

County, Texas, to the extent the same are validly existing and applicable to the Fee Parcels and Easement Tract 13 (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Fee Parcels and Easement Tract 13, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Fee Parcels and the said Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

This conveyance is made and accepted on the condition that, and provided that, Grantee acknowledges and accepts the sole purpose of this donation of the Fee Parcels and grant of the Easement is to accommodate Grantee's improvements to the future Chimney Rock Road and Lake Olympia Boulevard, Segment 1, including the right-of-way for related drainage and detention, but Grantor, its successors or assigns may elect to develop its remaining property located adjacent to the land conveyed to Grantee ("Grantor's Remaining Property"). Upon such future development of Grantor's Remaining Property, Grantor, its successors or assigns, may need to utilize Easement Tract 13, for purposes to benefit the development of Grantor's Remaining Property. Therefore, Grantee agrees to abandon the Easement upon, (1) Grantor's, its successors or assigns election to develop Grantor's Remaining Property; and (2) Grantee's approval of Grantor's, its successors' or assigns' plan to accommodate the Grantee's drainage and/or detention needs satisfied by Easement Tract 13 at the time of Grantor's, its successors' or assigns' election to develop Grantor's Remaining Property. The Grantee shall have no obligation to abandon the Easement until the granting of its approval of such accommodation plans presented by the Grantor.

If current ad valorem taxes on said Fee Parcels have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on the date set forth in the acknowledgement of the Grantee's acceptance hereof.

GRANTOR:

Hannover Estates, Ltd.,
a Texas limited partnership

By: 

Name: CF WONG

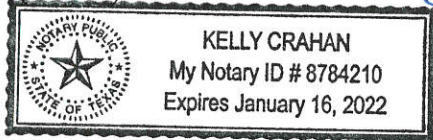
Title: PRESIDENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16TH day of JANUARY,
2019 by CLINTON F. WONG, PRESIDENT, on behalf of Hannover Estates, Ltd.

(SEAL)



Kelly Crahan
Notary Public in and for the State of Texas

AGREED TO AND ACCEPTED:

GRANTEE:

Fort Bend County, Texas

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2019,
by _____, _____ of Fort Bend County, Texas, a
political subdivision of the State of Texas, on behalf of said County.

(SEAL)

Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Fee Parcels

Exhibit B – Legal Description of Easement Tract 13

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
3.253 ACRES (141,677 SQ. FT.)
OUT OF CALLED 472.1079 ACRE TRACT
E. ROARK SURVEY, A-77
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 3.253 acres (141,677 square feet), more less, situated in the Elijah Roark Survey, Abstract No. 77, in Fort Bend County, Texas, said 3.253 acre tract being out of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas, said 3.253 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 5/8-inch iron rod with a Tejas cap (X=3,085,551.63; Y=13,766,124.58; surface, feet) set in the proposed easterly right-of-way line of Chimney Rock Road, being the northeast corner of that certain tract called 0.021 acre Reserve "F", Restricted to Landscape, in Winfield Lakes, Section 16, as recorded in Plat No. 20070070 of the Plat Records of Fort Bend County, Texas, being also in the west line of that certain Block 8, Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, being the southeast corner of the residue of said 472.1079 acre tract, and the southeast corner of the herein described 3.253 acre tract;

THENCE South 86°32'27" West (called S89°40'53"W) along the north line of said Reserve "F", at 25.00 feet pass a 5/8-inch iron rod found for northwest corner of said Reserve "F", and the northeast corner of the existing right-of-way of Chimney Rock Road (100 feet wide), as dedicated in said Plat No. 20070070, of the Plat Records of Fort Bend County, and continue, in all a distance of 125.00 feet to a 5/8-inch iron rod found for the northwest corner of the existing right-of-way of said Chimney Rock Road, in the east line of that certain tract called 0.383 acre Reserve "A", Restricted to Landscape, in said Winfield Lakes, Section 16, for the southwest corner of the herein described parcel;

THENCE North 03°27'33" West (called N00°19'07"W) along the east line of said Reserve "A", being the west line of the residue of said 472.1079 acre tract, at a distance of 692.65 feet pass a 5/8-inch iron rod found for the north corner of said Winfield Lakes, being a southeasterly corner of that certain tract called 80.369 acres conveyed to WOODMERE DEVELOPMENT CO., LTD., by special warranty deed dated April 09, 2014, recorded in Fort Bend County Clerk's File No. 2014039314, of the Official Public Records of Fort Bend County, Texas, and continue, along the east line of said 80.369 acre tract (called N00°19'07"W), in all a distance of 1,134.65 feet to a 5/8-inch iron rod with a Tejas cap set for the northeast corner of said 80.369 acre tract, in the north line of said 472.1079 acre tract, being also in the recognized northerly line of the Elijah Roark

Survey, Abstract No. 77 and the southerly line of said T. Hobermaker Survey, Abstract No. 191, being also the southerly line of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, for the northwest corner of the herein described parcel;

THENCE North 86°52'47" East (called N86°53'11"E) along the recognized northerly line of the Elijah Roark Survey, Abstract No. 77, being the southerly line of said T. Hobermaker Survey, Abstract No. 191, being also the northerly line of said 472.1079 acre tract, and the southerly line of said 1.8064 acre tract, a distance of 20.09 feet to 1-inch iron pipe found for the southeast corner of said 1.8064 acre tract, being also the southwest corner of that certain tract called 607.3245 acres conveyed to UDFLOF TUSCANY LAKES, L.P., by special warranty deed dated December 15, 2008, recorded in Fort Bend County Clerk's File No. 2008130668, of the Official Public Records of Fort Bend County, Texas;

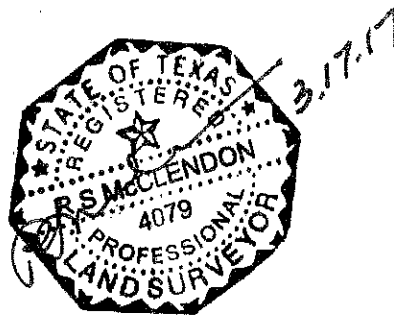
THENCE North 88°00'03" East (called N88°00'02"E) along the recognized northerly line of the Elijah Roark Survey, Abstract No. 77, being the southerly line of said T. Hobermaker Survey, Abstract No. 191, being also the northerly line of said 472.1079 acre tract, and the southerly line of said 607.3245 acre tract, a distance of 104.94 feet (called 104.69') to a 5/8-inch iron rod with a Tejas cap set for the northeast corner of said 472.1079 acre tract and the herein described parcel, in the west line of said Block 8, Offset Properties Subdivision;

THENCE South 03°27'33" East (called S03°27'38"E), along the west line of said Block 8, in said Offset Properties subdivision, being also the east line of said 472.1079 acre tract, a distance of 1,131.86 feet to the POINT OF BEGINNING and containing 3.253 acres (141,677 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1501 Parcel 1
January 17, 2017



**METES AND BOUNDS DESCRIPTION
OF A 0.4723 OF ONE ACRE (20,574 SQUARE FEET) TRACT OF
LAND SITUATED IN THE ELIJAH ROARK SURVEY,
ABSTRACT 77, FORT BEND COUNTY, TEXAS**

Being a 0.4723 of one acre (20,574 square feet) tract of land situated in the Elijah Roark Survey, Abstract 77, Fort Bend County, Texas, being out of the residue of a called 472.1079 acre tract of land conveyed to Hannover Estates, LTD by deed filed under Clerk's File Number 2000089092 of the Official Public Records of Fort Bend County, Texas, executed October 12, 2000, said 0.4723 of one acre tract being more particularly described by metes and bounds description as follows, all bearings and surface coordinates recited herein are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983, (NAD 83), 2011 adjustment, all surface coordinates and distances recited herein may be converted to grid by dividing surface values by a scale factor of 1.00013;

COMMENCING from a 5/8 inch iron rod with cap (LJA Eng.) found for interior corner a residue of a called 80.369 acre tract of land as described by deed filed under Clerk's File Number 2014039314 of the Official Public Records of Fort Bend County, Texas, executed April 09, 2014 and being a Southeasterly corner of said residue of said a called 472.1079 acre tract;

THENCE, North 02° 39' 15" West along the common line between said residue of a called 472.1079 acre tract and said called 80.369 acre tract, a distance of 451.19 feet to a set 5/8-inch iron rod with GeoSurv/TSC Surveying cap for corner, being on the proposed Southerly Right-of-Way line of Lake Olympia Parkway (proposed 150 – foot width) and being the **POINT OF BEGINNING** and the Southeasterly corner of the herein described parcel, having surface coordinates of N = 13,767,091.87 and E = 3,083,396.06;

1. **THENCE**, South 86° 47' 40" West along said proposed Southerly Right-of-Way line of said Lake Olympia Parkway, a distance of 212.04 feet to a set 5/8 inch iron rod with GeoSurv/TSC Surveying cap for corner, being on the easterly line of Director's Lot E (C.F. No. 2015089965), being an interior corner of said residue of said called 472.1079 acre tract and being an interior corner of the herein described parcel;
2. **THENCE**, North 02° 37' 05" West departing said proposed Southerly Right-of-Way line, a distance of 9.66 feet to a point for the Northeasterly corner of said Director's Lot E, same being an interior corner of said residue of said called 472.1079 acre tract and being an interior corner of the herein described parcel;

3. **THENCE**, South 87° 01' 47" West along the Northerly line of Director Lots A-E, a distance of 250.00 feet to a point for corner, being on the Easterly line of the Easterly residue of a called 152.588 acre tract of land (designated as Tract I) as described by deed filed under Clerk's File Number 2014050617 of the Official Public Records of Fort Bend County, Texas, executed January 01, 2014, being the Northwesterly corner of said Director's Lot A (C.F. No. 2004075311), being an interior corner of said residue of said called 472.1079 acre tract and being the Southwesterly corner of the herein described parcel;
4. **THENCE**, North 02° 37' 05" West along the common line between said Easterly residue of said called 152.588 acre tract and said residue of said called 472.1079 acre tract, a distance of 40.00 feet to a point for corner, being on the Southerly line of a called 1.9409 acre tract of land (designated as Tract II in Exhibit "B", Page 2) as described by deed recorded in Volume 1048, Page 276 of the Deed Records of Fort Bend County, Texas executed May 06, 1982, being the Northwesterly corner of said residue of said called 472.1079 acre tract and being the Northwesterly corner of the herein described parcel;
5. **THENCE**, North 87° 36' 35" East, 48.36 feet to a point for corner, being a common corner between said called 1.9409 acre tract and said residue of said called 472.1079 acre tract and being an interior corner of the herein described parcel;
6. **THENCE**, North 86° 47' 40" East along said Southerly line of said called 1.9409 acre tract, a distance of 413.65 feet to a point 5/8 inch iron rod with cap (LJA Eng.) found corner, being the Northwesterly corner of aforementioned residue of a called 80.369 acre tract, being the Northeasterly corner of said residue of said called 472.1079 acre tract and being the Northeasterly corner of the herein described parcel;
7. **THENCE**, South 02° 39' 15" East along the aforementioned common line between said residue of a called 472.1079 acre tract and said residue of a called 80.369 acre tract, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing a computed 0.4723 of one acre (20,574 square feet) of land.

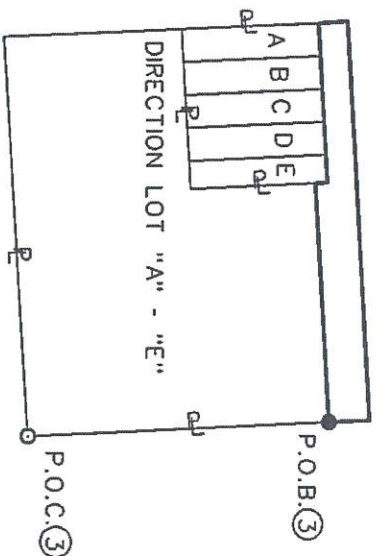
The above description was prepared in conjunction with a Parcel Map of the same date and submitted to Fort Bend County Engineer's Office of Fort Bend County, Texas.

Daniel Paul Coyer

Daniel Paul Coyer, R.P.L.S.
Registered Professional Land Surveyor No. 4867
GeoSurv, Inc. Company d/b/a TSC Surveying
10970 Stancliff Road
Houston, Texas 77099
(713) 784-4466 - Office
Texas Firm Registration No. 10083100



10/31/2017
DPC



PARENT TRACT INSET PARCEL 3
N.T.S.

- SET 5/8" I.R. W/GEOSURV/TSC SURVEYING CAP ●
- UNLESS OTHERWISE NOTED ○
- FOUND PROPERTY CORNER ○
- UNLESS OTHERWISE NOTED ○
- POINT ○
- PROPERTY LINE R

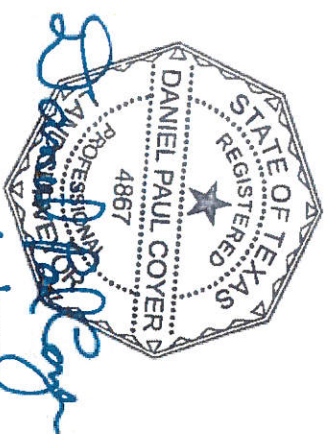
NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983, (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013.

THE BEARINGS & COORDINATES ESTABLISHED FOR THIS PROJECT IS TIED TO THE TXDOT GPS(VRS) NETWORK.

2. THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

3. PROPERTY DESCRIPTIONS OF EVEN DATE WERE MADE IN CONJUNCTION WITH THIS MAP HAVING SAME DATE.



10/31/2017
DR



TSC Surveying
"A Geosurv, Inc. Company"

Geosurv, Inc. db/a TSC Surveying
TSPS Firm No. 10081100
10970 STANCLIFF RD HOUSTON, TEXAS 77099
TEL 713-784-4466

EXISTING ACRES	TAKING ACRES/ S.F.	REMAINDER ACRES
80.369	0.4723	79.8967
CALL	20,574	

PARCEL PLAT
SHOWING PROPERTY OF
PARCEL 03

TSC SURVEYING

LAKE OLYMPIA
FORT BEND COUNTY
OCTOBER, 2017

SCALE: 1"=50'

THOMAS HABERMACHER SURVEY

A-191

PROPOSED R.O.W.

TELETOWER

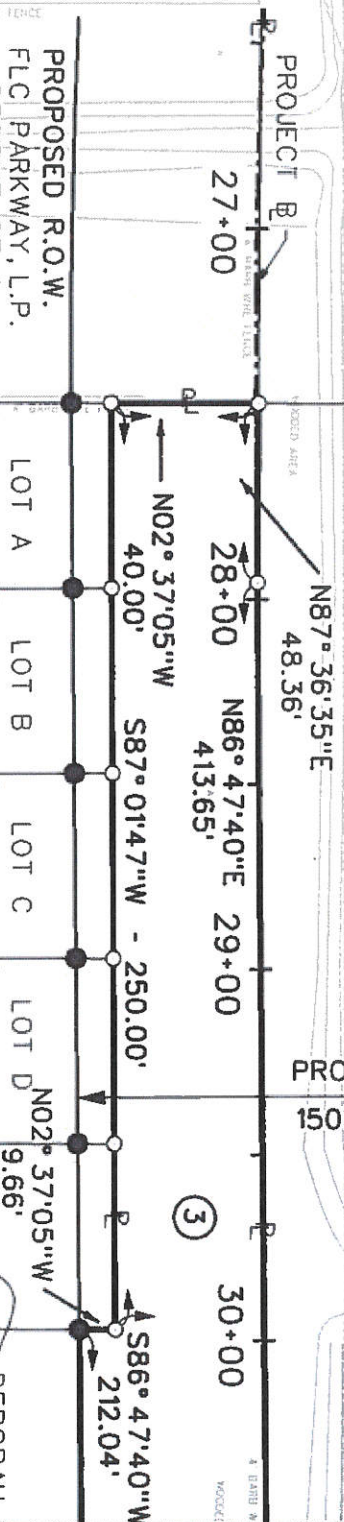
DESIGNATED AS TRACT II, EXHIBIT B, PAGE 2
VOL. 1048, PG. 276 (1/2 INT.)
MAY 06, 1982

VOL. 1048, PG. 288 (1/2 INT.)
MAY 06, 1982

APPROXIMATE THOMAS HABERMACHER SURVEY A-191
APPROXIMATE ELIJAH ROARK SURVEY A-77

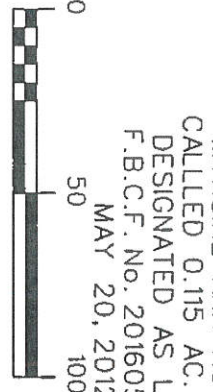
ELIJAH ROARK SURVEY LAKE OLYMPIA PARKWAY

(PROPOSED 150' R.O.W.)



MATCHLINE STA. 30-50

- PROPOSED R.O.W.**
 FLC PARKWAY, L.P.
 RESIDUE OF A
 CALLED 152.586 ACRE TRACT 1
 F.B.C.F. No. 2014050617
 JANUARY 01, 2014
- ROBERT ATKINSON
 0.115 AC. TRACT
 DESIGNATED AS LOT A
 F.B.C.F. No. 2004075311
 JUNE 18, 2004
- BARBARA ROZELL
 CALLED 0.115 AC. TRACT
 DESIGNATED AS LOT C
 F.B.C.F. No. 2004075314
 APRIL 20, 2004
- WOODMERE DEVELOPMENT
 RESIDUE OF A CALLED
 80.369 AC. TRACT
 F.B.C.F. No. 2014039314
 APRIL 09, 2014
- ROBBY MCGINNIS
 CALLED 0.115 AC. TRACT
 DESIGNATED AS LOT D
 F.B.C.F. No. 2006037624
 FEBRUARY 28, 2006
- DEBORAH L. DEPINET
 CALLED 0.115 AC. TRACT
 DESIGNATED AS LOT E
 F.B.C.F. No. 2015089965
 AUGUST 10, 2015
- MYRSINE ANN HOWARD
 CALLED 0.115 AC. TRACT
 DESIGNATED AS LOT B
 F.B.C.F. No. 2016056759
 MAY 20, 2012
- HANNOVER ESTATES, LTD.
 RESIDUE OF CALLED
 472.1079 AC. TRACT
 F.B.C.F. No. 2000089092
 OCTOBER 12, 2000



SCALE: 1"=50'



TSC Surveying
 "A Geosurv, Inc. Company"

Geosurv, Inc. db/a TSC Surveying
 TSPS Firm No. 10083100
 10970 STANCLIFF RD., HOUSTON, TEXAS 77099
 TEL. 713-784-4466

PARCEL PLAT
 SHOWING PROPERTY OF
PARCEL 03
 LAKE OLYMPIA
 FORT BEND COUNTY
 OCTOBER, 2017

SCALE: 1"=50'

PAGE 4 OF 5

THOMAS HABERMACHER SURVEY

A-191

TELETOWER
 CALLED 1.9409 AC. TRACT
 DESIGNATED AS TRACT II, EXHIBIT B, PAGE 2
 VOL. 1048, PG. 276 (1/2 INT.)
 MAY 06, 1982

VOL. 1048, PG. 288 (1/2 INT.)
 MAY 06, 1982

PROPOSED R.O.W.

APPROXIMATE THOMAS HABERMACHER SURVEY A-191

APPROXIMATE ELIJAH ROARK SURVEY A-77

LAKE OLYMPIA PARKWAY

(PROPOSED 150' R.O.W.)

FND = 5/8" I.R.
 W/CAP - (LJA-ENG.)



MATCHLINE STA. 30-50

ELIJAH ROARK SURVEY

A-77

HANNOVER ESTATES, LTD.
 RESIDUE OF CALLED
 472.1079 AC. TRACT
 F.B.C.F. No. 2000089092
 OCTOBER 12, 2000

P.O.C.
 FND. 5/8" I.R.
 W/CAP (LJA ENG.)



TSC Surveying
 "A Geosurv, Inc. Company"

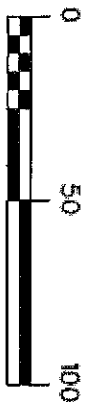
Geosurv, Inc. db/a TSC Surveying
 TSP's Firm No. 10083100
 10970 STANCLIFF RD. HOUSTON, TEXAS 77039
 TEL. 713-784-4466

P.O.B. PARCEL 3
 N - 13,767.091.87
 E - 3,083,396.06
 STA. 32+08.62, 50.00' RT.

WOODMERE DEVELOPMENT
 RESIDUE OF A CALLED
 80.369 AC. TRACT
 F.B.C.F. No. 2014039314
 APRIL 09, 2014

PARCEL PLAT
 SHOWING PROPERTY OF
PARCEL 03
 LAKE OLYMPIA
 FORT BEND COUNTY
 OCTOBER, 2017

SCALE: 1" = 50'



PAGE 5 OF 5

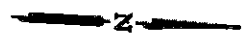


EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
6.893 ACRES (300,261 SQ. FT.)
OUT OF CALLED 161.292 ACRE TRACT
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 6.893 acres (300,261 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 6.893 acre tract being out of that certain tract called 161.292 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, said 6.893 acre parcel being more particularly described by metes and bounds as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

BEGINNING at a 1-inch iron pipe (X=3,085,378.45; Y=13,767,250.71; surface, feet) found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, for the southwest corner of said 161.292 acre tract and the herein described 6.893 acre tract, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE crossing said 161.292 acre tract along the proposed westerly right-of-way line of said Chimney Rock Road, the following five courses and distances:

South $80^{\circ}34'23''$ East, a distance of 20.46 feet to a 5/8-inch iron rod with a Tejas cap set for an interior corner;

In a northerly direction, a distance of 754.87 feet, following the arc of a curve to the right having a radius of 2050.00 feet and a central angle of $21^{\circ}05'53''$ (Ch= $N19^{\circ}58'34''E$, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North $30^{\circ}31'30''$ East, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North $16^{\circ}29'20''$ East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North $30^{\circ}31'30''$ East, at a distance of 249.22, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 324.22 feet to an intersect with the centerline of Mustang Bayou, being the north line of said 161.292 acre tract, for the northwest corner of the herein described parcel;

THENCE South $65^{\circ}26'53''$ East along the centerline of Mustang Bayou, being the north line of said 161.292 acre tract, a distance of 150.82 feet to an intersect with the proposed easterly right-of-way line of said Chimney Rock Road, for the northeast corner of the herein described parcel;

THENCE crossing said 161.292 acre tract along the proposed easterly right-of-way line of said Chimney Rock Road, the following seven courses and distances:

South $30^{\circ}31'30''$ West, at a distance of 75.00 feet, pass a 5/8-inch iron rod with a Tejas cap set for reference, and continue, in all a distance of 339.91 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $44^{\circ}33'41''$ West, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $30^{\circ}31'30''$ West, a distance of 780.96 feet to a 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, a distance of 1,156.62 feet, following the arc of a curve to the left, having a radius of 1950.00 feet and a central angle of $33^{\circ}59'03''$ (Ch= $S13^{\circ}31'58''W$, 1,139.74 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

South 03°27'33" East, a distance of 152.98 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

South 48°29'58" East, a distance of 52.29 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

South 03°27'33" East, a distance of 104.40 feet to 5/8-inch iron rod with a Tejas cap set in a barb wire fence line for a southeasterly corner of the herein described parcel in said recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas;

THENCE South 86°59'22" West along the recognized southerly line of said T. Hobermaker Survey, Abstract No. 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, a distance of 32.00 feet to a ½-inch iron rod found for the northwest corner of said Lot 1, Block 8, Offset Properties;

THENCE South 03°27'33" East, along the west line of said Lot 1, Block 8, in said Offset Properties subdivision, a distance of 0.70 feet to a 5/8-inch iron rod with a Tejas cap set in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract, in the westerly line of Lot 1, Block 8, in the Offset Properties Subdivision for the northeast corner of said 472.1079 acre tract conveyed to HANNOVER ESTATES, LTD;

THENCE South 88°00'03" West, along the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of said 472.1079 acre tract (called S88°00'02"W), a distance of 104.94 feet to the POINT OF BEGINNING and containing 6.893 acres (300,261 square feet) of land, more or less.

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1501 Parcel 13
January 18, 2017
Revised November 7, 2018



EXHIBIT B

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
1.900 ACRES (82,777 SQ. FT.)
OUT OF CALLED 161.292 ACRE TRACT
T. HOBERMAKER SURVEY, A-191
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.900 acres (82,777 square feet), more less, situated in the T. Hobermaker Survey, Abstract No. 191, in Fort Bend County, Texas, said 1.900 acre tract being out of that certain tract called 161.292 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed effectively dated June 29, 2017, recorded in Fort Bend County Clerk's File No. 2017071906, of the Official Public Records of Fort Bend County, Texas, said 1.900 acre parcel being more particularly described by metes and bounds in two parts as follows (with all bearings referenced to the Texas Coordinate System, South Central Zone, NAD '83):

PART 1: Being 0.8927 acre (38,887 square feet)

COMMENCING at a 1-inch iron pipe (X=3,085,378.45; Y=13,767,250.71; surface, feet) found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, for the southwest corner of said 161.292 acre tract, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 02°32'31" West along the westerly line of said 161.292 acre tract (called N02°38'41"W) and the easterly line of said 1.8064 acre tract (called N0°28'W), at a distance of 27.16 feet (called 26.45') pass a 5/8-inch iron rod found, at a distance of 27.23 feet pass a 1-inch iron pipe found, and continue, (called N02°32'40"W) at a distance of 52.32 feet (called 51.53') pass a 1-inch iron pipe found for the northeast corner of said 1.8064 acre tract, being the southeast corner of that certain tract called 259.7066 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records of Fort Bend County, Texas and by warranty deed (acreage is specifically referenced but the metes and bounds description was not attached) dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records of Fort Bend County, Texas, and continue, along the easterly line of said 259.7066 acre tract (called N02°32'40"W), in all a distance of 724.28 feet to a 5/8-inch iron rod with Tejas cap set for an intersect with the proposed westerly right-of-way line of said Chimney Rock Road, being

also the POINT OF BEGINNING (X=3,085,346.33; Y=13,767,974.28; surface, feet) and southwest corner of the herein described 0.8927 acre (38,887 square feet) tract;

THENCE departing said proposed westerly right-of-way line of said Chimney Rock Road, in a northerly direction, a distance of 775.76 feet, following the arc of a curve to the right having a radius of 2075.00 feet and a central angle of $21^{\circ}25'14''$ (Ch=N $19^{\circ}48'53''$ E, 771.25 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

THENCE North $30^{\circ}31'30''$ East, a distance of 904.22 feet to a 5/8-inch iron rod with a Tejas cap set for the most northerly corner of the herein described tract and an angle point in the proposed westerly right-of-way line of said Chimney Rock Road;

THENCE along the proposed westerly right-of-way line of said Chimney Rock Road, the following four courses and distances:

South $16^{\circ}29'20''$ West, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

South $30^{\circ}31'30''$ West, a distance of 816.74 feet to a 5/8-inch iron rod with a Tejas cap set for a point of curvature;

In a southerly direction, a distance of 754.87 feet, following the arc of a curve to the left having a radius of 2050.00 feet and a central angle of $21^{\circ}05'53''$ (Ch=S $19^{\circ}58'34''$ W, 750.61 feet) to a 5/8-inch iron rod with a Tejas cap set for a southeasterly corner;

North $80^{\circ}34'23''$ West, a distance of 20.46 feet to the POINT OF BEGINNING of Part 1, containing 0.8927 acres (38,887 square feet) of land, more or less.

PART 2: Being 1.008 acres (43,890 square feet)

COMMENCING at a 1-inch iron pipe (X=3,085,378.45; Y=13,767,250.71; surface, feet) found in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, for the southwest corner of said 161.292 acre tract, being also the southeast corner of that certain tract called 1.8064 acres conveyed to TELETOWER, by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 276, of the Deed Records Fort Bend County, Texas and by warranty deed dated May 06, 1982, recorded in Vol. 1048, Pg. 288, of the Deed Records Fort Bend County, Texas, in the north line of that certain tract called 472.1079 acres conveyed to HANNOVER ESTATES, LTD., by special warranty deed dated April 12, 2000, recorded in Fort Bend County Clerk's File No. 2000089092, of the Official Public Records of Fort Bend County, Texas;

THENCE North 88°00'03" East, along the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of said 472.1079 acre tract (called S88°00'02"W), a distance of 104.94 feet to a 5/8-inch iron rod with a Tejas cap set in the recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract, in the westerly line of Lot 1, Block 8, in the Offset Properties Subdivision for the northeast corner of said 472.1079 acre tract conveyed to HANNOVER ESTATES, LTD;

THENCE North 03°27'33" West, along the west line of said Lot 1, Block 8, in said Offset Properties subdivision, a distance of 0.70 feet to a ½-inch iron rod found for the northwest corner of said Lot 1, Block 8, Offset Properties;

THENCE North 86°59'22" East along the recognized southerly line of said T. Hobermaker Survey, Abstract No. 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract (called S86°49'04"W) and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, a distance of 32.00 feet to a 5/8-inch iron rod with a Tejas cap set in a barb wire fence line on said recognized southerly line of said T. Hobermaker Survey, Abstract No 191, being the northerly line of the Elijah Roark Survey, Abstract No. 77, being also the southerly line of said 161.292 acre tract and the northerly line of Lot 1, Block 8, in the Offset Properties Subdivision as recorded in Vol. 232, Pg. 344, of the Deed Records of Fort Bend County, Texas, in the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE North 03°27'33" West, crossing said 161.292 acre tract along the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 104.40 feet to a 5/8-inch iron rod with a Tejas cap set for a cut-back corner;

THENCE North 48°29'58" West, along the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 35.33 feet to a 5/8-inch iron rod with Tejas cap set for the POINT OF BEGINNING (X=3,085,482.49; Y=13,767,384.38; surface, feet) and southerly corner of the herein described 1.008 acre (43,890 square feet) tract;

THENCE continuing along the proposed easterly right-of-way line of said Chimney Rock Road, the following five courses and distances:

North 48°29'58" West, a distance of 16.96 feet to a 5/8-inch iron rod with Tejas cap set for a cut-back corner;

North 03°27'33" West, a distance of 152.98 feet to a 5/8-inch iron rod with Tejas cap set for a point of curvature;

In a northerly direction, a distance of 1,156.62 feet, following the arc of a curve to the right, having a radius of 1950.00 feet and a central angle of 33°59'03" (Ch=N13°31'58"E, 1,139.74 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

North 30°31'30" East, a distance of 780.96 feet to a 5/8-inch iron rod with a Tejas cap set for an angle point;

North 44°33'41" East, a distance of 103.08 feet to a 5/8-inch iron rod with a Tejas cap set for the northerly corner of the herein described tract, being also an angle point in the proposed easterly right-of-way line of said Chimney Rock Road;

THENCE South 30°31'30" West, departing the proposed easterly right-of-way line of said Chimney Rock Road, a distance of 904.22 feet to a 5/8-inch iron rod with a Tejas cap set for a point of curvature;

THENCE, in a southerly direction, a distance of 1,141.79 feet, following the arc of a curve to the left, having a radius of 1925.00 feet and a central angle of 33°59'03" (Ch=S13°31'58"W, 1,125.13 feet) to a 5/8-inch iron rod with a Tejas cap set for a point of tangency;

THENCE South 03°27'33" East, a distance of 145.68 feet to the POINT OF BEGINNING of Part 2, containing 1.008 acres (43,890 square feet) of land, more or less.

Parcel Acquisition Summary

Part 1 =	0.8927 acre	38,887 square feet
Part 2 =	1.008 acre	43,890 square feet
Total =	1.900 acre	82,777 square feet

Note: This description is accompanied by a plat of survey of even date herewith. All iron rods set with Tejas caps are stamped with "RPLS 4079".

All distances and coordinates shown hereon are surface. To convert to grid, divide by a scale factor = 1.00013.

TEJAS SURVEYING, INC.
Firm No. 10031300
Ph: 281 240-9099
Job No. 61-1501 Easement Tract 13
November 7, 2018



