

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

The Commissioners Court of Fort Bend County, Texas (the “Commissioners Court”), acting for and on behalf of Fort Bend County, Texas, convened in regular session at a regular term of said Court, open to the public, on the 28th day of February, 2017, in the Commissioners Courtroom, 401 Jackson St., 2nd Floor, Richmond, Texas.

WHEREUPON, among other business, the following was transacted at said meeting:

ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 18

The Order was duly introduced for the consideration of the Commissioners Court and reviewed in full. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried by the following vote:

AYES: _____

NOES: _____

The County Judge thereupon announced that the Motion had duly and lawfully carried and that the Order had been duly and lawfully adopted. The Order thus adopted follows:

ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 18

WHEREAS, the County Commissioners Court passed and approved Guidelines and Criteria for Granting Tax Abatement in Reinvestment Zones created in Fort Bend County, Texas, on February 14, 2017;

WHEREAS, pursuant to the Guidelines, the County has received a request for designation of a Reinvestment Zone and Tax Abatement;

WHEREAS, notice was given to all taxing entities where the proposed zone is to be located;

WHEREAS, after proper notice had been given in the January 30, 2017, edition of the Fort Bend Herald, the County has held a public hearing on February 7, 2017, where all

interested persons were given an opportunity to speak, and evidence for and against the designation of Fort Bend County Reinvestment Zone No. 18, (“Reinvestment Zone No. 18”) was gathered;

WHEREAS, the County Commissioners Court has determined, based on evidence gathered, that the improvements sought to be located in proposed Reinvestment Zone No. 18 are feasible and practical and would be a benefit to the land to be included in Reinvestment Zone No. 18 and to the County after the expiration of the Tax Abatement Agreement; and

WHEREAS, the designation of Reinvestment Zone No. 18 will reasonably likely contribute to the retention or expansion of primary employment, increase business opportunities in Fort Bend County and contribute to the economic development of both the property in Reinvestment Zone No. 18 and to Fort Bend County;

NOW THEREFORE, BE IT ORDERED BY THE COUNTY COMMISSIONERS COURT OF FORT BEND COUNTY:

SECTION ONE

That the findings and provisions set out in the preamble of this Order are hereby found to be true and correct, and are made a part of this Order for all purposes.

SECTION TWO

That Fort Bend County Reinvestment Zone No. 18 is hereby designated pursuant to the Guidelines for the purpose of encouraging economic development in Fort Bend County through tax abatement.

SECTION THREE

This designation shall be effective for five (5) years from the date of passage of this Order and may be renewed for five (5) year periods thereafter.

SECTION FOUR

The attached Exhibit A described tract(s) are to be combined and designated as Reinvestment Zone No. 18.

PASSED AND APPROVED this the ____ day of February, 2017.

FORT BEND COUNTY, TEXAS

By: _____
Robert E. Hebert, County Judge

ATTEST:

Laura Richard, County Clerk

Attachment: Exhibit A – Metes & Bounds Descriptions of Reinvestment Zone

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EXHIBIT A

METES & BOUNDS DESCRIPTIONS OF REINVESTMENT ZONE

AS ATTACHED TO

ORDER DESIGNATING

FORT BEND COUNTY REINVESTMENT ZONE NO. 18

February 21, 2017

Reinvestment Zone

***44.87 acres of land in the Gabriel Cole Survey, Abstract No. 153,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 44.87 acre tract of land in the Gabriel Cole Survey, Abstract No. 153, Fort Bend County, Texas; said 44.87 acre tract being out of a tract of land conveyed to Hudson Products Corporation, as recorded in Volume 527, Page 587 of the Fort Bend County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per City of Houston C.O.R.S. using GPS Observations:

BEGINNING at a 1/2-inch pipe in concrete found in the southwest line of a 146.340 acre tract of land conveyed to Gary Alan Krause and wife, Sheila Krause, as recorded in Volume 1967, Page 2407 of the Fort Bend County Deed Records, for the east corner of a 31.019 acre tract of land conveyed to Hudson Products Corporation, as recorded in Volume 539, Page 681 of the Fort Bend County Deed Records and for the north corner of said tract of land conveyed to Hudson Products Corporation, as recorded in Volume 527, Page 587 of the Fort Bend County Deed Records;

THENCE, South 47° 19' 31" East - 619.38 feet with the northeast line of said tract of land conveyed to Hudson Products Corporation, as recorded in Volume 527, Page 587 of the Fort Bend County Deed Records, with the southwest line of said 146.30 acre tract, with the southwest line of a 1.001 acre tract of land conveyed to Gary Wayne Konvicka and Tami Lin Konvicka, as recorded in Fort Bend County Clerk's File No. 2009114751 and with the southwest right-of-way line of Grunwald Road to a 3/4-inch iron pipe found for an angle point of this tract;

THENCE, South 39° 08' 13" East - 82.72 feet with the southwest right-of-way line of Grunwald Road to a point for the east corner of this tract;

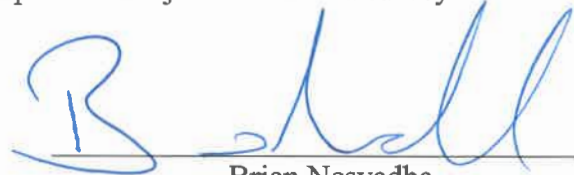
THENCE, South 51° 20' 48" West - 2,817.31 feet to a point for the south corner of this tract; from which a 5/8-inch iron rod found bears South 38° 39' 12" East - 251.09 feet;

THENCE, North 38° 39' 12" West - 713.83 feet with the southwest line of said tract of land conveyed to Hudson Products Corporation, as recorded in Volume 527, Page 587 of the Fort Bend County Deed Records and with the northeast line of a 70.51 acre tract of land conveyed to Jose S. Herrera, as recorded in Fort Bend County Clerk's File No. 2011016128 to a 1-inch iron pipe found for the west corner of this tract;

THENCE, North 51° 44' 32" East – 2,723.29 feet with the northwest line of said tract of land conveyed to Hudson Products Corporation, as recorded in Volume 527, Page 587 of the Fort Bend County Deed Records and with the southeast line of said 31.019 acre tract of land to the POINT OF BEGINNING and containing 44.87 acres of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1288-1
W:\1288-1_Reinvestment_Zone.doc



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



HUDSON PRODUCTS CORPORATION
31.019 ACRES
(VOL. 539, PG. 681; F.B.C.D.R.)

N 51°44'32" E - 2,723.29'

GARY ALAN KRAUSE AND WIFE,
SHEILA KRAUSE
146.340 ACRES
(VOL. 1967, PG. 2407; F.B.C.D.R.)

FND 1" IP
IN CONC

FND 1/2" IP
IN CONC

P.O.B.

S 47°19'31" E
619.38'

ASSEMBLY-STRUCTURAL
0.6612 ACRE (28,800 SQ. FT.)

REINVESTMENT ZONE
44.87 ACRES

HUDSON PRODUCTS CORPORATION
(VOL. 527, PG. 587; F.B.C.D.R.)

ZONE "X"

GARY WAYNE KONVICKA AND TAMI LIN KONVICKA
1.001 ACRES
(F.B.C.C.F. NO. 2009114751)

GRUNWALD
ROAD

FND 3/4" IP

S 39°08'13" E - 82.72'

"FIFTH TRACT - 38.958 ACRES"
"FIRST TRACT - 1,031.637 ACRES"

ORIGINAL TRACT LINE

S 51°20'48" W - 2,817.31'

FINNING
0.1653 ACRE (7,200 SQ. FT.)

LEGEND

F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
P. O. B. - POINT OF BEGINNING
R. O. W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
W/ - WITH

ZONE "X"

JOSE S. HERRERA
70.51 ACRES
(F.B.C.C.F. NO. 2011016128)

N 38°39'12" W - 713.83'

ZONE "X"

APPROXIMATE LOCATION
OF FLOODPLAIN LINE

APPROXIMATE LOCATION
OF FLOODPLAIN LINE

S 38°39'12" E
251.09'

FND 5/8" IR

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TILE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0375L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON SEPTEMBER 27, 2016. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON. ALL IMPROVEMENTS ARE NOT SHOWN.

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1B, Condition II, Survey.

B. Nesvadba

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



TEXAS ENGINEERING AND MAPPING CO.
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

STANDARD LAND SURVEY

OF
A 44.87 ACRE TRACT OF LAND
BEING IN THE GABRIEL COLE SURVEY, ABSTRACT NO. 153,
FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CK. BY: BSN
DATE: 02/21/17	SCALE: 1"=200'	KEY MAP: 641Q	JOB. NO.: 1288-1