

EXHIBIT A

County: Fort Bend
Highway: F.M. 1093
Project: Fort Bend CAD 1

FORT BEND COUNTY ASSISTANCE DISTRICT NO. 1

BEGINNING in the west boundary line of the existing Fort Bend County Assistance District No. 1 with the intersection of the proposed south right-of-way line of FM 1093 and the west Right-of-Way line of F.M. 359 (80 foot width) as described in Volume 243 Page 159 filed in the Fort Bend County Deed Records (F.B.C.D.R.) Fort Bend County, Texas;

- 1) THENCE, in a westerly direction with the proposed south right-of-way line of FM 1093 (variable width), to its intersection with Flewellen Creek;
- 2) THENCE, in a westerly direction with the proposed south right-of-way line of FM 1093 located 100 feet south of the existing south right-of-way line of the Fort Bend County Tollroad Authority Corridor tract, as dedicated by Fort Bend County Clerk's File Nos. 2015058468, 2015058447, and 2015058441 of the Official Public Records of Real Property Fort Bend County to a point located approximately 200 feet east of the west property line of the calculated 564.69 acre tract described in deed to Harrison Interest, LTD., filed in Volume 1289, Page 624 of the Official Public Records of Fort Bend County;
- 3) THENCE, in a westerly direction with the proposed south right-of-way line of FM 1093 located 90 feet south of the existing south right-of-way line of the Fort Bend County Tollroad Authority Corridor, to a point located approximately 100 feet west of the east property line of the residue of a called 12.183 acre tract described in deed to Stefano-Ratcliff Interest Inc., filed in Clerk's File No. 9707378 of the Official Public Records of Fort Bend County;
- 4) THENCE, in a westerly direction with the proposed south right-of-way line of FM 1093 located 80 feet south of the existing south right-of-way line of the Fort Bend County Tollroad Authority Corridor, to the east property line of the residue of a called 26.5629 acre tract described in deed to Fulshear Land Investment partners, LTD., filed in Clerk's File No. 2006150741 of the Official Public Records of Fort Bend County;
- 5) THENCE, in a westerly direction with the proposed south right-of-way line of FM 1093 (variable width), to the intersection of the west right-of-way line of Fulshear Trace (100 feet wide) as dedicated in Plat No. 20140297 of the Plat Records of Fort Bend County, and the east right-of-way line of the existing south right-of-way line of FM 1093 (variable width) as dedicated in Volume 285, Page 305 of the Deed Records of Fort Bend County;
- 6) THENCE, continuing in a westerly direction with the existing south right-of-way line of FM 1093 (100 foot wide), to a point in the south right-of-way line of said FM 1093 a distance of approximately 1585 feet past the intersection of the west right-of-way line of James Lane as dedicated by Plat No. 20140072 of the Fort Bend County Plat Records and the south right-of-way line of FM 1093;

EXHIBIT A

- 7) THENCE, in a northerly direction over and across said FM 1093 and the Fort Bend County Tollroad Authority Corridor, to the proposed north right-of-way line of FM 1093 and to a point in the west line of a called 101 acre tract as described in deed to Kenneth G. McCann, Gerald W. McCann, and John D. McCann, filed in Clerk's File No. 2005014004 of the Official Public Records of Fort Bend County;
- 8) THENCE, in an easterly direction with the proposed north right-of-way line of FM 1093 and the north line of said Fort Bend County Tollroad Authority Corridor to the intersection of the west right-of-way line of Wallis Street (30 feet wide) as dedicated in Volume U, Page 177 of the Deed Records of Fort Bend County and the south right-of-way line of N. Front Street (Variable Width) as dedicated in Volume U, Page 177 of the Deed Records of Fort Bend County;
- 9) THENCE, in a northerly direction with the west right-of-way line of Wallis Street (30 feet wide) to a point in the north right-of-way line of said N. Front Street (Variable Width);
- 10) THENCE, in an easterly direction with the north line of said N. Front Street to the intersection of the west right-of-way line of Syms Street (60 feet wide) as dedicated in Volume U, Page 177 of the Deed Records of Fort Bend County;
- 11) THENCE, in a northerly direction with the west right-of-way line of Syms Street (30 feet wide) to the intersection of the existing north right-of-way line of FM 1093 (120' R.O.W.) Volume 243, Page 145 and in Volume 243, Page 157 of the Deed Records of Fort Bend County;
- 12) THENCE, in an easterly direction with the north line of said FM 1093 to the intersection of the west right-of-way line of FM 1463 (100 feet wide) as dedicated by Volume 285, Page 260 of the Fort Bend County Deed Records;
- 13) Thence in a southerly direction over and across FM 1093 to the POINT OF BEGINNING of the herein described tract of land.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, 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.

Compiled by:
Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084
December, 2016

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

SCALE IN FEET



FULSHEAR

CALLED 101 ACRES
KENNETH G MCCANN,
GERALD W MCCANN,
JOHN D MCCANN
FILE NO 2006014004
DATED JANUARY 18, 2005
OPRFBC

N FRONT ST

WALLIS ST

HARRIS ST

FM 359

WILSON DR

SYMS ST

FULSHEAR KATY

BOIS D ARC LN

FM 1093

FLEWELLEN WAY

FM 1463

FM 1093

JAMES LN

CEMETERY

RESIDUE OF
CALLED 265629 ACRES
(CALCULATED 16264 ACRES)
FULSHEAR LAND INVESTMENT PARTNERS, LTD
FILE NO 2006150741
DATE NOVEMBER 16, 2006
OPRFBC

RESIDUE OF
CALLED 12183 ACRES
(CALCULATED 12150 ACRES)
STEFANO RATCLIFF INTEREST INC
FILE NO 9707378
DATE JANUARY 22, 1997
OPRFBC

CALCULATED 56469 ACRES
HARRISON INTERESTS, LTD
VOL 1289 PG 624
DATE SEPTEMBER 9, 1983
OPRFBC

EXISTING FORT BEND CAD NO 1

P.O.B.

FM 359

FLEWELLEN CREEK

BESSIES CREEK

CREEK

WALKER

EXHIBIT "B"

FORT BEND COUNTY
ASSISTANCE DISTRICT NO. 1
FORT BEND COUNTY, TEXAS



EXISTING FORT BEND CAD NO 1



PROPOSED ADDITION TO FORT BEND CAD NO 1