO. 75  
FORT BEND COUNTY, TEXAS

BEING a 5,583.61 acre tract of land situated in the John Foster 2-1/2 League Grant, Abstract No. 26 and the Randon & Pennington League, Abstract No. 75 of Fort Bend County, Texas and being part of a called 3,063.45 acre tract of land described as First Tract and of a called 1,410.69 acre tract of land described as Second Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.) also being all of a called 1,081.9 acre tract of land described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9231591, said 5,583.61 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at the most northerly Northwest corner of said 3,063.45 acre tract and the Northeast corner of a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. also the Southwest corner of a called 314 acre tract described and recorded in Volume 465, Page 585 of the F.B.C.D.R.;

THENCE, S 89° 43' 00" E, a distance of 1,834.00 feet to the most northerly northeast corner of said 3063.45 acre tract and being in the western right-of-way line of Winner-Foster Road (Width Varies);

THENCE, along the western and northern right-of-way lines of said Winner-Foster Road the following courses and distances:

S 00° 12' 10" W, a distance of 1,613.96 feet to a point for corner;

S 00° 23' 10" W, a distance of 2,431.50 feet to a point for corner;

S 12° 46' 40" W, a distance of 62.54 feet to a point for corner;

S 02° 56' 10" W, a distance of 213.03 feet to a point for corner;

S 00° 09' 30" E, a distance of 2,657.90 feet to a point for corner;

S 00° 06' 10" W, a distance of 1,724.00 feet to a point for corner;

THENCE, S 27° 37' 18" E, a distance of 56.51 feet to a point for corner in the west line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

THENCE, along the West and South lines of said 34.2634 acre tract the following courses and distances:

S 00° 55' 00" W, a distance of 1,406.40 feet to a point for corner;

N 89° 23' 37" E, a distance of 1,270.51 feet to a point for corner;

THENCE, S 17° 30' 13" E, a distance of 40.58 feet to a point for corner and being in the western line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 2

THENCE, along the western and southern lines of said 34.2634 acre tract the following courses and distances:

S 65° 29' 00" W, a distance of 117.65 feet to a point for corner;  
S 42° 36' 00" W, a distance of 195.00 feet to a point for corner;  
S 18° 58' 00" W, a distance of 200.00 feet to a point for corner;  
S 00° 28' 00" W, a distance of 176.00 feet to a point for corner;  
S 19° 47' 00" E, a distance of 400.00 feet to a point for corner;  
S 36° 17' 00" E, a distance of 500.00 feet to a point for corner;  
S 38° 17' 00" E, a distance of 275.00 feet to a point for corner;  
S 53° 47' 00" E, a distance of 117.00 feet to a point for corner;  
S 37° 17' 00" E, a distance of 150.00 feet to a point for corner;  
S 57° 20' 00" E, a distance of 300.00 feet to a point for corner;  
S 38° 20' 00" E, a distance of 200.00 feet to a point for corner;  
S 50° 14' 00" E, a distance of 800.00 feet to a point for corner;  
S 61° 40' 00" E, a distance of 685.00 feet to a point for corner;  
S 72° 40' 00" E, a distance of 11.59 feet to a point for corner being in the West line of said 1,410.69 acre tract;

THENCE, N 00° 03' 10" E, a distance of 212.73 feet to a point for corner being in the centerline of Jones Creek;

THENCE, along the centerline of Jones Creek the following courses and distances:

S 78° 51' 08" E, a distance of 391.70 feet to a point for corner;  
N 84° 10' 17" E, a distance of 331.68 feet to a point for corner;  
N 76° 23' 23" E, a distance of 204.37 feet to a point for corner;  
N 70° 21' 24" E, a distance of 176.10 feet to a point for corner;  
N 65° 02' 57" E, a distance of 120.94 feet to a point for corner;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 3

N 73° 07' 51" E, a distance of 134.93 feet to a point for corner;  
N 40° 10' 10" E, a distance of 140.10 feet to a point for corner;  
N 29° 07' 50" E, a distance of 206.30 feet to a point for corner;  
N 36° 42' 30" E, a distance of 179.60 feet to a point for corner;  
N 46° 15' 10" E, a distance of 231.00 feet to a point for corner;  
N 57° 46' 30" E, a distance of 210.50 feet to a point for corner;  
N 60° 28' 30" E, a distance of 234.75 feet to a point for corner;  
N 63° 30' 20" E, a distance of 209.90 feet to a point for corner;  
N 75° 53' 50" E, a distance of 245.40 feet to a point for corner;  
N 84° 23' 30" E, a distance of 314.25 feet to a point for corner;  
S 87° 35' 30" E, a distance of 228.80 feet to a point for corner;  
S 78° 18' 00" E, a distance of 302.14 feet to a point for corner;  
S 71° 40' 10" E, a distance of 173.50 feet to a point for corner;  
S 79° 09' 30" E, a distance of 326.40 feet to a point for corner;  
N 79° 30' 30" E, a distance of 151.50 feet to a point for corner;  
N 50° 57' 20" E, a distance of 209.40 feet to a point for corner;  
N 29° 11' 50" E, a distance of 147.40 feet to a point for corner;  
N 02° 35' 50" E, a distance of 202.20 feet to a point for corner;  
N 07° 38' 30" W, a distance of 560.65 feet to a point for corner;  
N 06° 01' 40" W, a distance of 671.97 feet to the most northerly northwest corner of the herein described tract;

THENCE, S 78° 30' 50" E, a distance of 117.07 feet to the Southwest corner of a called 0.72 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R.;

THENCE, N 11° 29' 10" E, a distance of 23.31 feet to Northwest corner of said 0.72 acre tract and being in the southern right-of-way line of F. M. 359 (100-foot wide);

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 4

THENCE, along the southern right-of-way lines of said F. M. 359 the following courses and distances:

S 69° 55' 20" E, a distance of 1,402.20 feet to the point of curvature of a curve to the right;

In an Southeasterly direction along said curve to the right, a distance of 92.41 feet, having a radius of 3,770.00 feet, a central angle of 01° 24' 16" and a chord which bears S 69° 13' 12" E, 92.41 feet to the most easterly Northeast corner of the herein described tract and being the Northwest corner of a called 26.00 acre tract described and recorded under F.B.C.C.F. No. 9725243;

THENCE, S 00° 39' 06" E, a distance of 4,527.65 feet along the line common to said 26.00 acre tract and said 1,410.69 acre tract to a point being in the southern right-of-way line of Beadle Drive (80-foot wide)

THENCE, S 00° 40' 10" E, a distance of 222.50 feet to a point for corner;

THENCE, S 88° 36' 40" E, a distance of 331.42 feet to a point for corner being in the West line of a called 174.27 acre tract described and recorded in Volume 495, Page 841 of the F.B.C.D.R.;

THENCE, along the East lines of said 1,410.69 acre tract and the West lines of said 174.27 acre tract and a called 6.5331 acre tract described and recorded under F.B.C.C.F. No. 9818471 and a called 3.6430 acre tract described and recorded under F.B.C.C.F. No. 9812369 also a called 194.2072 acre tract described and recorded under F.B.C.C.F. No. 2001015964 the following courses and distances:

S 00° 06' 00" E, a distance of 8,803.69 feet to a point for corner;

S 03° 02' 20" W, a distance of 1,460.00 feet to the Southeast corner of the herein described tract and the Northwest corner of a called 132 acres described and recorded under F.B.C.C.F. No. 9465434;

THENCE, along the southern lines of said 1,410.69 acre tract and the northern lines of Evans Road (40-foot wide) the following courses and distances:

S 70° 59' 40" W, a distance of 193.60 feet to a point for corner;

S 83° 22' 20" W, a distance of 94.60 feet to a point for corner;

N 78° 41' 00" W, a distance of 123.30 feet to a point for corner;

N 70° 30' 40" W, a distance of 196.30 feet to a point for corner;

N 60° 46' 40" W, a distance of 154.40 feet to a point for corner;

N 54° 14' 30" W, a distance of 2,586.55 feet to a point for corner;

N 60° 10' 20" W, a distance of 167.80 feet to a point for corner;

N 64° 29' 30" W, a distance of 1,714.80 feet to a point for corner;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 5

THENCE, S 16° 49' 30" W, a distance of 40.16 feet over said Evans Road to the Northeast corner of a called 16.3 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R. also the Northwest corner of a called 30 acre tract described and recorded under F.B.C.C.F. No. 2002110527;

THENCE, S 00° 20' 00" W, a distance of 1,525.20 feet along the line common to said 16.3 acre tract and said 30 acre tract to a point for corner on the northern high bank of the Brazos River;

THENCE along the northern high bank of the Brazos River the following twenty-four (24) courses and distances:

- N 59° 41' 40" W, a distance of 152.20 feet to an angle point;
- N 44° 27' 50" W, a distance of 258.50 feet to an angle point;
- N 45° 43' 20" W, a distance of 328.10 feet to an angle point;
- N 21° 50' 30" W, a distance of 292.20 feet to an angle point;
- N 19° 53' 20" W, a distance of 461.00 feet to an angle point;
- N 33° 23' 30" W, a distance of 889.20 feet to an angle point;
- N 23° 21' 00" W, a distance of 381.20 feet to an angle point;
- N 33° 07' 30" W, a distance of 705.90 feet to an angle point;
- N 59° 50' 40" W, a distance of 535.00 feet to an angle point;
- N 75° 30' 40" W, a distance of 643.50 feet to an angle point;
- S 87° 13' 00" W, a distance of 259.31 feet to an angle point;
- S 68° 53' 20" W, a distance of 397.00 feet to an angle point;
- S 51° 47' 20" W, a distance of 756.00 feet to an angle point;
- S 47° 20' 20" W, a distance of 470.70 feet to an angle point;
- S 44° 25' 20" W, a distance of 240.25 feet to an angle point;
- S 13° 24' 20" W, a distance of 130.20 feet to an angle point;
- S 31° 44' 00" W, a distance of 429.30 feet to an angle point;
- S 22° 44' 00" W, a distance of 149.10 feet to an angle point;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 6

S 29° 42' 00" W, a distance of 104.75 feet to an angle point;

S 31° 45' 20" W, a distance of 163.70 feet to an angle point;

S 27° 51' 40" W, a distance of 210.40 feet to an angle point;

S 34° 59' 10" W, a distance of 374.80 feet to an angle point;

S 27° 43' 40" W, a distance of 463.00 feet to an angle point;

N 59° 47' 10" W, a distance of 39.22 feet to a point for corner being in the East line of a called 218.562 acre tract described and recorded under F.B.C.C.F. No. 9677436;

THENCE, N 00° 28' 00" W, a distance of 5,120.00 feet along the East line of said 218.562 acre tract and the East line of a called 101.314 acre tract described and recorded under F.B.C.C.F. No. 9677438 to a point for corner;

THENCE, N 89° 52' 00" W, a distance of 1,756.82 feet along the North line of said 101.314 acre tract to an angle point;

THENCE, S 89° 59' 20" W, a distance of 1,582.72 feet to a point for corner being in the East right-of-way line of Stratmore Road (Width Varies);

THENCE, N 00° 05' 10" W, a distance of 1,682.65 feet along said East right-of-way line to a point for corner;

THENCE, N 89° 59' 10" W, a distance of 3,011.45 feet to a point for corner on the high bank of the Brazos River;

THENCE, N 31° 19' 40" W, a distance of 440.85 feet to a point for corner being in the West line of said 3,063.45 acre tract and the East line of said 1,081.9 acre tract also being the western line of said John Foster 2-1/2 League Grant and the eastern line of said Randon & Pennington League;

THENCE along the northern high bank of the Brazos River the following sixteen (16) courses and distances:

N 61° 15' 51" W, a distance of 413.67 feet to an angle point;

N 63° 38' 25" W, a distance of 127.39 feet to an angle point;

N 69° 57' 21" W, a distance of 231.42 feet to an angle point;

N 84° 02' 56" W, a distance of 177.77 feet to an angle point;

S 81° 49' 31" W, a distance of 243.96 feet to an angle point;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 7

S 76° 50' 40" W, a distance of 262.11 feet to an angle point;

S 83° 30' 54" W, a distance of 117.69 feet to an angle point;

S 63° 26' 12" W, a distance of 532.25 feet to an angle point;

S 54° 50' 09" W, a distance of 356.23 feet to an angle point;

S 44° 22' 37" W, a distance of 544.99 feet to an angle point;

S 28° 38' 41" W, a distance of 555.68 feet to an angle point;

S 20° 42' 53" W, a distance of 316.44 feet to an angle point;

S 14° 05' 57" W, a distance of 773.72 feet to an angle point;

S 06° 56' 47" E, a distance of 674.56 feet to an angle point;

S 00° 51' 45" E, a distance of 899.67 feet to an angle point;

SOUTH, a distance of 583.32 feet to a point for corner;

THENCE, WEST, a distance of 830.56 feet to the Southwest corner of the herein described tract and the Southwest corner of said 1,081.9 acre tract being a interior ell corner of a called 251.075 acre tract described and recorded in Volume 671, Page 876 of the F.B.C.D.R.;

THENCE, NORTH, a distance of 14,347.22 feet along the East lines of said 251.075 acre tract and a called 391.47 acre tract described and recorded in Volume 569, Page 765 of the F.B.C.D.R. also a called 514.321 acre tract described and recorded in Volume 801, Page 410 of the F.B.C.D.R. and a called 110.8 acre tract described and recorded in Volume 343, Page 276 of the F.B.C.D.R. to the Northwest corner of the herein described tract and the Northwest corner of said 1,081.9 acre tract and the Southwest corner of a called 367.199 acre tract described and recorded in Volume 422, Page 474 of the F.B.C.D.R., said point being in the centerline of Jones Creek;

THENCE, along the North lines of said 1,081.9 acre tract and the South lines of said 367.199 acre tract and with the centerline meanders of said Jones Creek the following seventeen (17) courses and distances:

S 35° 54' 45" E, a distance of 404.28 feet to an angle point;

S 53° 07' 30" E, a distance of 178.46 feet to an angle point;

S 71° 31' 00" E, a distance of 300.73 feet to an angle point;

S 78° 57' 15" E, a distance of 300.54 feet to an angle point;

S 73° 50' 05" E, a distance of 206.79 feet to an angle point;

F.B.C.L.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 8

S 87° 53' 05" E, a distance of 183.89 feet to an angle point;  
N 85° 48' 00" E, a distance of 311.23 feet to an angle point;  
N 82° 02' 35" E, a distance of 191.06 feet to an angle point;  
N 87° 46' 05" E, a distance of 300.24 feet to an angle point;  
N 84° 02' 40" E, a distance of 200.07 feet to an angle point;  
N 87° 05' 55" E, a distance of 211.83 feet to an angle point;  
N 87° 13' 25" E, a distance of 315.20 feet to an angle point;  
S 75° 09' 25" E, a distance of 348.37 feet to an angle point;  
S 52° 33' 35" E, a distance of 301.30 feet to an angle point;  
S 37° 42' 30" E, a distance of 172.73 feet to an angle point;  
S 61° 05' 10" E, a distance of 146.38 feet to an angle point;  
S 73° 10' 00" E, a distance of 269.73 feet to the Northeast corner of said 1,081.9 acre tract and the most westerly Northwest corner of said 3,063.45 acre tract;

THENCE, continuing along the meanders of said Jones Creek and with the Northwestern lines of said 3,063.45 acre tract also being the Southwestern lines of a called 208.59 acre tract described and recorded in Volume 2227, Page 2203 of the F.B.C.D.R. and a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. the following sixteen (16) courses and distances:

S 68° 04' 50" E, a distance of 2,041.63 feet to an angle point;  
S 76° 02' 10" E, a distance of 999.67 feet to an angle point;  
S 79° 34' 20" E, a distance of 320.08 feet to an angle point;  
N 73° 55' 30" E, a distance of 196.72 feet to an angle point;  
N 52° 35' 50" E, a distance of 658.02 feet to an angle point;  
N 48° 44' 00" E, a distance of 247.46 feet to an angle point;  
SOUTH, a distance of 54.85 feet to an angle point;  
N 48° 44' 00" E, a distance of 37.99 feet to an angle point;



F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 9

N 72° 44' 20" E, a distance of 277.48 feet to an angle point;

N 63° 43' 20" E, a distance of 114.44 feet to an angle point;

N 54° 03' 20" E, a distance of 145.76 feet to an angle point;

N 43° 36' 20" E, a distance of 706.04 feet to an angle point;

N 42° 01' 20" E, a distance of 285.46 feet to an angle point;

N 34° 49' 20" E, a distance of 345.87 feet to an angle point;

N 30° 43' 15" E, a distance of 402.71 feet to an angle point;

N 00° 06' 00" W, a distance of 80.27 feet to the most southern corner of a called 27.66 acre tract described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2005020109;

THENCE, along the East and North lines of said 27.66 acre tract the following seventeen (17) courses and distances:

N 28° 53' 21" E, a distance of 59.08 feet to an angle point;

N 23° 57' 27" E, a distance of 299.97 feet to an angle point;

N 16° 15' 51" E, a distance of 331.81 feet to an angle point;

N 19° 01' 38" E, a distance of 580.70 feet to an angle point;

N 44° 58' 18" E, a distance of 189.22 feet to an angle point;

N 66° 56' 01" E, a distance of 188.69 feet to an angle point;

N 77° 44' 37" E, a distance of 323.41 feet to an angle point;

N 81° 28' 55" E, a distance of 55.99 feet to an angle point;

N 12° 18' 48" W, a distance of 107.20 feet to an angle point;

N 07° 07' 38" E, a distance of 117.89 feet to an angle point;

N 15° 08' 03" W, a distance of 58.15 feet to an angle point;

N 25° 50' 24" W, a distance of 58.30 feet to an angle point;

N 34° 49' 05" W, a distance of 274.94 feet to an angle point;

F.B.C.L.I.D. NO. 21  
FOSTER FARMS & RIVER RANCH  
5,583.61 ACRES  
PAGE 10

N 38° 03' 02" W, a distance of 118.88 feet to an angle point;

N 16° 17' 08" W, a distance of 54.86 feet to an angle point;

N 03° 12' 23" E, a distance of 7.00 feet to an angle point;

N 86° 00' 03" W, a distance of 239.04 feet to an angle point;

N 84° 46' 54" W, a distance of 585.18 feet to the Northwest corner of said 27.66 acre tract and being in the East line of said 339.63 acre tract;

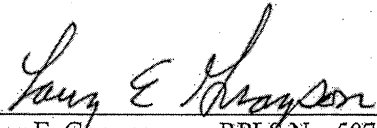
THENCE, N 00° 06' 00" W, a distance of 4,823.96 feet along the line common to said 339.63 acre tract and said 3,063.45 acre tract to the **POINT OF BEGINNING** and containing 5,583.61 acres of land.

Bearing orientation is based on the west line of the called 3,063.45 acre tract described as First Tract in the deed recorded in Volume 362, Page 549 of the Fort Bend County Deed Records and called to be South.

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 25th day of February, 2014.



  
Larry E. Grayson RPLS No. 5071  
Brown & Gay Engineers, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500