

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 ___th day of _____, 2019, 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. 22

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: _____

NAYES: _____

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. 22

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 April 26, 2019 edition of the Fort Bend Herald, the County has held a public hearing on May 7, 2019, where all interested persons were given an opportunity to speak, and evidence for and against the designation of Fort Bend County Reinvestment Zone No. 22 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. 22 are feasible and practical and would be a benefit to the land to be included in Reinvestment Zone No. 22 and to the County after the expiration of the Tax Abatement Agreement; and

WHEREAS, the designation of Reinvestment Zone No. 22 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. 22 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. 22 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.

Exhibit A – Metes & Bounds Descriptions of Reinvestment Zone



METES AND BOUNDS DESCRIPTION
141.713 ACRES (6,173,000 SQUARE FEET)
R.T. CARROLL SURVEY, ABSTRACT NUMBER 544 AND
G.D. TARLTON SURVEY, ABSTRACT NUMBER 698
FORT BEND COUNTY, TEXAS

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Being all that certain 141.713 acres (6,173,000 square feet) of land situated partially in the R.T. Carroll Survey, Abstract Number 544 and partially in the G.D. Tarlton Survey, Abstract Number 698, Fort Bend County, Texas, and being comprised of three parcels: Parcel "A", being part of and out of that certain called 72.65 acres, referred to as Tract 2, described in deed to Joseph Dow, as recorded under Clerk's File Number (C.F.N.) 2017084908, Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.); Parcel "B", being all that certain called 58.13 acres described in deed to Silco, Inc., as recorded under C.F.N. 2016146341, O.P.R.F.B.C.; and Parcel "C", being all that same called 60.649 acres described in deed to Tucchau Huynh, and Cam Huy Quach and wife, Huechau Huynh, as recorded under C.F.N. 2011058147, O.P.R.F.B.C.; said 141.713 acre tract being more particularly described as follows (bearings herein are grid bearings based on the Texas State Plane Coordinate System; South Central Zone, NAD83, as witnessed by Texas Department of Transportation (TxDOT) Right-of-Way (R.O.W.) Map Sheets 7, 8, 9, and 10; CSJ 0187-05-57; distances herein are surface distances and may be converted to grid by multiplying by a scale factor of 0.999870017):

COMMENCING at an "X" in concrete set in the northwest line of said R.T. Carroll Survey and the southeast line of the Houston and Texas Central (H.&T.C.) Railroad Company Survey, Section 7, Abstract Number 210; said "X" also marking the intersection of the centerline of Klosterhoff Road, a 60-foot public R.O.W., as widened in Volume 231, Pages 506, 514, 518, and 567, Deed Records of Fort Bend County, Texas, with the northwesterly projection of the southwest R.O.W. line of Spur 10, a public R.O.W. of varying width formerly known as Hartledge Road, as widened in deeds to State of Texas recorded under C.F.N. 2014016447 (Parcel 7) and 2016123007 (Parcel 8), O.P.R.F.B.C.; said "X" also marking the north corner of said 72.65; thence:

South 42°08'14" West, along the centerline of said Klosterhoff Road with the southeast line of said H.&T.C. Railroad Company Survey, and the northwest line of said R.T. Carroll Survey and said 72.65 acre tract, a distance of 705.00 feet to a nail in asphalt set marking the **POINT OF BEGINNING** and most northerly corner of the herein described tract;

THENCE, South 47°51'02" East, at 30.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the southeast R.O.W. line of said Klosterhoff Road; continuing, across said 72.65 acre tract, a total distance of 3,149.24 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the northwest line of that certain called 2.5274 acres described in deed to William L. Reardon and Pamela R. Reardon, as recorded under C.F.N. 9410704, O.P.R.F.B.C.; said iron rod also being in the southeast line of said 72.65 acre tract and marking the most northerly east corner of the herein described tract;

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THENCE, South 41°59'48" West, with the northwest line of said 2.5274 acre tract and the southeast line of said 72.65 acre tract, a distance of 316.46 feet to a 1/2-inch iron pipe found in the southwest line of the aforesaid R.T. Carroll Survey, and the northeast line of the aforesaid G.D. Tarlton Survey and the aforesaid 58.13 acre tract; said iron pipe also marking the west corner of said 2.5274 acre tract, the most southerly corner of said 72.65 acre tract, and an interior corner of the herein described tract;

THENCE, South 47°52'37" East, with the southwest line of said R.T. Carroll Survey and said 2.5274 acre tract, and the northeast line of said G.D. Tarlton Survey and said 58.13 acre tract, a distance of 149.99 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set in the northwest line of the J.T. Peak Survey, Abstract Number 666, and that certain called 32.62 acres described in deed to Larry Howell, James M. Bettis, Jr., and Tommye L. Dominy, as recorded under C.F.N. 2012048863, O.P.R.F.B.C.; said iron rod also marking the south corner of said R.T. Carroll Survey and said 2.5274 acre tract, the east corner of said G.D. Tarlton Survey and said 58.13 acre tract, and the most southerly east corner of the herein described tract;

THENCE, South 42°12'08" West (call South 42°11'47" West), with the southeast line of said G.D. Tarlton Survey and said 58.13 acre tract, and the northwest line of said J.T. Peak Survey and said 32.62 acre tract; also with the northwest line of that certain called 36.553 acres described in deed to Michael E. Ebarb and wife, Lisa C. Ebarb, as recorded under C.F.N. 1999093130, O.P.R.F.B.C., and the northwest line of that certain called 10.419 acres described in deeds to 1) Rusty R. Kroesche (90% interest), as recorded under C.F.N. 2018010159, O.P.R.F.B.C., and 2) Rusty L. Kroesche and wife, Traci A. Kroesche (10% interest), as recorded under C.F.N. 2018010160, O.P.R.F.B.C., a distance of 1,581.70 feet to a 1-inch iron pipe found marking the east corner of that certain called 39.881 acres, referred to as Tract 4, described in deed to Ferrall Stafford Kmiec, as recorded under C.F.N. 2003030171, O.P.R.F.B.C.; said iron pipe also marking the most southerly corner of said 58.13 acre tract and the herein described tract;

THENCE, North 47°52'04" West, with the northeast line of said 39.881 acre tract and the most southerly southwest line of said 58.13 acre tract, a distance of 523.28 feet (call 523.44 feet) to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING", set marking the most southerly corner of the aforesaid 60.649 acre tract, the most southerly west corner of said 58.13 acre tract, and an angle point in the herein described tract;

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THENCE, North 47°52'13" West (call North 45°00'27" West), with the northeast line of said 39.881 acre tract and the southwest line of said 60.649 acre tract, at 2,744.93 feet pass the southeast R.O.W. line of the aforesaid Klosterhoff Road; continuing, at 2,745.32 feet pass a 1-inch iron pipe found on line; continuing, a total distance of 2,774.93 feet to a nail in asphalt set in the centerline of said Klosterhoff Road, the southeast line of the aforesaid H.&T.C. Railroad Company Survey, and the northwest line of the aforesaid G.D. Tarlton Survey; said nail also marking the north corner of said 39.881 acre tract, and the west corner of said 60.649 acre tract and the herein described tract;

THENCE, North 42°08'14" East (call North 45°00'00" East), along the centerline of said Klosterhoff Road with the southeast line of said H.&T.C. Railroad Company Survey, and the northwest line of said G.D. Tarlton Survey and said 60.649 acre tract, at 1,014.13 feet pass a nail in asphalt set marking the north corner of said 60.649 acre tract and the most northerly west corner of the aforesaid 58.13 acre tract; continuing along said centerline with said southeast line, and the northwest line of said G.D. Tarlton Survey and said 58.13 acre tract, a total distance of 1,118.09 feet to a nail in asphalt set marking the west corner of that certain called 1.0 acre tract described in deed to David John Sell and wife, Roxie Jean Sell, as recorded in Volume 836, Page 372, D.R.F.B.C.; said nail also marking an exterior corner of said 58.13 acre tract and the herein described tract;

THENCE, South 47°51'46" East, with the southwest line of said 1.0 acre tract and a northeast line of said 58.13 acre tract, at 30.00 feet pass the southeast R.O.W. line of said Klosterhoff Road, from which a found 2-inch iron pipe bears North 25°02' West, 0.74 feet; continuing, a total distance of 254.54 feet to a 1-inch iron pipe found marking the south corner of said 1.0 acre tract, and an interior corner of said 58.13 acre tract and the herein described tract;

THENCE, North 42°08'04" East (call North 42°03'45" East), with the southeast line of said 1.0 acre tract and a northwest line of said 58.13 acre tract, a distance of 170.91 feet (call 171.06 feet) to a 1-inch iron pipe found marking the east corner of said 1.0 acre tract, and an interior corner of said 58.13 acre tract and the herein described tract;

THENCE, North 47°49'45" West (call North 47°51'46" West), with the northeast line of said 1.0 acre tract and a southwest line of said 58.13 acre tract, at 224.53 feet pass the southeast R.O.W. line of the aforesaid Klosterhoff Road; continuing, at 224.80 feet pass a 1-1/2 inch iron pipe found on line; continuing, a total distance of 254.53 feet (call 254.31 feet) to a nail in asphalt set in the southeast line of the aforesaid H.&T.C. Railroad Company Survey and the northwest line of the aforesaid G.D. Tarlton Survey; said nail also marking the north corner of said 1.0 acre tract, and an exterior corner of said 58.13 acre tract and the herein described tract;

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THENCE, North 42°08'14" East, along the centerline of said Klosterhoff Road with the southeast line of said H.&T.C. Railroad Company Survey, and the northwest line of said G.D. Tarlton Survey and said 58.13 acre tract, at 292.14 feet pass a nail in asphalt set marking the west corner of the aforesaid R.T. Carroll Survey and the aforesaid 72.65 acre tract, and the most northerly corner of said G.D. Tarlton Survey and said 58.13 acre tract; continuing along said centerline with said southeast line, and the northwest line of said R.T. Carroll Survey and said 72.65 acre tract, a total distance of 610.06 feet to the **POINT OF BEGINNING** and containing 141.713 acres (6,173,000 square feet) of land.

There also exists a separate ALTA/NSPS Land Title Survey drawing prepared by Terra Surveying Company, Inc., of even date.

Compiled by:
Scott D. Mandeville, RPLS
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3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
Phone: 713-993-0327
Project Number: 1617-1831-S



Exhibit B – Map

