

**PETITION FOR APPOINTMENT OF DIRECTORS TO
TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT**

THE STATE OF TEXAS

COUNTY OF FORT BEND

TO THE COMMISSIONERS COURT OF FORT BEND COUNTY:

The undersigned (“Petitioners”), holding title to a majority of the assessed value of land located in the Texas Heritage Parkway Improvement District (“District”), as indicated by the appraisal rolls of Fort Bend County, Texas, and pursuant to Special District Local Laws Code Chapter 3921, respectfully petition the Commissioners Court of Fort Bend County to appoint the initial five (5) directors to the Board of Directors of the District.

I.

The District was created by Acts 2013, 83rd Leg., Ch. 827 (S.B. 1864), Sec. 1, effective June 14, 2013, codified as Chapter 3921, Special District Local Laws Code, as amended by Acts 2019, 86th Leg., H.B. 4721, effective May 22, 2019 (together, “Act”), and organized under the terms and provisions of Sections 52 and 52-a, Article III, and Section 59, Article XVI of the Texas Constitution.

II.

Pursuant to Section 3921.056 of the Act, the owners of a majority of the assessed value of the real property in the District may submit a petition to Fort Bend County nominating five (5) persons to serve as initial voting directors of the District.

III.

Petitioners hold title to a majority of the assessed value of the real property in the District according to the tax rolls of Fort Bend County, Texas, attached hereto as **Exhibit A**.

IV.

Petitioners hereby appoint the following five (5) persons as agents of the Petitioners and hereby nominate the following five (5) persons as the initial voting directors of the District:

Name	Position
Roger Adamson	1
Jim Fatheree	2
Kerry Gilbert	3
Cliff Vacek	4
Pat Hebert	5

V.

Petitioners certify that all persons named in Section 4 of this petition qualify to serve as directors of the District pursuant to Section 375.063, Local Government Code.

VI.

Pursuant to the Act, the terms of directors appointed for positions one through three will expire June 1, 2021, and the terms of directors appointed for positions four and five will expire June 1, 2023.

Petitioners respectfully pray that this petition be granted and the aforementioned nominees be appointed to the Board of Directors of the District to serve the terms stated in Section 2 of this petition.

[Execution pages follow.]

PETITIONERS:

RONALD W. HENRIKSEN "A" TRUST

By: James Henriksen
James A. Henriksen, Trustee

RONALD W. HENRIKSEN "B" TRUST

By: _____
Ronald W. Henriksen, Trustee

PETITIONERS:

RONALD W. HENRIKSEN "A" TRUST

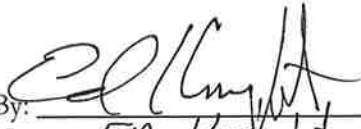
By: _____
James A. Henriksen, Trustee

RONALD W. HENRIKSEN "B" TRUST


By: Ronald W. Henriksen, Trustee
Ronald W. Henriksen, Trustee

DJH RANCHING, L.P., a Texas limited partnership

By: DJH Ranching GP, LLC,
a Texas limited liability company,
its general partner


By: 
Name: ED Knight
Title: MANAGER

CAT HIL ALLEN, LLC,
a Texas Limited Liability Company

By: 

William B. Harrison
Manager

CAT HIL FULSHEAR, LLC,
a Texas Limited Liability Company

By: 

William B. Harrison
Manager

4812-3097-5342, v. 1



EXHIBIT A

FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600

Phone 281.344.8623

Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel A**

Date: July 12, 2019

Certificate No. 890

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. DJH Ranching LP & Cat HIL Allen LLC

Ownership is based on Instrument #:

1. 2017112485

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0611-00-106-0010-901	\$4,481,940	\$73,820
2. 0611-00-106-0011-901	\$8,032,180	\$124,940

Name: Tara Miles

Organization: Muller Law Group

A handwritten signature in blue ink that reads "Mandi Rubalcaba".

Mandi Rubalcaba
Ownership & Deed Department Supervisor

Certificate Cost: \$20.00

Cert0890

1 of 5

RECEIVED
JUL 09 2019
FORT BEND C.A.D.

TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT
1,752.3803 ACRES
DISTRICT BOUNDARY

FEBRUARY 7, 2019
JOB NO. 1752-00

DESCRIPTION OF 1,752.3803 ACRES OF LAND SITUATED IN THE
J.G. BENNETT SURVEY A-611 (H. & T. C. R.R. CO. SURVEY SECTION 106)
MICAJAH AUTRY SURVEY A-100, RUFUS WRIGHT SURVEY A-344,
DANIEL R. PERRY SURVEY A-301, ENOCH LATHAM SURVEY, A-50,
RANDON & PENNINGTON SURVEY, A-75, MORRIS & CUMMINGS SURVEY, A-294
THE JOHN FOSTER SURVEY, A-26 AND THE JESSE THOMPSON SURVEY, ABSTRACT NO. 394
FORT BEND COUNTY, TEXAS
AND THE JESSE THOMPSON SURVEY, ABSTRACT NO. 414 WALLER COUNTY, TEXAS

BEING 1,752.3803 acres of land situated in the J.G. Bennett Survey Abstract No.611 (H. & T. C. R.R. Co. Survey Section 106), Micajah Autry Survey, Abstract No. 100, Rufus Wright Survey, Abstract No. 344, Daniel R. Perry Survey, Abstract No. 301, Enoch Latham Survey, Abstract No. 50, Randon & Pennington Survey, Abstract No. 75, Morris & Cummings Survey, Abstract No. 294, the John Foster Survey, Abstract No. 26, the Jesse Thompson Survey, Abstract No. 394 of Fort Bend County, Texas, and the Jesse Thompson Survey, Abstract No. 414 of Waller County, Texas, said 1,752.3803 acres being comprised of the following described tracts: all of a called 473.246 acre tract described in an instrument to Dan J. Harrison, Jr. filed for record under Vol. 528, Pg. 132 of the Fort Bend County Deed Records (F.B.C.D.R.), all of a called 579.0 acre tract, a called 2.1742 acre tract, a called 1.500 acre tract and a called 1.166 acre tract described in an instrument to Ronald W. Henriksen "B" Trust filed for record under C.F. No. 2008132362 O.P.R.F.B.C.T., all of a called 186.29 acre tract (Tract 1) and a portion of a called 1,005.19 acre tract (Tract 2) described in an instrument to Dan J. Harrison Jr. filed for record under Vol. 302, Pg. 126, F.B.C.D.R., all of a called 48.787 acre tract and 23.675 acre tract described in an instrument to Dan J. Harrison filed for record under Vol. 405, Pg. 239, F.B.C.D.R., a portion of a called 64.675 acre tract described in an instrument to Dan. J. Harrison Jr. filed for record under Vol. 422, Pg. 467, F.B.C.D.R., and all of the area of McKinnon Road (Old Richmond-Fulshear Road, width varies) lying South of said 186.29 acre tract and North of said 48.787 acre tract and said 1,005.19 acre tract, a portion of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under Clerk's File Number 2012087343 of the O.P.R.F.B.C., a portion of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed Records, Texas, and a portion of a called 3.01 acre tract of land described in an instrument to Prototype Machine Co. Inc. recorded under C.F. No. 2008112545 of the O.P.R.F.B.C.T., a portion of a called 631.26 acre tract and a portion of a called 686.0183 acre tract of land both described in an instrument to D.R. Horton-Texas Ltd. recorded under C.F. No. 20130000566, a portion of a called 200 acre tract of land described in an instrument to Silco, Inc. recorded under C.F. No. 2006095116 of the O.P.R.F.B.C.T., a portion of a called 235.146 acre tract of land described in an instrument to Silvestri Investments of Florida, Inc. recorded under C.F. No. 2007009964 of the O.P.R.F.B.C.T., a portion of a called 12.024 acre tract of land described in an instrument to Blossom, Inc. recorded under C.F. No. 2007009966 of the O.P.R.F.B.C.T., a portion of a called 316 acres as described in an instrument to R&Y Interests, Ltd. recorded under C.F. No. 2011051593 of the O.P.R.F.B.C.T. and Vol. 553, Pg. 91 of the Official Public Records of Waller County Texas and being a portion of proposed Texas Heritage Parkway right-of-way, said 1,752.3803 acres being more particularly described in seven (7) Parcels by metes and bounds as follows:

PARCEL "A" – 464.1735 ACRES:

BEING 464.1735 acres of land situated in the J.G. Bennett Survey, Abstract No. 611 of Fort Bend County, Texas, said 464.1735 acres being all of a called 473.246 acre tract of land described in an instrument to Dan Harrison, Jr. recorded under Vol. 528, Pg. 132 of the Fort Bend County Deed Records, said 464.1735 acre tract being more particularly described by metes and bounds as follows:

TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT
1,752.3803 ACRES
DISTRICT BOUNDARY

FEBRUARY 7, 2019
JOB NO. 1752-00

BEGINNING at the Southwest corner of said 473.246 acre tract and the herein described tract, lying on the North line of a called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas Ltd. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C.T.;

THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED N 01° 07' E, 2,899.50 feet) along and with the West line of said 473.246 acre tract to a point for the Southeast corner of a called 474.671 acre tract of land described in an instrument to Silco, Inc. recorded under C. F. No. 2007009962 O.P.R.F.B.C.T.;

THENCE, N 01°12'21" W, a distance of 2,565.81 feet along and with the common line of said 473.246 acre tract and said 474.671 acre tract to a point for corner;

THENCE, N 01°54'43" W, a distance of 2,397.64 feet continuing along and with said common line to the Northwest corner of said 473.246 acre tract and the herein described tract and the Southwest corner of a called 235.146 acre of land as described in an instrument to Silvestri Investments of Florida, Inc. recorded under C.F. No. 2007009964 O.P.R.F.B.C.T.;

THENCE, N 87°14'39" E, a distance of 2,533.40 feet along and with the common line of said 473.246 acre tract and said 235.146 acre tract to the Northeast corner of said 473.246 acre tract and the herein described tract and the most Southerly Southeast corner of said 235.146 acre tract, lying on the West line of a called 200 acre tract of land as described in an instrument to Silco, Inc. recorded under C.F. No. 2006095116 O.P.R.F.B.C.T.;

THENCE, S 01°56'18" E, a distance of 2,445.26 feet along and with the common line of said 473.246 acre tract and said 200 acre tract to the common West corner of said 200 acre tract and a called 686.0183 acre tract of land described in an instrument to D.R. Horton-Texas Ltd. recorded under C.F. No. 2013000056 O.P.R.F.B.C.T.;

THENCE, S 01°55'43" E, a distance of 4,920.20 feet along and with the common line of said 686.0183 acre tract and said 473.246 acre tract to the Southwest corner of said 686.0183 acre tract, lying on the North line of said 631.26 acre tract;

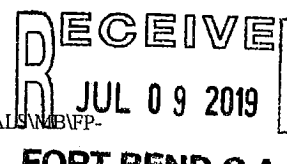
THENCE, S 87°40'56" W, a distance of 6.43 feet along and with the common line of said 631.26 acre tract and said 473.246 acre tract to an interior corner of said 473.246 acre tract and the herein described tract and a Northwest corner of said 631.26 acre tract;

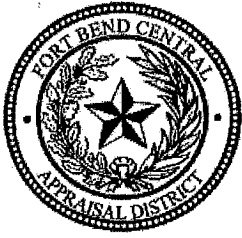
THENCE, S 00°59'24" E, a distance of 527.80 feet along and with the common line of said 473.246 acre tract and said 631.26 acre tract to the Southeast corner of said 473.246 acre tract and the herein described tract and an interior corner of said 631.26 acre tract;

THENCE, S 87°50'00" W, a distance of 2,634.66 feet along and with the common line of said 473.246 acre tract and said 631.26 acre tract to the **POINT OF BEGINNING** and containing 464.1735 acres of land.

PARCEL "B" – 583.8370 ACRES

BEING 583.8370 acres of land situated in the Micajah Autry Survey, Abstract No. 100 of Fort Bend County, Texas, said 583.8370 acre tract of land being all of a called 579.0 acre tract of land, a called 2.1742 acre tract of land, a called 1.500 acre tract and a called 1.166 acre tract of land all described in an instrument to Ronald W. Henrickson "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C.T.





FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel B**

Date: July 12, 2019

Certificate No. 891

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. Ronald W. Henriksen "A" Trust & Ronald W. Henriksen "B" Trust
2. Seaway Crude Pipeline Company LLC

Ownership is based on Instrument #:

1. 2008132362
2. 2013094169

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0100-00-000-0020-901	\$9,879,720	\$50,370
2. 0100-00-000-0021-901	\$2,310	\$50
3. 0100-00-000-0022-901	\$108,000	\$520
4. 0100-00-000-0023-901	\$300,000	
5. 0301-00-000-0200-901	\$87,650	\$400
6. 0344-00-000-0010-901	\$4,439,550	\$28,320
7. 0344-00-000-0021-901	\$59,210	\$140
8. 6075-00-000-0355-901	\$160,950	\$260
9. 6075-00-000-0380-901	\$111,320	\$180

(Continued)

Name: Tara Miles

Organization: Muller Law Group



Mandi Rubalcaba

Ownership & Deed Department Supervisor

Certificate Cost: \$20.00

Cert0891

1 of 5

BEGINNING at the Southwest corner of said 473.246 acre tract and the herein described tract, lying on the North line of a called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas Ltd. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C.T.;

THENCE, N 00° 17' 23" W, a distance of 2,905.55 feet (CALLED N 01° 07' E, 2,899.50 feet) along and with the West line of said 473.246 acre tract to a point for the Southeast corner of a called 474.671 acre tract of land described in an instrument to Silco, Inc. recorded under C. F. No. 2007009962 O.P.R.F.B.C.T.;

THENCE, N 01°12'21" W, a distance of 2,565.81 feet along and with the common line of said 473.246 acre tract and said 474.671 acre tract to a point for corner;

THENCE, N 01°54'43" W, a distance of 2,397.64 feet continuing along and with said common line to the Northwest corner of said 473.246 acre tract and the herein described tract and the Southwest corner of a called 235.146 acre of land as described in an instrument to Silvestri Investments of Florida, Inc. recorded under C.F. No. 2007009964 O.P.R.F.B.C.T.;

THENCE, N 87°14'39" E, a distance of 2,533.40 feet along and with the common line of said 473.246 acre tract and said 235.146 acre tract to the Northeast corner of said 473.246 acre tract and the herein described tract and the most Southerly Southeast corner of said 235.146 acre tract, lying on the West line of a called 200 acre tract of land as described in an instrument to Silco, Inc. recorded under C.F. No. 2006095116 O.P.R.F.B.C.T.;

THENCE, S 01°56'18" E, a distance of 2,445.26 feet along and with the common line of said 473.246 acre tract and said 200 acre tract to the common West corner of said 200 acre tract and a called 686.0183 acre tract of land described in an instrument to D.R. Horton-Texas Ltd. recorded under C.F. No. 2013000056 O.P.R.F.B.C.T.;

THENCE, S 01°55'43" E, a distance of 4,920.20 feet along and with the common line of said 686.0183 acre tract and said 473.246 acre tract to the Southwest corner of said 686.0183 acre tract, lying on the North line of said 631.26 acre tract;

THENCE, S 87°40'56" W, a distance of 6.43 feet along and with the common line of said 631.26 acre tract and said 473.246 acre tract to an interior corner of said 473.246 acre tract and the herein described tract and a Northwest corner of said 631.26 acre tract;

THENCE, S 00°59'24" E, a distance of 527.80 feet along and with the common line of said 473.246 acre tract and said 631.26 acre tract to the Southeast corner of said 473.246 acre tract and the herein described tract and an interior corner of said 631.26 acre tract;

THENCE, S 87°50'00" W, a distance of 2,634.66 feet along and with the common line of said 473.246 acre tract and said 631.26 acre tract to the **POINT OF BEGINNING** and containing 464.1735 acres of land.

PARCEL "B" – 583.8370 ACRES

BEING 583.8370 acres of land situated in the Micajah Autry Survey, Abstract No. 100 of Fort Bend County, Texas, said 583.8370 acre tract of land being all of a called 579.0 acre tract of land, a called 2.1742 acre tract of land, a called 1.500 acre tract and a called 1.166 acre tract of land all described in an instrument to Ronald W. Henrickson "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C.T.

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JUL 09 2019

FORT BEND C.A.D.

FORT BEND C.A.D.

BEGINNING at the Northeast corner of said 579.0 acre tract, same being a Northwest corner of a called 1,913.31 acre tract of land described in an instrument to CCR Texas Holdings LP filed for record under C.F. No. 2012038964 O.P.R.F.B.C.T., same also being an angle point in the South line of a called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas, Ltd. filed for record under C.F. No. 2013000056 O.P.R.F.B.C.T.;

THENCE, S 01° 50' 55" E, a distance of 2,731.43 feet (CALLED S 01° 50' 13" E, 2,731.32 feet) along and with an East line of said 579.0 acre tract to a point for corner;

THENCE, N 89° 14' 57" E, a distance of 21.71 feet (CALLED N 89° 56' 16" E, 21.74 feet) along and with a common line of said 579.0 acre tract and said 1,913.31 acre tract to a point for corner;

THENCE, S 01° 26' 01" E, a distance of 1,338.51 feet (CALLED S 01° 25' 53" E, 1,338.13 feet) along and with an East line of said 579.0 acre tract to a point for corner;

THENCE, S 51° 53' 12" E, a distance of 223.27 feet (CALLED S 51° 56' 45" E, 223.23 feet) along and with a Northeasterly line of said 579.0 acre tract to a point for corner in the Northwesterly line of Fulshear-Katy Road (as occupied) and the most Northerly Southeast corner of the herein described tract;

THENCE, S 37° 55' 51" W, a distance of 527.83 feet (CALLED S 37° 56' 10" W, 527.86 feet) along and with a Southeasterly line of said 579.0 acre tract and the Northwesterly line of said Fulshear-Katy Road to a point for the most Southerly Southeast corner of said 579.0 acre tract;

THENCE, S 86° 40' 52" W, a distance of 3,077.04 feet (CALLED S 86° 41' 25" W, 3,076.67 feet) along and with the South line of said 579.0 acre tract to a point for the most Southerly Southwest corner of said 579.0 acre tract and being in a West line of said Micajah Autry Survey and the East line of said Daniel R. Perry Survey;

THENCE, N 01° 56' 26" W, a distance of 1,670.00 feet (CALLED N 01° 55' 53" E, 1,669.99 feet) along and with a West line of said 579.0 acre tract, the East line of said Daniel R. Perry Survey and a West line of said Micajah Autry Survey to an interior corner of said 579.0 acre tract and the herein described tract and the Northeast corner of a called 452.272 acre tract of land as described in an instrument to Huggins Ranch, Ltd. recorded under C.F. No. 2009007109 of the O.P.R.F.B.C.T.;

THENCE, S 88° 09' 13" W, a distance of 853.23 feet (CALLED S 88° 09' 46" W, 853.60 feet) along and with the common line of said 579.0 acre tract and said 452.272 acre tract to a point for corner;

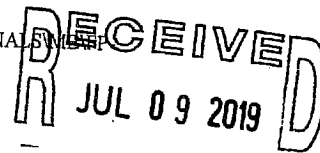
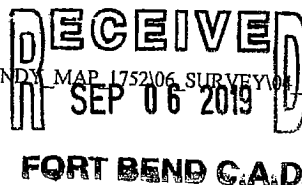
THENCE, N 02° 27' 24" W, a distance of 156.95 feet (CALLED N 02° 26' 51" W, 156.95 feet) along and with a West line of said 579.0 acre tract to an interior corner of said 579.0 acre tract and the herein described tract, same being the most Easterly Southeast corner of said Rufus Wright Survey, same also being in a West line of said Micajah Autry Survey and the North line of said Daniel R. Perry Survey;

THENCE, S 87° 29' 44" W, a distance of 2,541.06 feet (CALLED S 87° 30' 17" W, 2,541.06) along and with a South line of said 579.0 acre tract, the North line of said 452.272 acre tract and said Daniel R. Perry Survey and a South line of said Rufus Wright Survey to an angle point being the Southeast corner of said 1.166 acre tract and the most Westerly Southwest corner of said 579.0 acre tract;

THENCE, S 87° 30' 17" W, a distance of 540.98 feet (CALLED S 89° 09' 06" W) along and with the South line of said 1.166 acre tract to a point for corner being the Northeast corner of said 2.1742 acre tract and the Northwest corner of said 452.272 acre tract;

THENCE, S 00° 22' 22" E, a distance of 465.81 feet (CALLED S 01° 11' 24" W, 465.79 feet) along and with the East line of said 2.1742 acre tract and the East line of said 1.500 acre tract to a point for the Southeast corner of said 1.500 acre tract;

THENCE, S 88° 28' 05" W, a distance of 358.18 feet (CALLED N 89° 58' 09" W, 358.18 feet) along and with the South line of said 1.500 acre tract to a point for corner;



THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S 43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of said 1.500 acre tract to a point lying in the North right-of-way line of Sprigg Road for the beginning of a non-tangent curve to the left having a center which bears N 50° 07' 14" W, 60.00 feet;

In a Northeasterly direction, along and with said curve to the left and the North right-of-way of Sprigg Road, a distance of 0.99 feet, having a radius of 60.00 feet, a central angle of 00° 56' 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E, 0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning of a non-tangent curve to the left having a center which bears N 50° 07' 14" W, 60.00 feet;

In a Northerly direction, along and with said curve to the left and the North right-of-way of Sprigg Road, a distance of 91.88 feet, having a radius of 60.00 feet, a central angle of 87° 44' 10" (CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16 feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;

THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N 43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of said 1.500 acre tract to a point for the Northwest corner of said 1.500 acre tract and the Southwest corner of said 2.1742 acre tract;

THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N 00° 01' 51" E, 370.03 feet) along and with the West line of said 2.1742 acre tract and the West line of said 1.166 acre tract to a point for the Northwest corner of said 1.166 acre tract;

THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89° 09' 06" E, 846.21 feet) along and with the North line of said 1.166 acre tract to a point for the Northeast corner of said 1.166 acre tract and being in the West line of said 579.0 acre tract and an interior corner of the herein described tract;

THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED N 02° 27' 01" W, 2,925.01 feet) along and with the West line of said 579.0 acre tract to a point for the Northwest corner of said 579.0 acre tract and the herein described tract;

THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED N 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0 acre tract to a point for corner in the West line of said 631.26 acre tract;

THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S 02° 26' 51" E, 155.73 feet) along and with the common line of said 579.0 acre tract and said 631.26 acre tract to a point for corner and being the Southwest corner of said 631.26 acre tract and an interior corner of said 579.0 acre tract and the herein described tract;

THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED N 87° 32' 39" E, 4,118.62 feet) along and with the North line of said 579.0 acre tract and the South lines of said 631.26 acre tract and a called 26.35 acre tract of land described in an instrument to BFH MINING, LTD. recorded under C.F. No. 2013000056 and 2010109527 to the POINT OF BEGINNING and containing 583.8370 acres of land.

PARCEL "C" – 474.4183 ACRES:

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FORT BEND C.A.D.

RECEIVED
SEP 06 2019

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FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel C**

Date: July 12, 2019

Certificate No. 892

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. DJH Ranching LP & Cat HIL Allen LLC
2. Fort Bend County

Ownership is based on Instrument #:


1. 2017112484
2. Unknown
3. 2017139150

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0026-00-000-0250-901	\$30,989,300	\$263,780
2. 0050-00-000-0004-901	\$300	
3. 0050-00-000-0220-901	\$2,817,220	\$24,320
4. 0050-00-000-0222-901	\$300	
5. 0294-00-000-0003-901	\$300	
6. 0294-00-000-0010-901	\$1,567,780	\$13,540
7. 0294-00-000-0012-901	\$300	

Name: Tara Miles

Organization: Muller Law Group


Mandi Rubalcaba

Ownership & Deed Department Supervisor

Certificate Cost: \$20.00

Cert0892

1 of 5

THENCE, S 42° 09' 02" W, a distance of 230.96 feet (CALLED S 43° 42' 45" W, 230.96 feet) along and with a Southeasterly line of said 1.500 acre tract to a point lying in the North right-of-way line of Sprigg Road for the beginning of a non-tangent curve to the left having a center which bears N 50° 07' 14" W, 60.00 feet;

In a Northeasterly direction, along and with said curve to the left and the North right-of-way of Sprigg Road, a distance of 0.99 feet, having a radius of 60.00 feet, a central angle of 00° 56' 43" (CALLED 00° 56' 30") and a chord which bears N 39° 24' 24" E, 0.99 feet (CALLED N 40° 58' 11" E, 0.99) to a point for the beginning of a non-tangent curve to the left having a center which bears N 50° 07' 14" W, 60.00 feet;

In a Northerly direction, along and with said curve to the left and the North right-of-way of Sprigg Road, a distance of 91.88 feet, having a radius of 60.00 feet, a central angle of 87° 44' 10" (CALLED 87° 43' 37") and a chord which bears N 03° 59' 16" W, 83.16 feet (CALLED N 02° 25' 23" W, 83.15 feet) to a point for corner;

THENCE, N 42° 09' 02" E, a distance of 323.81 feet (CALLED N 43° 42' 48" E, 323.81 feet) along and with a Northwesterly line of said 1.500 acre tract to a point for the Northwest corner of said 1.500 acre tract and the Southwest corner of said 2.1742 acre tract;

THENCE, N 01° 31' 55" W, a distance of 369.59 feet (CALLED N 00° 01' 51" E, 370.03 feet) along and with the West line of said 2.1742 acre tract and the West line of said 1.166 acre tract to a point for the Northwest corner of said 1.166 acre tract;

THENCE, N 87° 30' 17" E, a distance of 846.44 feet (CALLED 89° 09' 06" E, 846.21 feet) along and with the North line of said 1.166 acre tract to a point for the Northeast corner of said 1.166 acre tract and being in the West line of said 579.0 acre tract and an interior corner of the herein described tract;

THENCE, N 02° 27' 34" W, a distance of 2,925.01 feet (CALLED N 02° 27' 01" W, 2,925.01 feet) along and with the West line of said 579.0 acre tract to a point for the Northwest corner of said 579.0 acre tract and the herein described tract;

THENCE, N 87° 32' 26" E, a distance of 2,541.20 feet (CALLED N 87° 32' 59" E, 2,541.20) along and with a North line of said 579.0 acre tract to a point for corner in the West line of said 631.26 acre tract;

THENCE, S 02° 27' 24" E, a distance of 156.01 feet (CALLED S 02° 26' 51" E, 155.73 feet) along and with the common line of said 579.0 acre tract and said 631.26 acre tract to a point for corner and being the Southwest corner of said 631.26 acre tract and an interior corner of said 579.0 acre tract and the herein described tract;

THENCE, N 87° 31' 56" E, a distance of 4,118.43 feet (CALLED N 87° 32' 39" E, 4,118.62 feet) along and with the North line of said 579.0 acre tract and the South lines of said 631.26 acre tract and a called 26.35 acre tract of land described in an instrument to BFH MINING, LTD. recorded under C.F. No. 2013000056 and 2010109527 to the **POINT OF BEGINNING** and containing 583.8370 acres of land.

PARCEL "C" - 474.4183 ACRES:

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FORT BEND C.A.D.

BEING a 474.4183 acre tract of land situated in the Enoch Latham Survey, Abstract No. 50, the Morris & Cummings Survey, Abstract No. 294, the John Foster Survey, Abstract No. 26 and the Randon & Pennington Survey, Abstract No. 75 of Fort Bend County, Texas, said 474.4183 acre tract being all of a called 186.29 acre tract described as Tract 1 in an instrument to Dan J. Harrison, Jr. recorded under Vol. 302, Pg. 126 of the Fort Bend County Deed Records (F.B.C.D.R.), all of a called 23.675 acre tract of land described as Tract 1 and all of a called 48.787 acre tract described as Tract 2 in an instrument to Dan J. Harrison Jr. recorded under Vol. 405, Pg. 239 of the F.B.C.D.R., a portion of a called 64.675 acre tract of land described in an instrument to Dan J. Harrison Jr. recorded under Vol. 422, Pg. 467 of the F.B.C.D.R. and a portion of a called 1,005.19 acre tract of land described as Tract 2 in an instrument to Dan J. Harrison, Jr. recorded under Vol. 302, Pg. 126 of the F.B.C.D.R., and all of the area of McKinnon Road (Old Richmond-Fulshear Road, width varies) lying South of said 186.29 acre tract and North of said 48.787 acre tract and said 1,005.19 acre tract, said 474.4183 acre tract being more particularly described in metes and bounds as follows:

BEGINNING at a point for the Northwest corner of said 186.29 acre tract, same being in the South line of a 100-foot wide Metropolitan Transit Authority of Harris County, Texas right-of-way, same also being the Northwest corner of a called 3.01 acre tract of land described in an instrument to Prototype Machine Co. Inc. filed for record under C.F. No. 2008112545, O.P.R.F.B.C.T.;

THENCE, N 82° 58' 56" E, a distance of 2,424.31 feet (CALLED N 85° 26' E, 4310.5 feet) along and with the North line of said 186.29 acre tract and the South line of said Metropolitan Transit Authority right-of-way to an angle point;

THENCE, N 83° 00' 02" E, a distance of 1,886.40 feet (CALLED N 85° 26' E, 4310.5 feet) along and with the North line of said 186.29 acre tract and the South line of said Metropolitan Transit Authority right-of-way to a point for the Northeast corner of said 186.29 acre tract and the herein described tract;

THENCE, S 02° 29' 41" E, a distance of 2,168.70 feet (CALLED S 00° 03' E, 2,168.70 feet) along and with the East line of said 186.29 acre tract to a point for the Southeast corner of said 186.29 acre tract and being in the North line of said McKinnon Road;

THENCE, S 87° 40' 19" W, a distance of 66.52 feet (CALLED N 89° 53' W, 65.00 feet) along and with the South line of said 186.29 acre tract and the North line of said McKinnon Road to a point for corner being the intersection of a Northerly projection of an East line of said 1,005.19 acre tract with the South line of said 186.29 acre tract;

THENCE, S 02° 29' 41" E, a distance of 639.72 feet (CALLED S 00° 03' E, 639.60 feet) over and across said McKinnon Road, along and with an East line of said 1,005.19 acre tract to an interior corner of said 1,005.19 acre tract;

THENCE, N 88° 04' 19" E, a distance of 158.00 feet (CALLED S 89° 29' E, 158.00 feet) along and with a North line of said 1,005.19 acre tract to a point for corner;

THENCE, S 02° 14' 41" E, a distance of 2,210.40 feet (CALLED S 00° 12' W) along and with an East line of said 1,005.19 acre tract to the Southeast corner of the herein described tract;

THENCE, S 87° 14' 33" W, a distance of 4,037.52 feet over and across said 1,005.19 acre tract, said 64.675 acre tract and along and with the South line of said 23.675 acre tract (South line called WEST, 964.5 feet) to a point for the Southwest corner of said 23.675 acre tract and the herein described tract;

THENCE, N 02° 28' 27" W, a distance of 1,082.24 feet (CALLED N 00° 17' E, 1076.22 feet) along and with the West line of said 23.675 acre tract to the Northwest corner of said 23.675 acre tract and being in the South line of said 48.787 acre tract and an interior corner of the herein described tract;

THENCE, S 87° 36' 19" W, a distance of 341.03 feet (CALLED WEST) along and with the South line of said 48.787 acre tract to a point for the Southwest corner of said 48.787 acre tract;

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FORT BEND CAD.

THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED N 00° 04' W – Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239) along and with the West line of said 48.787 acre tract, over and across said McKinnon Road and continuing along and with the West line of said 186.29 acre tract to the POINT OF BEGINNING and containing 474.4183 acres of land.

PARCEL "D" – 137.2966 ACRES:

BEING 137.2966 acres of land situated in the Enoch Latham Survey, Abstract No. 50 of Fort Bend County, Texas, said 137.2966 acres being all of a called 137.294 acre of land described in an instrument to GM Equity Group, LLC, filed for record under Clerk's File Number 2008000068 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, said 137.2966 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 137.294 acre tract and the herein described tract and the Southwest corner of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under Clerk's File Number 2012087343 of the O.P.R.F.B.C., lying on the North right-of-way line of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed Records;

THENCE, S 82°58'56" W, a distance of 722.86 feet along and with the South line of said 137.294 acre tract and the North right-of-way line of said F.M. 1093 to a 5/8-inch iron rod with cap stamped "5070" found for the Southeast corner of a called 3.0 acre tract of land described in an instrument to Andrea Chatam recorded under C.F. No. 2013030092 of the O.P.R.F.B.C. and a South corner of said 137.294 acre tract and the herein described tract;

THENCE, N 02°40'36" W, a distance of 608.67 feet along and with the East line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Northeast corner of said 3.0 acre tract and an interior corner of said 137.294 acre tract and the herein described tract;

THENCE, S 82°55'11" W, a distance of 209.00 feet along and with the North line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Northwest corner of said 3.0 acre tract and an interior corner of said 137.294 acre tract and the herein described tract;

THENCE, S 02°21'20" E, a distance of 608.71 feet along and with the West line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Southwest corner of said 3.0 acre tract and a South corner of said 137.294 acre tract and the herein described tract, lying on the North right-of-way line of said F.M. 1093;

THENCE, S 82°58'56" W, a distance of 699.09 feet along and with the North right-of-way line of said F.M. 1093 and the South line of said 137.294 acre tract to a 5/8-inch iron rod found for the Southwest corner of said 137.294 acre tract and the herein described tract and the Southeast corner of a called 124.4749 acre tract described in an instrument recorded under C.F. No. 2005092052 of the O.P.R.F.B.C.T.;

THENCE, N 02°42'36" W, a distance of 399.31 feet along and with the West line of said 137.294 acre tract and the East line of said 124.4749 acre tract to a 5/8-inch iron rod found for an interior corner of said 137.294 acre tract and the herein described tract;

THENCE, S 82°59'32" W, a distance of 127.36 feet along and with the North line of said 124.4749 acre tract to a 5/8-inch iron rod found for a Northerly Southwest corner of said 137.294 acre tract and the herein described tract;

THENCE, N 02°42'36" W, a distance of 3,184.32 feet along and with the common line of said 137.294 acre tract and said 124.4749 acre tract to a 1/2-inch iron rod found for the common North corner of said 137.294 acre tract and said 124.4749 acre tract and the Northwest corner of the herein described tract, lying on the South line of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under C.F. No. 2012038964 of the O.P.R.F.B.C.;

RECORDED
JUL 09 2019
FORT BEND C.A.D.



FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel D**

Date: July 16, 2019

Certificate No. 893

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. Fort Bend County
2. GM Equity Group LLC
3. Eduardo Morales

Ownership is based on Instrument #:

1. 2019000986
2. 2008000068
3. 2013097392
4. 2017077964

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0050-00-000-0008-901	\$1,670	\$10
2. 0050-00-000-0303-901	\$3,856,880	\$14,530
3. 0050-00-000-0308-901	\$752,500	\$1,930
4. 0050-00-000-0397-901	\$300	

Name: Tara Miles

Organization: Muller Law Group

A handwritten signature in blue ink that reads "Mandi Rubalcaba".

Mandi Rubalcaba

Ownership & Deed Department Supervisor

Certificate Cost: \$20.00

Cert0893

1 of 5

THENCE, N 02° 30' 41" W, a distance of 3,616.51 feet (CALLED N 00° 04' W – Vol. 302, Pg. 126; N01° 23' 50" E, - Vol. 405, Pg. 239) along and with the West line of said 48.787 acre tract, over and across said McKinnon Road and continuing along and with the West line of said 186.29 acre tract to the **POINT OF BEGINNING** and containing 474.4183 acres of land.

PARCEL "D" – 137.2966 ACRES:

BEING 137.2966 acres of land situated in the Enoch Latham Survey, Abstract No. 50 of Fort Bend County, Texas, said 137.2966 acres being all of a called 137.294 acre of land described in an instrument to GM Equity Group, LLC, filed for record under Clerk's File Number 2008000068 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), Texas, said 137.2966 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 137.294 acre tract and the herein described tract and the Southwest corner of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under Clerk's File Number 2012087343 of the O.P.R.F.B.C., lying on the North right-of-way line of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed Records;

THENCE, S 82°58'56" W, a distance of 722.86 feet along and with the South line of said 137.294 acre tract and the North right-of-way line of said F.M. 1093 to a 5/8-inch iron rod with cap stamped "5070" found for the Southeast corner of a called 3.0 acre tract of land described in an instrument to Andrea Chatam recorded under C.F. No. 2013030092 of the O.P.R.F.B.C. and a South corner of said 137.294 acre tract and the herein described tract;

THENCE, N 02°40'36" W, a distance of 608.67 feet along and with the East line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Northeast corner of said 3.0 acre tract and an interior corner of said 137.294 acre tract and the herein described tract;

THENCE, S 82°55'11" W, a distance of 209.00 feet along and with the North line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Northwest corner of said 3.0 acre tract and an interior corner of said 137.294 acre tract and the herein described tract;

THENCE, S 02°21'20" E, a distance of 608.71 feet along and with the West line of said 3.0 acre tract to a 5/8-inch iron rod with cap stamped "5070" found for the Southwest corner of said 3.0 acre tract and a South corner of said 137.294 acre tract and the herein described tract, lying on the North right-of-way line of said F.M. 1093;

THENCE, S 82°58'56" W, a distance of 699.09 feet along and with the North right-of-way line of said F.M. 1093 and the South line of said 137.294 acre tract to a 5/8-inch iron rod found for the Southwest corner of said 137.294 acre tract and the herein described tract and the Southeast corner of a called 124.4749 acre tract described in an instrument recorded under C.F. No. 2005092052 of the O.P.R.F.B.C.T.;

THENCE, N 02°42'36" W, a distance of 399.31 feet along and with the West line of said 137.294 acre tract and the East line of said 124.4749 acre tract to a 5/8-inch iron rod found for an interior corner of said 137.294 acre tract and the herein described tract;

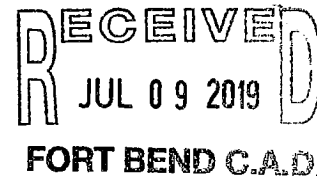
THENCE, S 82°59'32" W, a distance of 127.36 feet along and with the North line of said 124.4749 acre tract to a 5/8-inch iron rod found for a Northerly Southwest corner of said 137.294 acre tract and the herein described tract;

THENCE, N 02°42'36" W, a distance of 3,184.32 feet along and with the common line of said 137.294 acre tract and said 124.4749 acre tract to a 1/2-inch iron rod found for the common North corner of said 137.294 acre tract and said 124.4749 acre tract and the Northwest corner of the herein described tract, lying on the South line of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under C.F. No. 2012038964 of the O.P.R.F.B.C.;

RECORDED
JUL 09 2019
FORT BEND C.A.D.

THENCE, N 88°20'49" E, a distance of 1,761.94 feet along and with the common line of said 137.294 acre tract and said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said 137.294 acre tract and the herein described tract;

THENCE, S 02°37'40" E, a distance of 3,418.82 feet along and with the East line of said 137.294 acre tract to the **POINT OF BEGINNING** and containing 137.2966 acres (5,980,638 square feet) of land.



PARCEL "E" – 1.7909 ACRES

BEING 1.7909 acres of land situated in the Enoch Latham Survey, Abstract No. 50 of Fort Bend County, Texas, said 1.7909 acres being a portion of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under Clerk's File Number 2012087343 of the O.P.R.F.B.C., a portion of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed Records, Texas, and a portion of a called 3.01 acre tract of land described in an instrument to Prototype Machine Co. Inc. recorded under C.F. No. 2008112545 of the O.P.R.F.B.C.T. and being a portion of proposed Texas Heritage Parkway right-of-way, said 1.7909 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of a called 137.294 acres described in an instrument to GM Equity Group, LLC, filed for record under Clerk's File Number 2008000068 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and the Southwest corner of said 3.662 acre tract, lying on the North right-of-way line of said F.M. 1093;

THENCE, N 02°37'40" W, a distance of 388.76 feet along and with the common line of said 3.662 acre tract and said 137.294 acre tract to the North corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S 69°42'53" W, 2,081.00 feet;

THENCE, over and across said 3.662 acre tract, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 118.98 feet, having a radius of 2,081.00 feet, a central angle of 03°16'33" and a chord which bears S 18°38'50" E, 118.96 feet to a point for corner;

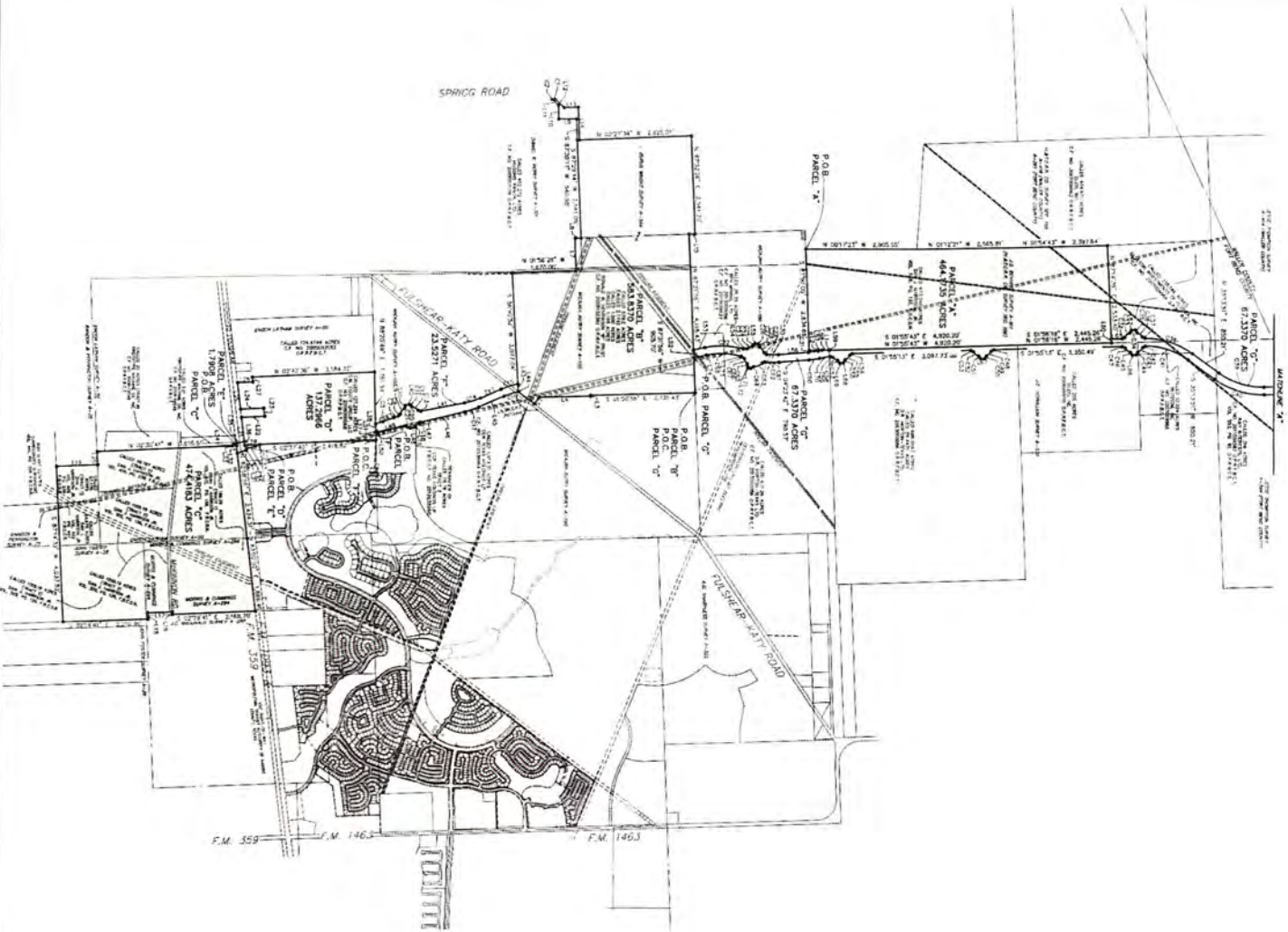
S 17°00'34" E, a distance of 242.42 feet to a point for corner;

S 62°00'34" E, a distance of 38.36 feet to a point for corner;

THENCE, S 20°13'23" E, a distance of 236.61 feet partially over and across said 3.662 acre tract and partially over and across said F.M. 1093 to the Southeast corner of the herein described tract, lying on the South right-of-way line of said F.M. 1093 and the North line of a called 186.29 acre tract of land described as Tract 1 in an instrument to Dan J. Harrison Jr. recorded under Vol. 302. Pg. 126 of the Fort Bend County Deed Records;

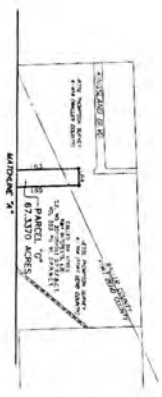
THENCE, S 82°58'47" W, a distance of 197.48 feet along and with the North line of said 186.29 acre tract to the common North corner of said 186.29 acre tract and said 3.01 acre tract and an interior corner of the herein described tract;

THENCE, 02°30'41" E, a distance of 111.28 feet along and with the common line of said 186.29 acre tract and said 3.01 acre tract to the most Southerly corner of the herein described tract;



NOTES

1. THIS MAP SHOWS THE BOUNDARIES OF THE SUBJECT TRACTS AS SHOWN ON THE PLAT OF THE TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT, FORT BEND COUNTY, TEXAS, DATED AND RECORDED AS ABOVE.
2. THE SUBJECT TRACTS ARE SHOWN IN SHADING ON THIS MAP.
3. THE TOTAL AREA OF THE SUBJECT TRACTS IS 1,752.3803 ACRES.
4. THE TOTAL AREA OF THE TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT IS 17,523.803 ACRES.
5. THE TOTAL AREA OF THE TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT IS 17,523.803 ACRES.



VICINITY MAP
 SEE PLAT PAGE NO. 487-488 / 522-523

LINE TABLE

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TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT

PARCEL "A" 464.1735 AC.
 PARCEL "B" 563.8370 AC.
 PARCEL "C" 137.2966 AC.
 PARCEL "D" 17.908 AC.
 PARCEL "E" 23.5271 AC.
 PARCEL "F" 67.3370 AC.

TOTAL: 1,752.3803 ACRES



TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT BOUNDARY MAP FOR FORT BEND COUNTY, TEXAS

IN & TO THE DISTRICT SURVEY MADE BY M. J. LEE, SURVEYOR, FORT BEND COUNTY, TEXAS, ON THE 15TH DAY OF FEBRUARY, 1991, AND THE DISTRICT BOUNDARY MAP MADE BY M. J. LEE, SURVEYOR, FORT BEND COUNTY, TEXAS, ON THE 15TH DAY OF FEBRUARY, 1991, AND THE DISTRICT BOUNDARY MAP MADE BY M. J. LEE, SURVEYOR, FORT BEND COUNTY, TEXAS, ON



FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel E**

Date: July 16, 2019

Certificate No. 894

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. Fort Bend County Toll Road Authority
2. Fort Bend County
3. City of Fulshear

Ownership is based on Instrument #:

1. 2015058468
2. 2018023380
3. 2011120338
4. 2017044716
5. 2019057632

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0050-00-000-0002-901	\$300	
2. 0050-00-000-0005-901	\$300	
3. 0050-00-000-0016-901	\$300	
4. 0050-00-000-0389-901	\$300	
5. 0050-00-000-0335-901	\$363,810	

Name: Tara Miles
Organization: Muller Law Group

A handwritten signature in blue ink that reads "Mandi Rubalcaba".
Mandi Rubalcaba

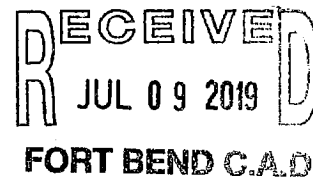
Ownership & Deed Department Supervisor
Certificate Cost: \$20.00

Cert0894

2 of 5

THENCE, N 88°20'49" E, a distance of 1,761.94 feet along and with the common line of said 137.294 acre tract and said 1,913.31 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said 137.294 acer tract and the herein described tract;

THENCE, S 02°37'40" E, a distance of 3,418.82 feet along and with the East line of said 137.294 acre tract to the **POINT OF BEGINNING** and containing 137.2966 acres (5,980,638 square feet) of land.



PARCEL "E" – 1.7909 ACRES

BEING 1.7909 acres of land situated in the Enoch Latham Survey, Abstract No. 50 of Fort Bend County, Texas, said 1.7909 acres being a portion of a called 3.662 acre tract of land described in an instrument to Wayne Schramme recorded under Clerk's File Number 2012087343 of the O.P.R.F.B.C., a portion of F.M. 1093 (120 feet wide) as shown in Vol. 243, Pg. 169 of the Fort Bend County Deed Records, Texas, and a portion of a called 3.01 acre tract of land described in an instrument to Prototype Machine Co. Inc. recorded under C.F. No. 2008112545 of the O.P.R.F.B.C.T. and being a portion of proposed Texas Heritage Parkway right-of-way, said 1.7909 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of a called 137.294 acres described in an instrument to GM Equity Group, LLC, filed for record under Clerk's File Number 2008000068 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and the Southwest corner of said 3.662 acre tract, lying on the North right-of-way line of said F.M. 1093;

THENCE, N 02°37'40" W, a distance of 388.76 feet along and with the common line of said 3.662 acre tract and said 137.294 acre tract to the North corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S 69°42'53" W, 2,081.00 feet;

THENCE, over and across said 3.662 acre tract, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 118.98 feet, having a radius of 2,081.00 feet, a central angle of 03°16'33" and a chord which bears S 18°38'50" E, 118.96 feet to a point for corner;

S 17°00'34" E, a distance of 242.42 feet to a point for corner;

S 62°00'34" E, a distance of 38.36 feet to a point for corner;

THENCE, S 20°13'23" E, a distance of 236.61 feet partially over and across said 3.662 acre tract and partially over and across said F.M. 1093 to the Southeast corner of the herein described tract, lying on the South right-of-way line of said F.M. 1093 and the North line of a called 186.29 acre tract of land described as Tract 1 in an instrument to Dan J. Harrison Jr. recorded under Vol. 302, Pg. 126 of the Fort Bend County Deed Records;

THENCE, S 82°58'47" W, a distance of 197.48 feet along and with the North line of said 186.29 acre tract to the common North corner of said 186.29 acre tract and said 3.01 acre tract and an interior corner of the herein described tract;

THENCE, 02°30'41" E, a distance of 111.28 feet along and with the common line of said 186.29 acre tract and said 3.01 acre tract to the most Southerly corner of the herein described tract;

THENCE, N 62°00'34" W, a distance of 37.18 feet over and across said 3.01 acre tract to a point for corner;

THENCE, N 15°39'13" W, a distance of 313.16 feet, continuing over and across said 3.01 acre tract and said F.M. 1093 right-of-way to the most Westerly corner of the herein described tract, lying on the South line of said 137.294 acre tract and the North right-of-way line of said F.M. 1093;

THENCE, N 82°58'56" E, a distance of 102.43 feet, along and with said North right-of-way line and said South line to the **POINT OF BEGINNING** and containing 1.7908 acres (78,009 square feet) of land.

RECEIVED
JUL 09 2019
FORT BEND C.A.D.

PARCEL "F" – 23.5271 ACRES

BEING 23.5271 acre tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas, said 23.5271 acre tract being a portion of a called 28.78 acre tract of land described as Tract 2 in an instrument to CCR Texas Holdings LP recorded under Clerk's File Number 2012038960 of the O.P.R.F.B.C., Texas and a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under C.F. No. 2012038964 of the O.P.R.F.B.C. and being a portion of proposed Texas Heritage Parkway right-of-way, said 23.5271 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of a called 137.294 acre tract of land described in an instrument to GM EQUITY GROUP, LLC recorded under C.F. No. 2008000068 of the O.P.R.F.B.C., lying on the South line of said 28.78 acre tract;

THENCE, S 88°20'49" W, a distance of 205.50 feet along and with the North line of said 137.294 acre tract to the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

THENCE, S 88°20'49" W, a distance of 204.76 feet, continuing along and with said North line to the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 75°27'27" W, 1,900.00 feet;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

In a Northerly direction, along said curve to the left, a distance of 196.64 feet, having a radius of 1,900.00 feet, a central angle of 05°55'48" and a chord which bears N 17°30'27" W, 196.55 feet to a point of tangency;

N 20°28'21" W, a distance of 312.14 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 119.69 feet, having a radius of 2,100.00 feet, a central angle of 03°15'56" and a chord which bears N 18°50'22" W, 119.68 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 74.86 feet, having a radius of 75.00 feet, a central angle of 57°11'26" and a chord which bears N 45°48'07" W, 71.79 feet to a point of reverse curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 187.00 feet, having a radius of 270.00 feet, a central angle of 39°41'00" and a chord which bears N 54°33'20" W, 183.29 feet to a point of reverse curvature to the left;



FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel F**

Date: July 16, 2019

Certificate No. 895

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. Fort Bend County
2. CCR Texas Holdings LP

Ownership is based on Instrument #:

1. 2007000227
2. 2012038964
3. 2012038960

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0100-00-000-0001-901	\$300	
2. 0100-00-000-0037-901	\$7,912,790	\$37,240
3. 0100-00-000-0065-901	\$36,540	\$220

Name: Tara Miles
Organization: Muller Law Group

A handwritten signature in blue ink that reads "Mandi Rubalcaba".

Mandi Rubalcaba

Ownership & Deed Department Supervisor
Certificate Cost: \$20.00

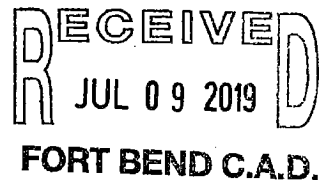
Cert0895

1 of 5

THENCE, N 62°00'34" W, a distance of 37.18 feet over and across said 3.01 acre tract to a point for corner;

THENCE, N 15°39'13" W, a distance of 313.16 feet, continuing over and across said 3.01 acre tract and said F.M. 1093 right-of-way to the most Westerly corner of the herein described tract, lying on the South line of said 137.294 acre tract and the North right-of-way line of said F.M. 1093;

THENCE, N 82°58'56" E, a distance of 102.43 feet, along and with said North right-of-way line and said South line to the **POINT OF BEGINNING** and containing 1.7908 acres (78,009 square feet) of land.



PARCEL "F" – 23.5271 ACRES

BEING 23.5271 acre tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas, said 23.5271 acre tract being a portion of a called 28.78 acre tract of land described as Tract 2 in an instrument to CCR Texas Holdings LP recorded under Clerk's File Number 2012038960 of the O.P.R.F.B.C., Texas and a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under C.F. No. 2012038964 of the O.P.R.F.B.C. and being a portion of proposed Texas Heritage Parkway right-of-way, said 23.5271 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of a called 137.294 acre tract of land described in an instrument to GM EQUITY GROUP, LLC recorded under C.F. No. 2008000068 of the O.P.R.F.B.C., lying on the South line of said 28.78 acre tract;

THENCE, S 88°20'49" W, a distance of 205.50 feet along and with the North line of said 137.294 acre tract to the **POINT OF BEGINNING** and the Southeast corner of the herein described tract;

THENCE, S 88°20'49" W, a distance of 204.76 feet, continuing along and with said North line to the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 75°27'27" W, 1,900.00 feet;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

In a Northerly direction, along said curve to the left, a distance of 196.64 feet, having a radius of 1,900.00 feet, a central angle of 05°55'48" and a chord which bears N 17°30'27" W, 196.55 feet to a point of tangency;

N 20°28'21" W, a distance of 312.14 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 119.69 feet, having a radius of 2,100.00 feet, a central angle of 03°15'56" and a chord which bears N 18°50'22" W, 119.68 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 74.86 feet, having a radius of 75.00 feet, a central angle of 57°11'26" and a chord which bears N 45°48'07" W, 71.79 feet to a point of reverse curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 187.00 feet, having a radius of 270.00 feet, a central angle of 39°41'00" and a chord which bears N 54°33'20" W, 183.29 feet to a point of reverse curvature to the left;

FORT BEND C.A.D

TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT
1,752.3803 ACRES
DISTRICT BOUNDARY

FEBRUARY 7, 2019
JOB NO. 1752-00

In a Westerly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears N 69°05'33" W, 84.70 feet to a point for corner;

N 13°28'16" W, a distance of 100.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 13°28'16" W, 75.00 feet;

In a Northeasterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears N 42°09'00" E, 84.70 feet to a point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, a distance of 192.82 feet, having a radius of 270.00 feet, a central angle of 40°55'04" and a chord which bears N 28°13'49" E, 188.75 feet to a point of reverse curvature to the left;

In a Northerly direction, along said curve to the left, a distance of 77.91 feet, having a radius of 75.00 feet, a central angle of 59°31'10" and a chord which bears N 18°55'47" E, 74.45 feet to a point of tangency;

N 10°49'48" W, a distance of 1,162.24 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 436.69 feet, having a radius of 1,900.00 feet, a central angle of 13°10'07" and a chord which bears N 17°24'52" W, 435.73 feet to a point of tangency;

N 23°59'55" W, a distance of 590.74 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 463.96 feet, having a radius of 2,100.00 feet, a central angle of 12°39'30" and a chord which bears N 17°40'10" W, 463.01 feet to the Northwest corner of the herein described tract, lying on the South line of a called 579.0 acre tract of land described in an instrument to Ronald W. Henriksen recorded under C.F. No. 2008132362 of the O.P.R.F.B.C.;

THENCE, N 86°40'52" E, a distance of 198.14 feet along and with the common line of said 1,913.31 acre tract and said 579.0 acre tract to the Southeast corner of said 579.0 acre tract and an interior corner of said 1,913.31 acre tract and the herein described tract;

THENCE, N 37°55'51" E, a distance of 5.21 feet along and with the East line of said 579.0 acre tract to the beginning of a non-tangent curve to the left from which its center bears N 77°55'43" E, 1,900.00 feet;

THENCE, over and across said 1,913.31 acre tract and said 28.78 acre tract, the following courses and distances:

In a Southerly direction, along said curve to the left, a distance of 395.52 feet, having a radius of 1,900.00 feet, a central angle of 11°55'38" and a chord which bears S 18°02'06" E, 394.81 feet to a point of tangency;

S 23°59'55" E, a distance of 726.81 feet to the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 388.01 feet, having a radius of 2,100.00 feet, a central angle of 10°35'11" and a chord which bears S 18°42'20" E, 387.46 feet to a point of tangency;

S 13°24'44" E, a distance of 1,189.76 feet to a point for corner;

S 13°50'28" E, a distance of 35.91 feet to the beginning of a non-tangent curve to the right from which its center bears S 32°13'58" W, 270.00 feet;

In a Southeasterly direction, along said curve to the right, a distance of 122.54 feet, having a radius of 270.00 feet, a central angle of 26°00'17" and a chord which bears S 44°45'54" E, 121.50 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 41.22 feet, having a radius of 75.00 feet, a central angle of 31°29'23" and a chord which bears S 47°30'27" E, 40.70 feet to a point for corner;

S 13°50'28" E, a distance of 125.94 feet to the beginning of a non-tangent curve to the left from which its center bears S 41°04'00" E, 75.00 feet;

In a Southwesterly direction, along said curve to the left, a distance of 50.02 feet, having a radius of 75.00 feet, a central angle of 38°12'36" and a chord which bears S 29°49'42" W, 49.09 feet to a point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, a distance of 91.24 feet, having a radius of 270.00 feet, a central angle of 19°21'42" and a chord which bears S 20°24'15" W, 90.81 feet to a point for corner;

S 13°50'28" E, a distance of 736.30 feet to the most Northerly Southeast corner of the herein described tract;

S 31°14'26" W, a distance of 42.37 feet to a point for corner;

S 13°50'28" E, a distance of 11.17 feet to the **POINT OF BEGINNING** and containing 23.5271 acres (1,024,840 square feet) of land.

PARCEL "G" – 67.3370 ACRES

BEING a 67.370 acre tract of land situated in the Micajah Autry Survey, Abstract No. 100, the J.D. Vermillion Survey, Abstract No. 339, the J.G. Bennett Survey, Abstract No. 611, the Jesse Thompson Survey, Abstract No. 394 all of Fort Bend County, Texas and the Jesse Thompson Survey, Abstract No. 414 of Waller County, Texas and being a portion of a called 26.35 acre tract of land described in an instrument to BFH Mining, Ltd. recorded under C.F. No. 2013000056 and 2010109527 of the O.P.R.F.B.C., a portion of a called 631.26 acre tract of land and a called 686.0183 acre tract of land both described in an instrument to D.R. Horton-Texas LTD. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C., a portion of a called 200 acre tract of land described in an instrument to Silco, Inc. recorded under C.F. No. 2006095116 of the O.P.R.F.B.C., a portion of a called 235.146 acre tract of land described in an instrument to Silvestri Investments of Florida, Inc. recorded under C.F. No. 2007009964 of the O.P.R.F.B.C., a portion of a called 12.024 acre tract of land described in an instrument to Blossom, Inc. recorded under C.F. No. 2007009966 of the O.P.R.F.B.C., and a portion of a called 316 acre tract of land described in an instrument to R&Y Interests, Ltd. recorded under C.F. No. 2011051593 of the O.P.R.F.B.C., said 67.3370 acre tract more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of a called 579.0 acre tract of land described in an instrument to Ronald W. Henrikson "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., lying on the South line of said 631.26 acre tract;

THENCE, S 87°31'56" W, a distance of 905.70 feet along and with the North line of said 579.0 acre tract to the **POINT OF BEGINNING** and the Southeast corner of the herein described tract, lying on the South line of said 26.35 acre tract;

THENCE, S 87°32'05" W, a distance of 202.91 feet, continuing along and with said North line and the South line of said 26.35 acre tract to the Southwest corner of the herein described tract

RECEIVED
JUL 09 2019
FORT BEND C.A.D.



FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

**Re: Texas Heritage Parkway Imp. Dist.
Parcel G**

Date: July 16, 2019

Certificate No. 896

The 2019 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. D R Horton – Texas LTD
2. Cathexis RE Holdings LP
3. Fort Bend Jordan Ranch LP
4. Fort Bend County

Ownership is based on Instrument #:

1. 2013000056
2. 2015009889
3. 2015027940
4. 2018028083

Existing or Parent Accounts on Last Certified Roll (2018) with Appraisal Values:

	Market Value	Ag Value
1. 0100-00-000-0010-901	\$2,750,270	\$10,200
2. 0100-00-000-0015-901	\$905,930	\$3,160
3. 0100-00-000-0016-901	\$8,412,100	\$37,390
4. 0339-00-000-0030-901	\$343,370	\$4,810
5. 0339-00-000-0031-901	\$5,398,970	\$83,980
6. 0339-00-000-0032-901	\$115,890	\$1,710
7. 0339-00-000-0033-901	\$1,719,910	\$26,750
8. 0339-00-000-0034-901	\$169,800	\$2,500
9. 0339-00-000-0070-901	\$5,436,040	\$27,180
10. 0339-00-000-0082-901	\$96,140	\$210
11. 0394-00-000-0001-901	\$296,430	
12. 0611-00-106-0020-901	\$4,141,210	\$65,040

(Continued)

Name: Tara Miles

Organization: Muller Law Group



Mandi Rubalcaba

Ownership & Deed Department Supervisor

Certificate Cost: \$20.00

Cert0896

1 of 5

In a Southeasterly direction, along said curve to the right, a distance of 122.54 feet, having a radius of 270.00 feet, a central angle of 26°00'17" and a chord which bears S 44°45'54" E, 121.50 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 41.22 feet, having a radius of 75.00 feet, a central angle of 31°29'23" and a chord which bears S 47°30'27" E, 40.70 feet to a point for corner;

S 13°50'28" E, a distance of 125.94 feet to the beginning of a non-tangent curve to the left from which its center bears S 41°04'00" E, 75.00 feet;

In a Southwesterly direction, along said curve to the left, a distance of 50.02 feet, having a radius of 75.00 feet, a central angle of 38°12'36" and a chord which bears S 29°49'42" W, 49.09 feet to a point of reverse curvature to the right;

In a Southerly direction, along said curve to the right, a distance of 91.24 feet, having a radius of 270.00 feet, a central angle of 19°21'42" and a chord which bears S 20°24'15" W, 90.81 feet to a point for corner;

S 13°50'28" E, a distance of 736.30 feet to the most Northerly Southeast corner of the herein described tract;

S 31°14'26" W, a distance of 42.37 feet to a point for corner;

S 13°50'28" E, a distance of 11.17 feet to the **POINT OF BEGINNING** and containing 23.5271 acres (1,024,840 square feet) of land.

PARCEL "G" – 67.3370 ACRES

BEING a 67.370 acre tract of land situated in the Micajah Autry Survey, Abstract No. 100, the J.D. Vermillion Survey, Abstract No. 339, the J.G. Bennett Survey, Abstract No. 611, the Jesse Thompson Survey, Abstract No. 394 all of Fort Bend County, Texas and the Jesse Thompson Survey, Abstract No. 414 of Waller County, Texas and being a portion of a called 26.35 acre tract of land described in an instrument to BFH Mining, Ltd. recorded under C.F. No. 2013000056 and 2010109527 of the O.P.R.F.B.C., a portion of a called 631.26 acre tract of land and a called 686.0183 acre tract of land both described in an instrument to D.R. Horton-Texas LTD. recorded under C.F. No. 2013000056 of the O.P.R.F.B.C., a portion of a called 200 acre tract of land described in an instrument to Silco, Inc. recorded under C.F. No. 2006095116 of the O.P.R.F.B.C., a portion of a called 235.146 acre tract of land described in an instrument to Silvestri Investments of Florida, Inc. recorded under C.F. No. 2007009964 of the O.P.R.F.B.C., a portion of a called 12.024 acre tract of land described in an instrument to Blossom, Inc. recorded under C.F. No. 2007009966 of the O.P.R.F.B.C., and a portion of a called 316 acre tract of land described in an instrument to R&Y Interests, Ltd. recorded under C.F. No. 2011051593 of the O.P.R.F.B.C., said 67.3370 acre tract more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of a called 579.0 acre tract of land described in an instrument to Ronald W. Henrikson "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., lying on the South line of said 631.26 acre tract;

THENCE, S 87°31'56" W, a distance of 905.70 feet along and with the North line of said 579.0 acre tract to the **POINT OF BEGINNING** and the Southeast corner of the herein described tract, lying on the South line of said 26.35 acre tract;

THENCE, S 87°32'05" W, a distance of 202.91 feet, continuing along and with said North line and the South line of said 26.35 acre tract to the Southwest corner of the herein described tract

RECEIVED
R JUL 09 2019
FORT BEND C.A.D.

THENCE, over and across said 26.35 acre tract and said 631.26 acre tract, the following courses and distances:

N 12°11'16" W, a distance of 300.84 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 1,010.98 feet, having a radius of 2,100.00 feet, a central angle of 27°35'00" and a chord which bears N 01°36'14" E, 1,001.24 feet to a point of tangency;

N 15°23'44" E, a distance of 30.91 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 78.08 feet, having a radius of 75.00 feet, a central angle of 59°38'56" and a chord which bears N 14°25'44" W, 74.60 feet to a point of reverse curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 163.37 feet, having a radius of 270.00 feet, a central angle of 34°40'03" and a chord which bears N 26°55'10" W, 160.89 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 95.68 feet, having a radius of 75.00 feet, a central angle of 73°05'50" and a chord which bears N 46°08'04" W, 89.33 feet to a point for corner;

N 07°19'01" E, a distance of 80.00 feet to the beginning of a non-tangent curve to the right from which its center bears S 07°19'01" W, 1,318.62 feet;

In an Easterly direction, along said curve to the right, a distance of 9.83 feet, having a radius of 1,318.62 feet, a central angle of 00°25'37" and a chord which bears S 82°28'10" E, 9.83 feet to a point of reverse curvature to the left;

In a Northeasterly direction, along said curve to the left, a distance of 89.47 feet, having a radius of 75.00 feet, a central angle of 68°21'10" and a chord which bears N 63°34'03" E, 84.26 feet to a point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, a distance of 187.21 feet, having a radius of 270.00 feet, a central angle of 39°43'38" and a chord which bears N 49°15'17" E, 183.48 feet to a point of reverse curvature to the left;

In a Northeasterly direction, along said curve to the left, a distance of 83.86 feet, having a radius of 75.00 feet, a central angle of 64°03'50" and a chord which bears N 37°05'12" E, 79.56 feet to a point of compound curvature to the left;

In a Northerly direction, along said curve to the left, a distance of 315.01 feet, having a radius of 1,910.00 feet, a central angle of 09°26'59" and a chord which bears N 00°19'47" E, 314.66 feet to a point of tangency;

N 04°23'42" W, a distance of 790.57 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 257.38 feet, having a radius of 1,910.00 feet, a central angle of 07°43'16" and a chord which bears N 08°15'20" W, 257.19 feet to a point of tangency;

N 12°06'58" W, a distance of 103.31 feet to a point for corner, lying on the common line of said 631.26 acre tract and a called 473.246 acre tract of land described in an instrument to Dan J. Harrison, Jr. recorded under Vol. 528, Pg. 132 of the Fort Bend County Deed Records;

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THENCE, N 00°59'24" W, a distance of 191.26 feet along and with said common line to the Northwest corner of said 631.26 acre tract and an interior corner of said 473.246 acre tract;

THENCE, N 87°40'56" E, a distance of 6.43 feet along and with the North line of said 631.26 acre tract to the Southwest corner of said 686.0183 acre tract and an interior corner of the herein described tract;

THENCE, N 01°55'43" W, a distance of 4,920.20 feet along and with the East line of said 473.246 acre tract to the common West corner of said 686.0183 acre tract and said 200 acre tract;

THENCE, N 01°56'18" W, a distance of 2,445.26 feet along and with the common line of said 473.246 acre tract and said 200 acre tract to the Northeast corner of said 473.246 acre tract;

THENCE, over and across said 235.146 acre tract, said 12.024 acre tract, said 316 acre tract, said 200 acre tract, said 686.0183 acre tract, said 631.26 acre tract and said 26.35 acre tract, the following courses and distances:

S 87°14'39" W, a distance of 98.29 feet to a point for corner;

N 01°55'13" W, a distance of 277.24 feet to the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 77.90 feet, having a radius of 75.00 feet, a central angle of 59°30'27" and a chord which bears N 31°40'27" W, 74.44 feet to a point of reverse curvature to the right;

In a Northwesterly direction, along said curve to the right, a distance of 180.65 feet, having a radius of 270.00 feet, a central angle of 38°20'10" and a chord which bears N 42°15'35" W, 177.30 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears N 57°28'13" W, 84.70 feet to a point for corner;

N 01°50'57" W, a distance of 100.00 feet to the beginning of a non-tangent curve to the left from which its center bears N 01°50'57" W, 75.00 feet;

In a Northeasterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears N 53°46'20" E, 84.70 feet to a point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, a distance of 180.44 feet, having a radius of 270.00 feet, a central angle of 38°17'25" and a chord which bears N 38°32'19" E, 177.10 feet to a point of reverse curvature to the left;

In a Northeasterly direction, along said curve to the left, a distance of 76.51 feet, having a radius of 75.00 feet, a central angle of 58°27'04" and a chord which bears N 28°27'30" E, 73.24 feet to a point of reverse curvature to the right;

In a Northerly direction, along said curve to the right, a distance of 1319.41 feet, having a radius of 2100.00 feet, a central angle of 35°59'54" and a chord which bears N 17°13'54" E, 1297.81 feet to a point of tangency;

N 35°13'51" E, a distance of 850.21 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 1238.83 feet, having a radius of 1,900.00 feet, a central angle of 37°21'28" and a chord which bears N 16°33'07" E, 1217.00 feet to a point of tangency;

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N 02°07'37" W, a distance of 990.72 feet to the Northwest corner of the herein described tract;

N 87°52'23" E, a distance of 200.00 feet to a point for corner;

S 02°07'37" E, a distance of 990.72 feet to the Northeast corner of the herein described tract and the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 1,369.24 feet, having a radius of 2,100.00 feet, a central angle of 37°21'28" and a chord which bears S 15°33'07" W, 1,345.11 feet to a point of tangency;

S 35°13'51" W, a distance of 850.21 feet to the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 1,187.00 feet, having a radius of 1,900.00 feet, a central angle of 35°47'41" and a chord which bears S 17°20'01" W, 1167.79 feet to a point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 79.56 feet, having a radius of 75.00 feet, a central angle of 60°46'38" and a chord which bears S 30°57'09" E, 75.88 feet to a point of reverse curvature to the right;

In a Southeasterly direction, along said curve to the right, a distance of 180.25 feet, having a radius of 270.00 feet, a central angle of 38°14'58" and a chord which bears S 42°12'59" E, 176.92 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears S 57°28'13" E, 84.70 feet to a point for corner;

S 01°50'57" E, a distance of 100.00 feet to the beginning of a non-tangent curve to the left from which its center bears S 01°50'57" E, 75.00 feet;

In a Southwesterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears S 53°46'20" W, 84.70 feet to a point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 180.10 feet, having a radius of 270.00 feet, a central angle of 38°13'02" and a chord which bears S 38°30'08" W, 176.77 feet to a point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, a distance of 77.93 feet, having a radius of 75.00 feet, a central angle of 59°31'53" and a chord which bears S 27°50'43" W, 74.47 feet to a point of tangency;

S 01°55'13" E, a distance of 3,350.49 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, a distance of 77.91 feet, having a radius of 75.00 feet, a central angle of 59°31'10" and a chord which bears S 31°40'48" E, 74.45 feet to a point of reverse curvature to the right;

In a Southeasterly direction, along said curve to the right, a distance of 180.37 feet, having a radius of 270.00 feet, a central angle of 38°16'36" and a chord which bears S 42°18'05" E, 177.04 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears S 57°32'30" E, 84.70 feet to a point for corner;

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S 01°55'13" E, a distance of 100.00 feet to the beginning of a non-tangent curve to the left from which its center bears S 01°55'13" E, 75.00 feet;

In a Southwesterly direction, along said curve to the left, a distance of 90.00 feet, having a radius of 75.00 feet, a central angle of 68°45'26" and a chord which bears S 53°42'04" W, 84.70 feet to a point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 180.37 feet, having a radius of 270.00 feet, a central angle of 38°16'36" and a chord which bears S 38°27'39" W, 177.04 feet to a point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, a distance of 77.91 feet, having a radius of 75.00 feet, a central angle of 59°31'10" and a chord which bears S 27°50'22" W, 74.45 feet to a point for corner;

S 01°55'13" E, a distance of 3,097.73 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, a distance of 80.47 feet, having a radius of 75.00 feet, a central angle of 61°28'34" and a chord which bears S 32°39'30" E, 76.67 feet to a point for corner; to the point of a reverse curve to the \diamond

In a Southeasterly direction, along said curve to the right, a distance of 180.88 feet, having a radius of 270.00 feet, a central angle of 38°23'01" and a chord which bears S 44°12'17" E, 177.51 feet to a point for corner; to the point of a reverse curve to the \diamond

In a Southeasterly direction, along said curve to the left, a distance of 89.94 feet, having a radius of 75.00 feet, a central angle of 68°42'40" and a chord which bears S 59°22'07" E, 84.65 feet to a point of tangency;

N 86°16'34" E, a distance of 0.20 feet to a point for corner;

S 03°43'26" E, a distance of 100.00 feet to the beginning of a non-tangent curve to the left from which its center bears S 03°43'26" E, 75.00 feet;

In a Southwesterly direction, along said curve to the left, a distance of 90.06 feet, having a radius of 75.00 feet, a central angle of 68°48'13" and a chord which bears S 51°52'27" W, 84.75 feet to a point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 146.31 feet, having a radius of 270.00 feet, a central angle of 31°02'50" and a chord which bears S 32°59'46" W, 144.52 feet to a point of reverse curvature to the left;

In a Southerly direction, along said curve to the left, a distance of 79.37 feet, having a radius of 75.00 feet, a central angle of 60°38'09" and a chord which bears S 18°12'07" W, 75.72 feet to a point of tangency;

S 12°06'58" E, a distance of 277.90 feet to the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 284.34 feet, having a radius of 2,110.00 feet, a central angle of 07°43'16" and a chord which bears S 08°15'20" E, 284.12 feet to a point of tangency;

S 04°23'42" E, a distance of 790.57 feet to the beginning of a tangent curve to the right;

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In a Southerly direction, along said curve to the right, a distance of 375.40 feet, having a radius of 2,110.00 feet, a central angle of $10^{\circ}11'38''$ and a chord which bears $S 00^{\circ}42'07'' W$, 374.91 feet to a point of reverse curvature to the left;

In a Southerly direction, along said curve to the left, a distance of 72.69 feet, having a radius of 75.00 feet, a central angle of $55^{\circ}31'59''$ and a chord which bears $S 21^{\circ}58'04'' E$, 69.88 feet to a point of reverse curvature to the right;

In a Southeasterly direction, along said curve to the right, a distance of 256.25 feet, having a radius of 270.00 feet, a central angle of $54^{\circ}22'41''$ and a chord which bears $S 22^{\circ}32'43'' E$, 246.74 feet to a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 94.58 feet, having a radius of 75.00 feet, a central angle of $72^{\circ}15'06''$ and a chord which bears $S 31^{\circ}28'56'' E$, 88.43 feet to a point for corner;

$S 22^{\circ}23'31'' W$, a distance of 80.00 feet to a point for corner;

$N 67^{\circ}36'29'' W$, a distance of 6.96 feet to the beginning of a tangent curve to the left;

In a Westerly direction, along said curve to the left, a distance of 90.04 feet, having a radius of 75.00 feet, a central angle of $68^{\circ}47'15''$ and a chord which bears $S 77^{\circ}59'54'' W$, 84.73 feet to a point of reverse curvature to the right;

In a Southwesterly direction, along said curve to the right, a distance of 146.94 feet, having a radius of 270.00 feet, a central angle of $31^{\circ}10'51''$ and a chord which bears $S 59^{\circ}11'42'' W$, 145.13 feet to a point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, a distance of 77.74 feet, having a radius of 75.00 feet, a central angle of $59^{\circ}23'23''$ and a chord which bears $S 45^{\circ}05'26'' W$, 74.31 feet to a point of tangency;

$S 15^{\circ}23'44'' W$, a distance of 31.70 feet to the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 914.70 feet, having a radius of 1,900.00 feet, a central angle of $27^{\circ}35'00''$ and a chord which bears $S 01^{\circ}36'14'' W$, 905.89 feet to a point of tangency;

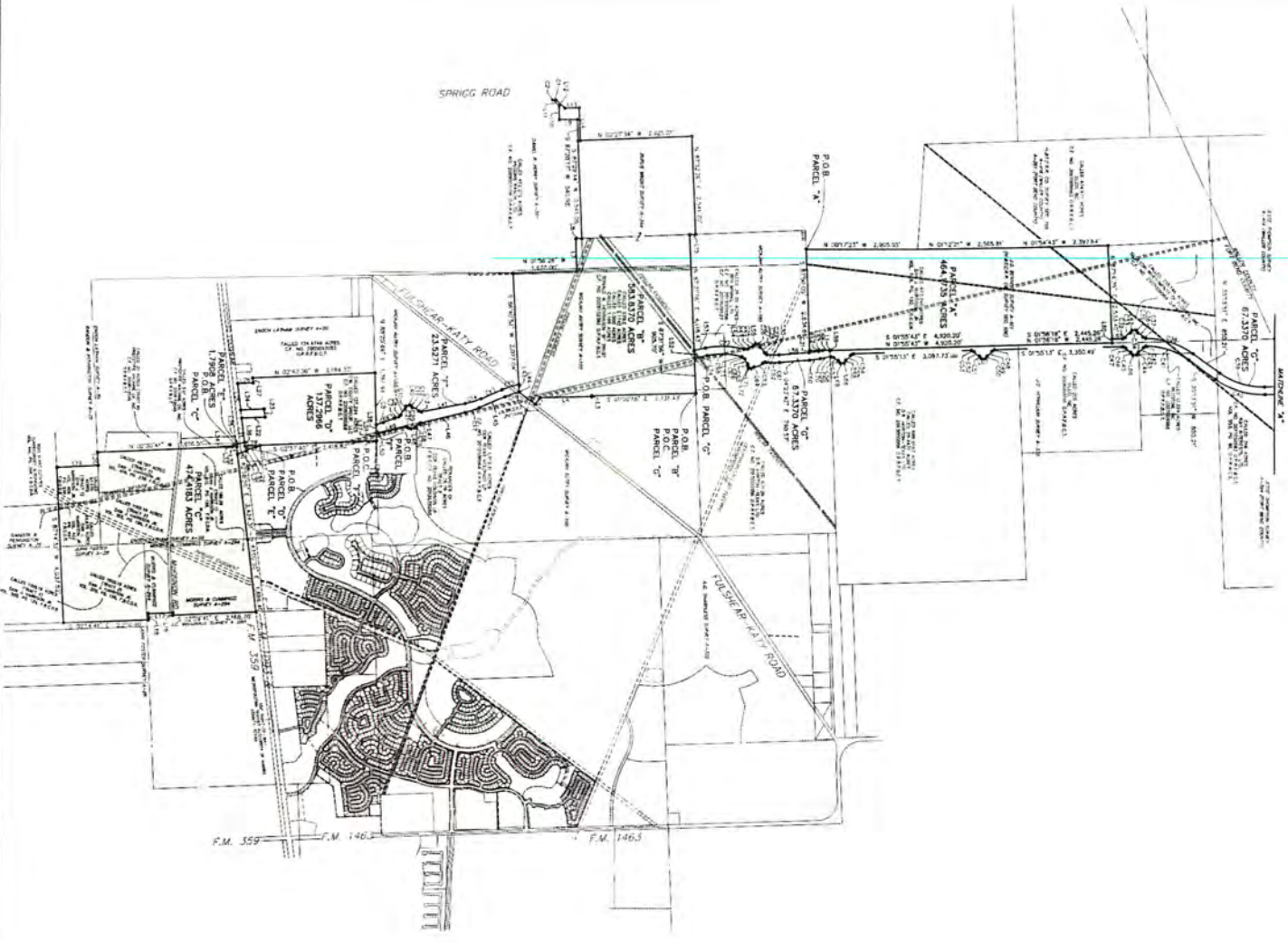
$S 12^{\circ}11'16'' E$, a distance of 335.11 feet to the **POINT OF BEGINNING** and containing 67.3370 acres (2,933,200 square feet) of land.

In conclusion, the herein described 464.1735 acre tract (Parcel A), the 583.8370 acre tract (Parcel B), the herein described 474.4183 acre tract (Parcel C), the herein described 137.2966 acre tract (Parcel D), the herein described 1.7908 acre tract (Parcel E), the herein described 23.5271 acre tract (Parcel F) and the herein described 67.3370 acre tract (Parcel G) comprise a total acreage of 1,752.3803 acres of land for the boundary of the Fulshear Parkway Improvement District.

A District Map of even date was prepared by the undersigned in conjunction with this metes and bounds description.

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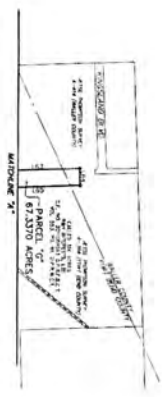
TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT

PARCEL "A" 464.1735 AC.
 PARCEL "B" 23.5271 AC.
 PARCEL "C" 137.2968 AC.
 PARCEL "D" 17.908 AC.
 PARCEL "E" 23.5271 AC.
 PARCEL "F" 67.3370 AC.

TOTAL: 1,752.3803 ACRES

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 DISTRICT BOARD
 FORT BEND COUNTY, TEXAS

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