

STATE OF TEXAS

§

§

COUNTY OF FORT BEND

§

ORDER DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN FORT BEND COUNTY AS REINVESTMENT ZONE NUMBER FOUR, FORT BEND COUNTY, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE.

* * * * *

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the County of Fort Bend, Texas (the "County") may designate a contiguous geographic area within the County as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the County determines that the creation of a tax increment reinvestment zone is necessary to promote the development or redevelopment of the area generally located in the eastern area of the County; and

WHEREAS, the County has prepared a Preliminary Reinvestment Zone Financing Plan (the "Preliminary Plan"), which provides that certain Fort Bend County ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the County provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the December 5, 2023, public hearing on the creation of the proposed zone was published on November 28, 2023, in the Fort Bend County Herald and Texas Coaster, a newspaper of general circulation in the County; and

WHEREAS, at the public hearing on December 5, 2023, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

WHEREAS, the County has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone as of January 1, 2023, is approximately \$1,350,268,725; and

WHEREAS, as of the date of this Order, Fort Bend County has designated one prior tax increment reinvestment zone, which is currently in operation;

WHEREAS, the County hereby determines that the Preliminary Plan must be prepared as required by law for the proposed zone, with the Preliminary Project Plan and Finance Plan being included as Exhibit One, attached to and incorporated in this Order for all purposes; and

WHEREAS, the total area within the proposed zone is approximately 9,055.07 acres.

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

Section 1. Findings.

(a) That the facts and recitations contained in the preamble of this Order are hereby found and declared to be true and correct and are adopted as part of this Order for all purposes.

(b) That the County Commissioners' Court further finds and declares that the proposed improvements in the proposed zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the County.

(c) That the County Commissioners' Court further finds and declares that the proposed zone is unproductive, underdeveloped and blighted and meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public water distribution, wastewater collection and storm drainage facilities, which conditions substantially impair and arrest the sound growth of the County, such findings are documented Exhibit One, "Existing Conditions & Feasibility" Section.

(d) That the County Commissioners' Court, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within Fort Bend County; and
- (2) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the County, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in Exhibit Two and depicted in the map attached hereto as Exhibit Three to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Four Fort Bend County, Texas, (the "Zone"). The County Commissioners' Court specifically declares that the Zone is designated pursuant to Section 311.005(a) (1) and (2) of the Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of five (5) members. Commissioners Court is hereby authorized to nominate and appoint, subject to County Commissioners' Court approval, the directors to Positions One through Five of the Board of Directors.

The directors appointed to odd-numbered positions shall be appointed for two-year terms, beginning on the effective date of this Order, while the directors appointed to even-numbered positions shall be appointed to a one -year term, beginning on the effective date of this positions. All subsequent appointments shall be for two-year terms. The County Commissioners' Court authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the County Commissioners' Court concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the County Commissioners' Court for its approval. The County hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the County Commissioners' Court, including the power to employ any consultants, to enter into any agreements related to the allocation of Zone revenues, or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Order , that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations. Notwithstanding the foregoing, the County reserves the right to rescind, alter or amend such delegation of authority to the Board of Directors as it deems necessary or advisable from time to time by giving the Board written notice.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of this Order , provided however, that the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Order shall not commence until January 1, 2024 and termination of the

operation of the Zone shall occur on January 1, 2053, or at an earlier time designated by subsequent Order , or at such time that all project costs, notes, and other obligations of the Zone, and the interest thereon, have been paid in full. The County and the Zone shall use their best efforts to provide for the payment of all project costs, in order to minimize the life of the Zone. Upon termination of the Zone, any residual funds within the Tax Increment Fund will be returned to the participating jurisdictions on a pro rata basis according to their levels of participation.

Section 5. Tax Increment Base

That the Tax Increment Base of the County or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the County or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2023, the year in which the Zone was designated as a reinvestment zone (the “Tax Increment Base”).

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent Order. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the County and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the County and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the County or any other taxing unit participating in the Zone and less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

The Tax Increment Fund for the Zone shall consist of 65% of the County’s portion of the tax increment from the Zone, as defined by Section 311.012(a) of the Code:

Section 7. Severability

If any provision, section, subsection, sentence, clause or phrase of this Order , or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Order or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the County Commissioners’ Court in adopting this Order that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any

unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Order are declared severable for that purpose.

Should the County, by change in law or through a successful challenge of its legal authority to institute and implement the Zone, be prohibited from proceeding with the Zone, the Zone shall automatically terminate.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the County Commissioners' Court at which this Order was adopted was posted at a place convenient and readily accessible at all times to the general public at the County Commissioners' Court of the County for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter hereof has been discussed, considered and formally acted upon. The County Commissioners' Court further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

The contents of the notice of the public hearing, which hearing was held before the County Commissioners' Court on December 5, 2023, and the publication of said notice, are hereby ratified, and confirmed.

PASSED AND ADOPTED this 5th day of December 2023.

By: _____

KP George
County Judge

By: _____

Vincent Morales
Commissioner Pct. 1

By: _____

James "Grady" Prestage
Commissioner Pct. 2

By: _____

W. A. "Andy" Meyers
Commissioner Pct. 3

By: _____

Dexter L. McCoy
Commissioner Pct. 4

ATTEST:

Laura Richard, County Clerk

EXHIBITS

Exhibit One:	Preliminary Project Plan & Finance Plan
Exhibit Two:	Boundary Description
Exhibit Three:	Boundary Map

Exhibit One:
Preliminary Project Plan & Finance Plan



PRELIMINARY PROJECT PLAN AND FINANCE PLAN

FORT BEND COUNTY
TAX INCREMENT REINVESTMENT ZONE NO. 4

NOVEMBER 2023

Prepared by Hawes Hill & Associates

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TIRZ CONCEPT

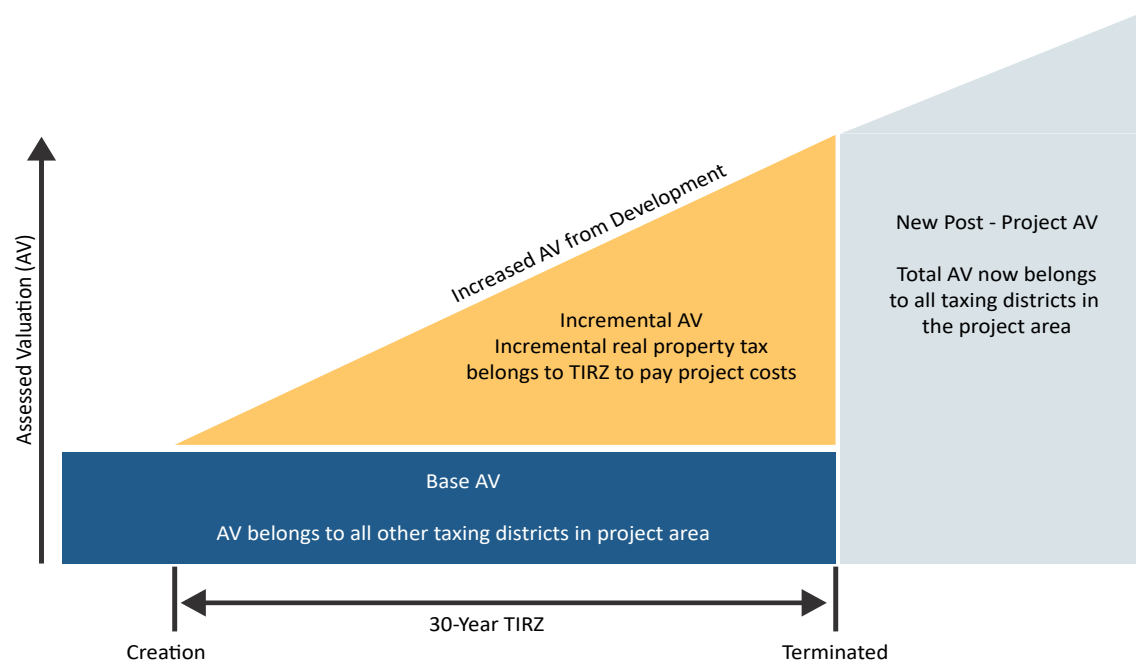
A tax increment reinvestment zone ("TIRZ" or "Zone") is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities and Counties may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the county and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the county and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



INTRODUCTION

PURPOSE

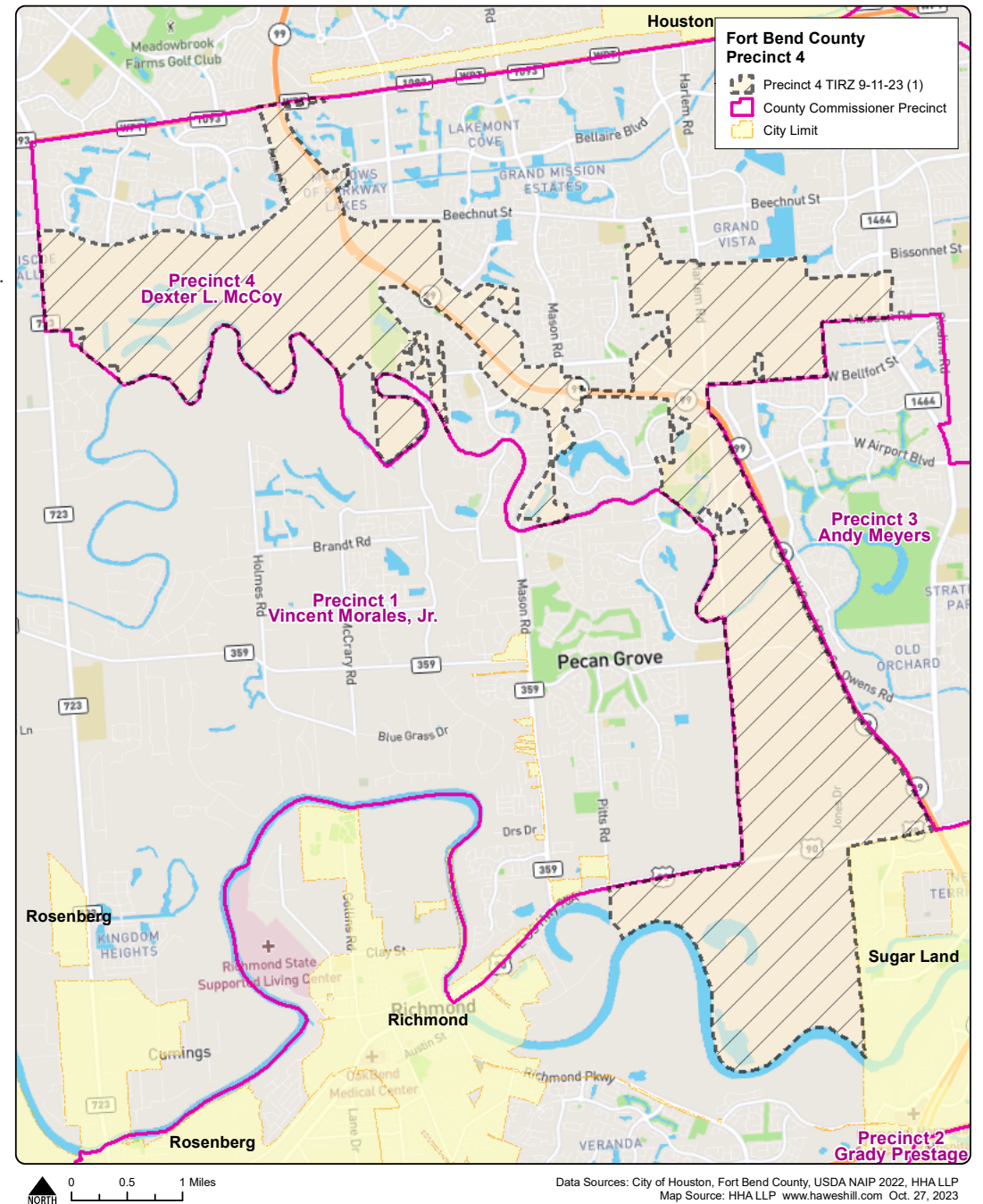
This document constitutes the Preliminary Project Plan and Reinvestment Zone Finance Plan for Tax Increment Reinvestment Zone Number Four Fort Bend County, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development/redevelopment. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the county.

The Zone boundary primarily includes undeveloped properties within the unincorporated area of Fort Bend County Precinct 4. The intent of the Zone is to catalyze residential and commercial development in an area that currently lacks the necessary utilities, infrastructure and facilities to support development and future growth.

LOCATION

The proposed Zone is anchored by the Grand Parkway and is generally bounded by the Westpark Tollway to the north, the Brazos River and US 90 to the south, the Grand Parkway and FM 1464 to the east, and FM 723 to the west. The majority of the property is located within Houston's extraterritorial jurisdiction ("ETJ"), with the undeveloped acreage surrounding US 90 on the southern boundary of the Zone falling within the Richmond ETJ.



GOALS

The following goals outline priorities and projects for the Zone and are based on needs identified in the Feasibility Report and other Fort Bend County plans and studies. The intent of the goals is to identify public projects that would support the county's vision for the area, catalyze desired private investment, and otherwise further economic development objectives.

INFRASTRUCTURE AND DRAINAGE

Provide adequate infrastructure including public water and sanitary sewer service, as well as flood risk reduction enhancements necessary to enhance public health and spur local reinvestment.

The Zone is largely undeveloped with limited access to public water, wastewater, utilities and other critical infrastructure. Proximity to Brazos Bayou places much of the southern portion of the project, particularly those properties south of Oyster Creek, within the 100-year floodplain, further impeding private investment. The area will see pressure for regional growth; however, development patterns are unclear without appropriate infrastructure in place. The Zone can assist with improvements to ensure that development occurs in a manner that is in the long-term interest of potential residents and commercial owners. The reinvestment zone can facilitate proper growth by funding public infrastructure and/or developer reimbursement agreements or incentives. Infrastructure improvements include public water, wastewater, stormwater drainage, regional flood risk reduction through detention and conveyance channel enhancements, property acquisition, and site preparation.



MOBILITY AND CONNECTIVITY

Enhance the ability to travel in a safe, efficient, and appealing manner using one of several mode choices needed to meet both need and market demand.

The Zone is largely located along major roadways in areas that have not seen the same growth as surrounding areas of Fort Bend and nearby Harris County. As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities. Strengthening the vitality of existing corridors and adjacent areas for commercial use such in the vicinity of the Grand Parkway, US 90 and the Westpark Tollway will enhance the economic marketability of the area, whether this is through capacity expansion, safety and intersection improvements, or streetscape/median enhancements. TIRZ improvements may include roadway improvements, bridge crossings, enhanced intersections, access management, sidewalks, bike improvements, crosswalks, parking, safety improvements, landscaping, pedestrian amenities, lighting, signage/wayfinding, gateway treatments, and public art.

GOALS

PARKS AND PUBLIC FACILITIES

Expand the system of recreation opportunities and public facilities necessary to improve local quality of life and public health, welfare, and safety.

As expected in an area with limited development, the Zone currently lacks many of the facilities and amenities that add value and fuel investment including places for recreation, natural areas, play areas, trails, activity centers, cultural facilities and essential services such as law enforcement, fire protection and education. These amenities play a critical role in the ability to attract and expand investment. The TIRZ can provide for these amenities, enhancing the area's economic development potential through improvement to existing spaces/facilities, land acquisition, development of amenities or facilities as capital improvements, or through agreement with public or private agents. Improvements include parks, trails, open spaces/natural areas, plazas, playgrounds, workforce housing, activity centers, community centers, libraries, cultural centers, fire and/or police stations, and other public facilities.



ECONOMIC DEVELOPMENT

Incentivize projects that promote development in the area of the Zone and enhance economic development opportunities consistent with the county's goals and priorities.

In order to stimulate and accelerate redevelopment within its boundaries, the TIRZ desires to establish an economic development program that would directly incentivize private enterprises that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 381 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the county and/or the TIRZ and approved by both the TIRZ and Fort Bend County Commissioners Court. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the county.



AUTHORIZED PROJECT COSTS

The estimated project costs for the Preliminary Project Plan and Finance Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, workforce housing, parks, recreation and public facilities, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including community development priorities, the ability to leverage funds, and available increment. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the county.

Non-project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as Fort Bend County, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

TABLE 1: ESTIMATED PROJECT COSTS

Infrastructure & Drainage	\$50,000,000.00
Mobility & Connectivity	\$50,000,000.00
Parks and Public Facilities	\$30,000,000.00
Economic Development	\$15,000,000.00
Administration Costs	\$3,000,000.00
Total Project Costs	\$148,000,000.00

PROJECT PLAN

This document constitutes the Preliminary Project Plan for Tax Increment Reinvestment Zone Number Four, Fort Bend County, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.



Existing and Proposed Uses of Land

.....

Texas Tax Code
- 311.011 (B)(1)



Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances and Subdivision Rules and Regulations, if any, of the County

.....

Texas Tax Code
- 311.011 (B)(2)



Estimated Non-Project Costs

.....

Texas Tax Code
- 311.011 (B)(3)



Method of Relocating Persons to be Displaced, if Any, as a Result of Implementing the Plan

.....

Texas Tax Code
- 311.011 (B)(4)

PROJECT PLAN

EXISTING AND PROPOSED USES OF LAND

(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of undeveloped uses, 72%, as shown in Exhibit A - Map 3 (page A-4). Other uses include commercial, residential, utility, and industrial uses. In terms of taxable value, commercial comprises the largest value, 67%, followed by residential, 27%. Given the uses in the Zone, the taxable value in the majority of the proposed Zone boundary is relatively low.

Surrounding Land Use - Land surrounding the Zone primarily consists of single family residential; also present is commercial and multifamily residential.

Proposed Uses - Proposed uses in the Zone will include enhanced residential, commercial/retail, industrial and public uses, with decreasing undeveloped land over time.

PROPOSED CHANGES OF ZONING ORDINANCES, MASTER PLAN OF MUNICIPALITY, BUILDING CODES, AND OTHER MUNICIPAL ORDINANCES

(TEXAS TAX CODE - 311.011(B)(2))

All construction will be performed in conformance with Fort Bend County's existing rules and regulations. There are no proposed changes to any ordinance, master plan, or building code.

ESTIMATED NON-PROJECT COSTS

(TEXAS TAX CODE - 311.011(B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 (page 8) will be leveraged with other sources to secure non-project funding when appropriate and available.

METHOD OF RELOCATING PERSONS TO BE DISPLACED, IF ANY, AS A RESULT OF IMPLEMENTING THE PLAN

(TEXAS TAX CODE - 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

REINVESTMENT ZONE FINANCE PLAN

This document constitutes the Preliminary Finance Plan for Tax Increment Reinvestment Zone Number Four, Fort Bend County as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support redevelopment efforts and encourage new development in the Zone. Improvements include but are not limited to roadways, infrastructure improvements including water, sewer and drainage, pedestrian amenities, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.



Estimated Project Costs

.....

Texas Tax Code
- 311.011 (C)(1)



Proposed Kind, Number, and Location
of all Proposed Public Works or Public
Improvements to Be Financed by the Zone

.....

Texas Tax Code
- 311.011 (C)(2)



Economic Feasibility Study

.....

Texas Tax Code
- 311.011 (C)(3)



Estimated Amount of Bond Indebtedness;
Estimated Time When Related Costs or
Monetary Obligations Are Incurred

.....

Texas Tax Code
- 311.011 (C)(4),
- 311.011 (C)(5)



Methods and Sources of Financing Project
Costs and Percentage of Increment from
Taxing Units Anticipated to Contribute Tax
Increment to the Zone

.....

Texas Tax Code
- 311.011 (C)(6)



Current Total Appraised Value of Taxable
Real Property

.....

Texas Tax Code
- 311.011 (C)(7)



Estimated Captured Appraised Value of
Zone During Each Year of Existence

.....

Texas Tax Code
- 311.011 (C)(8)



Zone Duration

.....

Texas Tax Code
- 311.011 (C)(9)

REINVESTMENT ZONE FINANCE PLAN

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 (page 8) details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval by the county. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects would be located throughout the Zone and within public spaces and rights-of-way as shown on Map 1 (page A-2).

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan, and include roadway, mobility, drainage, water, sewer, and other infrastructure improvements; streetscape, pedestrian amenities and safety improvements; workforce housing; trails, bikeways and parks, and recreation facilities; and community and public facilities. The number and location of proposed improvements are contained in Table 1 (page 8) and will be located within the boundary shown on Map 1 (page A-2).

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study was completed by Hawes Hill & Associates in August 2023. The study provided an overview of existing conditions within the Zone and evaluated the feasibility of using a tool like tax increment financing to spur new development and investment in the area.

The study found that public improvements funded/implemented by the county and other partners would stimulate development within the Zone, and allow development to occur at an earlier timing through leveraging of resources and advance funding by developers. Provision of water and sanitary sewer infrastructure, regional drainage solutions, as well as mobility improvements would support the viability and quality of new development.

Infrastructure improvements supported by the TIRZ as well as by other agencies including the county and State, along with private investment, will enhance the area within the Zone and increase property values. Values are expected to grow from \$1.4 billion in 2023 to nearly \$5.1 billion by the year 2053. Increase in values and investment will also result in increased sales tax and job growth within the community.

The planned infrastructure improvements depicted in Table 1 (page 8) will contribute significantly to the area's ability to attract new development to the area.

Exhibit B constitutes incremental revenue estimates for this Plan. The future anticipated revenues of the Zone are sufficient to fund the public improvements contemplated by this Plan. Development within the proposed Zone boundaries would not be feasible within the foreseeable future without the assistance of a tool like the TIRZ. Fort Bend County determines that this Plan is economically feasible.

REINVESTMENT ZONE FINANCE PLAN

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 (page 8) and Exhibit B, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues, as shown in Exhibit B.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner, participating in larger cost projects, and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ as revenues are realized through additional increment generated by the development.
- Pay-as-you-go projects are implemented on a pay-as-you-go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project.
- Leveraging of resources with other entities and/or pledging the TIRZ revenue source to another taxing entity with the intent of expediting proposed projects.

Tax increment associated with this Plan will consist of contributions from the County at 65% of its tax rate.

REINVESTMENT ZONE FINANCE PLAN

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7))

The 2023 value of taxable real property in the Zone is estimated at \$1.4 billion

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF EXISTENCE

(TEXAS TAX CODE - 311.011(C)(8))

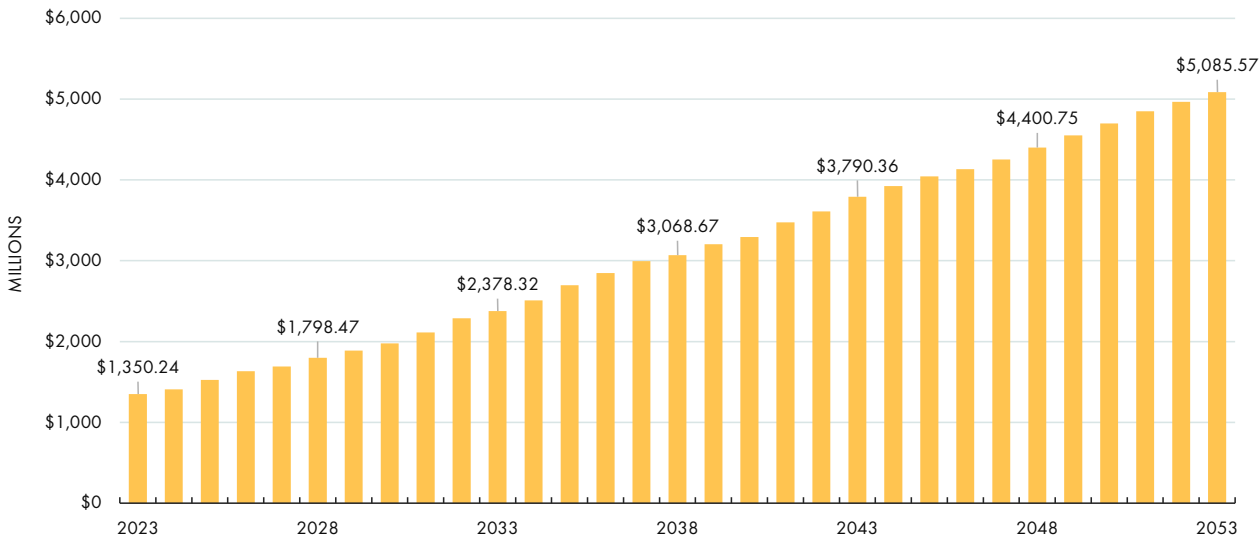
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit B. It is estimated by 2053 that the taxable value within the Zone will increase to nearly \$5.1 billion with a captured value of \$3.7 billion.

ZONE DURATION

(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2053. Final TIRZ payments will be received in 2054. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

TOTAL APPRAISED VALUE - PROJECTION



TOTAL CAPTURED VALUE - PROJECTION

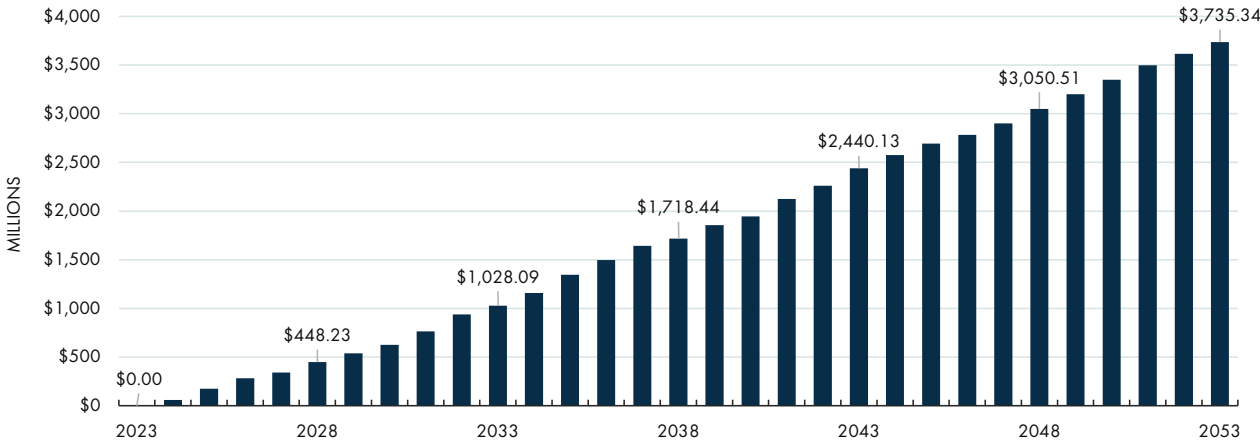
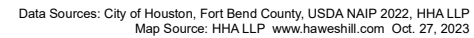
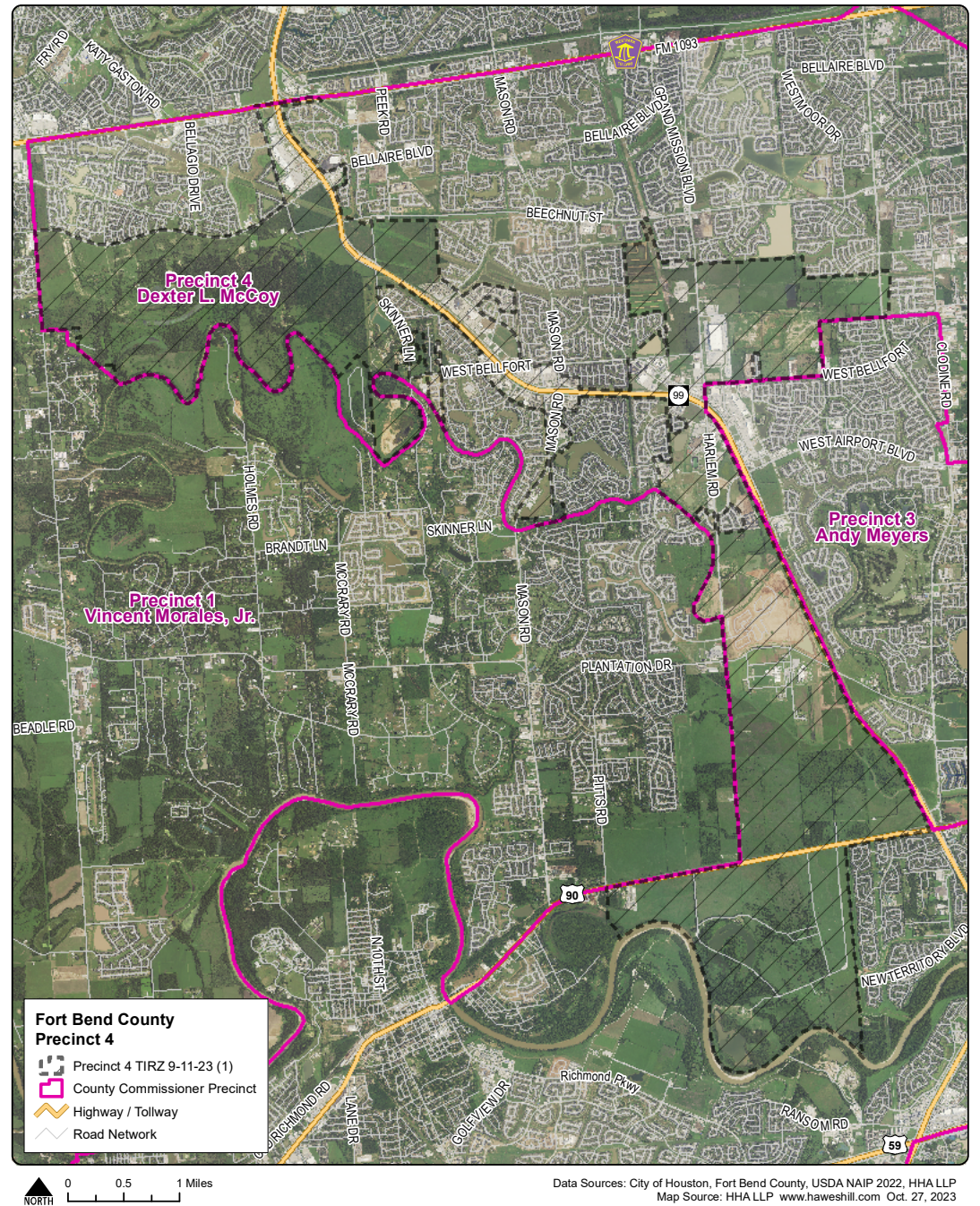


EXHIBIT A - MAPS

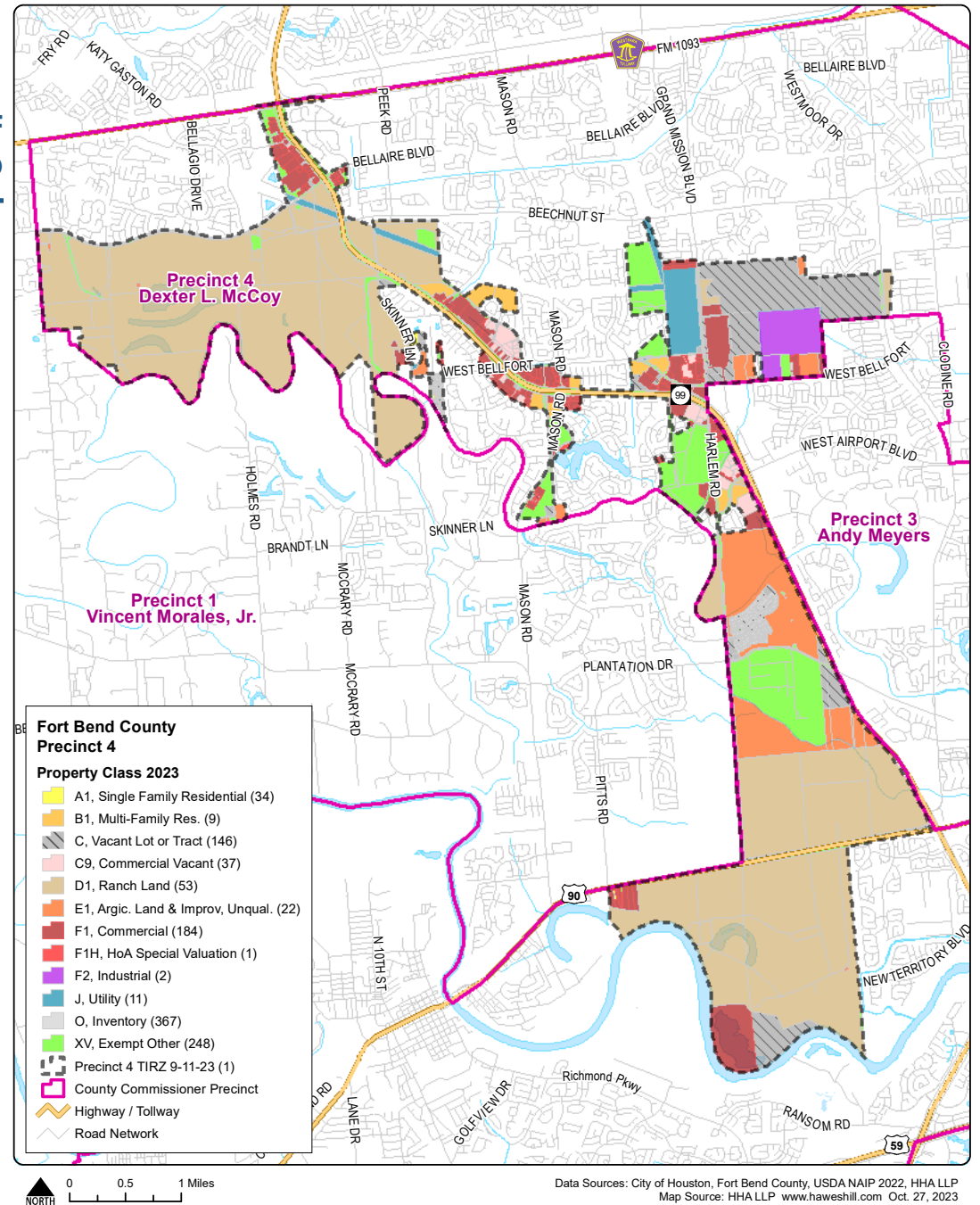
Page A-2



MAP 2 - AERIAL



MAP 3 - EXISTING/PROPOSED USES OF LAND



MAP 4- TAXABLE VALUE

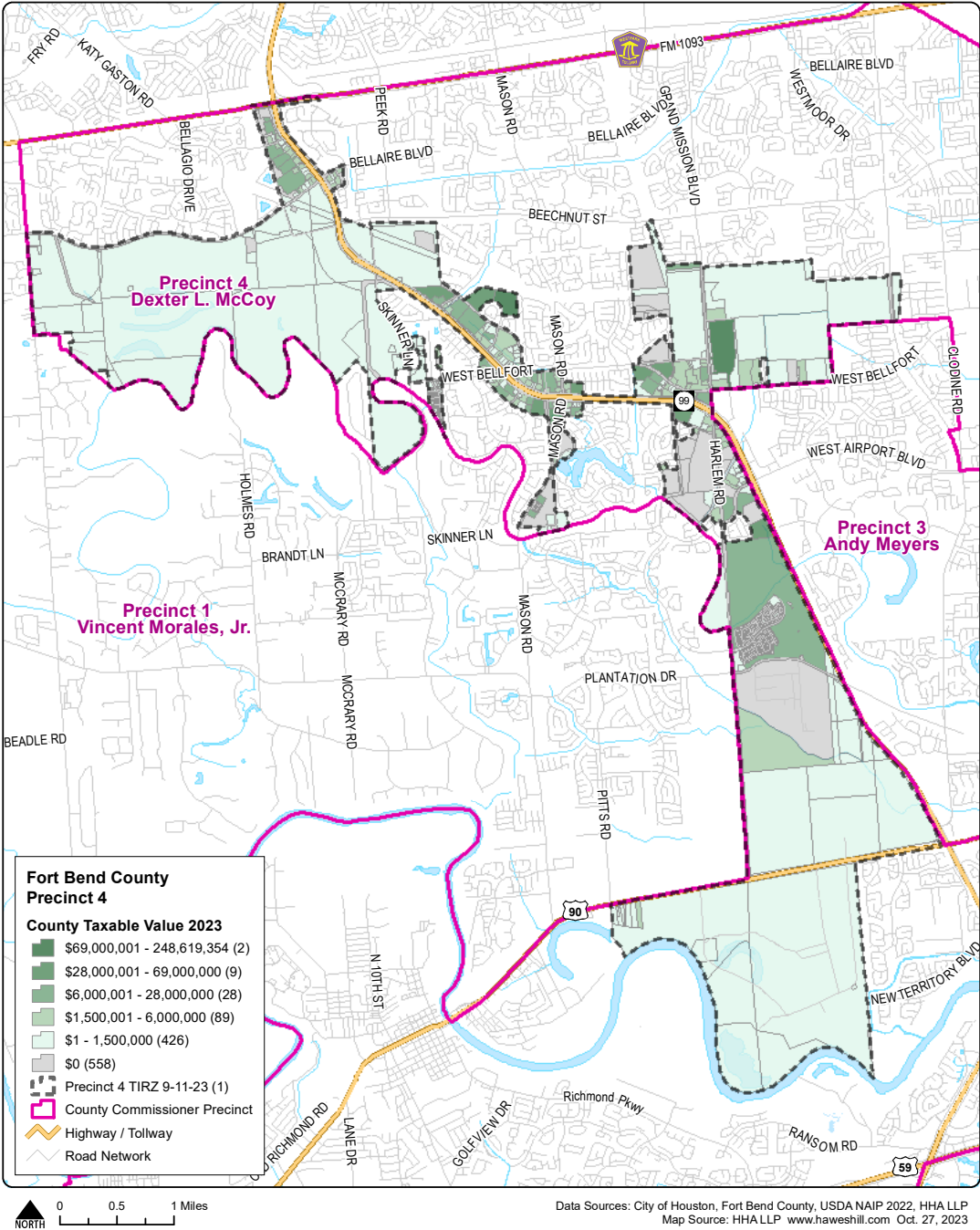


EXHIBIT B - REVENUE ANALYSIS

PROJECTED VALUE & REVENUE

EXHIBIT 1 - Value & Revenue - Precinct 4 Scenario 2

Projected Assessed Valuation				Projected Revenue					
Tax Year	Base Year Valuation	County Projected Valuation	Captured Value (Increment)	Tax Year	Coll Year	County Revenues	Cumulative	County TIRZ Participation (65%)	Cumulative
2023	\$ 1,350,237,245	\$ 1,350,237,245	\$ -	2023	2024	\$ -	\$ -	\$ -	\$ -
2024	\$ 1,350,237,245	\$ 1,409,787,245	\$ 59,550,000	2024	2025	\$ 248,901	\$ 248,901	\$ 161,786	\$ 161,786
2025	\$ 1,350,237,245	\$ 1,525,767,245	\$ 175,530,000	2025	2026	\$ 733,663	\$ 982,564	\$ 476,881	\$ 638,667
2026	\$ 1,350,237,245	\$ 1,632,342,245	\$ 282,105,000	2026	2027	\$ 1,179,114	\$ 2,161,678	\$ 766,424	\$ 1,405,091
2027	\$ 1,350,237,245	\$ 1,691,892,245	\$ 341,655,000	2027	2028	\$ 1,428,015	\$ 3,589,694	\$ 928,210	\$ 2,333,301
2028	\$ 1,350,237,245	\$ 1,798,467,245	\$ 448,230,000	2028	2029	\$ 1,873,467	\$ 5,463,160	\$ 1,217,754	\$ 3,551,054
2029	\$ 1,350,237,245	\$ 1,887,792,245	\$ 537,555,000	2029	2030	\$ 2,246,819	\$ 7,709,979	\$ 1,460,432	\$ 5,011,486
2030	\$ 1,350,237,245	\$ 1,977,117,245	\$ 626,880,000	2030	2031	\$ 2,620,170	\$ 10,330,149	\$ 1,703,111	\$ 6,714,597
2031	\$ 1,350,237,245	\$ 2,113,467,245	\$ 763,230,000	2031	2032	\$ 3,190,072	\$ 13,520,222	\$ 2,073,547	\$ 8,788,144
2032	\$ 1,350,237,245	\$ 2,288,997,245	\$ 938,760,000	2032	2033	\$ 3,923,735	\$ 17,443,957	\$ 2,550,428	\$ 11,338,572
2033	\$ 1,350,237,245	\$ 2,378,322,245	\$ 1,028,085,000	2033	2034	\$ 4,297,087	\$ 21,741,044	\$ 2,793,106	\$ 14,131,679
2034	\$ 1,350,237,245	\$ 2,509,969,745	\$ 1,159,732,500	2034	2035	\$ 4,847,334	\$ 26,588,378	\$ 3,150,767	\$ 17,282,446
2035	\$ 1,350,237,245	\$ 2,696,464,745	\$ 1,346,227,500	2035	2036	\$ 5,626,827	\$ 32,215,205	\$ 3,657,438	\$ 20,939,883
2036	\$ 1,350,237,245	\$ 2,847,702,245	\$ 1,497,465,000	2036	2037	\$ 6,258,954	\$ 38,474,159	\$ 4,068,320	\$ 25,008,204
2037	\$ 1,350,237,245	\$ 2,994,237,245	\$ 1,644,000,000	2037	2038	\$ 6,871,427	\$ 45,345,586	\$ 4,466,427	\$ 29,474,631
2038	\$ 1,350,237,245	\$ 3,068,674,745	\$ 1,718,437,500	2038	2039	\$ 7,182,553	\$ 52,528,139	\$ 4,668,660	\$ 34,143,291
2039	\$ 1,350,237,245	\$ 3,205,024,745	\$ 1,854,787,500	2039	2040	\$ 7,752,455	\$ 60,280,595	\$ 5,039,096	\$ 39,182,387
2040	\$ 1,350,237,245	\$ 3,294,349,745	\$ 1,944,112,500	2040	2041	\$ 8,125,807	\$ 68,406,402	\$ 5,281,775	\$ 44,464,161
2041	\$ 1,350,237,245	\$ 3,475,362,245	\$ 2,125,125,000	2041	2042	\$ 8,882,385	\$ 77,288,787	\$ 5,773,550	\$ 50,237,711
2042	\$ 1,350,237,245	\$ 3,609,349,745	\$ 2,259,112,500	2042	2043	\$ 9,442,413	\$ 86,731,199	\$ 6,137,568	\$ 56,375,279
2043	\$ 1,350,237,245	\$ 3,790,362,245	\$ 2,440,125,000	2043	2044	\$ 10,198,990	\$ 96,930,190	\$ 6,629,344	\$ 63,004,623
2044	\$ 1,350,237,245	\$ 3,924,349,745	\$ 2,574,112,500	2044	2045	\$ 10,759,018	\$ 107,689,208	\$ 6,993,362	\$ 69,997,985
2045	\$ 1,350,237,245	\$ 4,043,449,745	\$ 2,693,212,500	2045	2046	\$ 11,256,820	\$ 118,946,028	\$ 7,316,933	\$ 77,314,918
2046	\$ 1,350,237,245	\$ 4,132,774,745	\$ 2,782,537,500	2046	2047	\$ 11,630,172	\$ 130,576,200	\$ 7,559,612	\$ 84,874,530
2047	\$ 1,350,237,245	\$ 4,251,874,745	\$ 2,901,637,500	2047	2048	\$ 12,127,974	\$ 142,704,174	\$ 7,883,183	\$ 92,757,713
2048	\$ 1,350,237,245	\$ 4,400,749,745	\$ 3,050,512,500	2048	2049	\$ 12,750,227	\$ 155,454,401	\$ 8,287,648	\$ 101,045,361
2049	\$ 1,350,237,245	\$ 4,549,624,745	\$ 3,199,387,500	2049	2050	\$ 13,372,480	\$ 168,826,881	\$ 8,692,112	\$ 109,737,473
2050	\$ 1,350,237,245	\$ 4,698,499,745	\$ 3,348,262,500	2050	2051	\$ 13,994,733	\$ 182,821,614	\$ 9,096,576	\$ 118,834,049
2051	\$ 1,350,237,245	\$ 4,847,374,745	\$ 3,497,137,500	2051	2052	\$ 14,616,986	\$ 197,438,600	\$ 9,501,041	\$ 128,335,090
2052	\$ 1,350,237,245	\$ 4,966,474,745	\$ 3,616,237,500	2052	2053	\$ 15,114,788	\$ 212,553,388	\$ 9,824,612	\$ 138,159,702
2053	\$ 1,350,237,245	\$ 5,085,574,745	\$ 3,735,337,500	2053	2054	\$ 15,612,590	\$ 228,165,978	\$ 10,148,184	\$ 148,307,885
						\$ 228,165,978		\$ 148,307,885	

Exhibit Two:
Boundary Description

**JURISDICTIONAL BOUNDARY DESCRIPTION
TAX INCREMENT REINVESTMENT ZONE NO. 4
FORT BEND COUNTY, TEXAS**

The Fort Bend County Tax Increment Reinvestment Zone No. 4 is a +/- **9,097.16 acre tract** situated in northeastern Fort Bend County and generally located along Grand Pkwy within County Commissioner Precinct 4 and being more particularly described as follows: beginning at southeast corner of Grand Pkwy and FM 1093, same being northeast corner of 0403 JOEL E MCCRARY, ACRES 38.7884, Parcels 21,22 (Grand Parkway ROW), Prop Id: R135727;

Then generally south southeast along east boundary of said 38.7884 acre tract, same being east right-of-way (ROW) of Grand Pkwy to north ROW of Bellaire Blvd, same being southwest corner of PARKWAY LAKES SEC 1, ACRES 15.09, RESTRICTED RESERVE "J" (COMMERCIAL), Sam's Club;

Then generally northeast by east along north ROW of Bellaire Blvd to southeast corner of said 38.7884 acre tract, same being west ROW of Parkway Lakes Ln;

Then generally south across ROW of Bellaire Blvd to corner of MEADOWS OF PARKWAY LAKES SEC 1, BLOCK 1, LOT 1 (Prop Id: R283299), same being south ROW of Bellaire Blvd;

Then generally west by south along south ROW of Bellaire Blvd to northeast corner of 0403 JOEL E MCCRARY, ACRES 1.311, Restricted Reserve "A" (Commercial), Block 1, Parkway Lakes Shops Sec 5;

Then generally south southeast along east boundary of said 1.311 acre tract, continuing south along east boundary of 0403 JOEL E MCCRARY, ACRES 3.414, Block 1, Restricted Reserve "A", (Detention), Parkway Lakes Shops Sec 1 to southeast corner of said 3.414 acre tract;

Then west southwest along boundary of said 3.414 acre tract to southwest corner of said tract, same being northeast corner of 0403 JOEL E MCCRARY, ACRES 38.7884, Parcels 21,22 (Grand Parkway ROW), and east ROW of Grand Pkwy;

Then generally south southeast along east boundary of said 38.7884 acre tract, and east ROW of Grand Pkwy to southeast corner of said 38.7884 acre tract, same being corner of 0403 JOEL E MCCRARY, ACRES 8.343 and southwest corner of MEADOWS OF PARKWAY LAKES SEC 1, ACRES 1.0412, RESTRICTED RESERVE "B" (COMMERCIAL USE);

Then east southeast along boundary of said 0403 JOEL E MCCRARY, ACRES 8.343, and 0403 JOEL E MCCRARY, ACRES .560, PARCEL 20E, (PROPOSED GRAND PKWY), and 0299 CHAS PERRY, ACRES .627, JAMES PERRY SURVEY to east corner of said 0.627 acre tract, and north boundary of 0299 CHAS PERRY, TRACT IV, ACRES 39.964;

Then generally east along north boundary of said 39.964 acre tract to north corner of said tract;

Then east southeast along boundary of said 39.964 acre tract to northeast corner, same being west boundary of 0299 CHAS PERRY, ACRES 1.879, PT PRECINCT LINE ROAD;

Then east across said 1.879 acre tract to west boundary of 0353 I AND GN, TRACT I, ACRES 34.9664, Part, same being west ROW of Skinner Ln;

Then north along west ROW of Skinner Ln, same being west boundary of said 34.9664 acre tract, and 0599 WM STANLEY, TRACT I, ACRES 10.86, Part to northwest corner of said 10.86 acre tract;

Then generally east by south along north boundary of said 10.86 acre tract across ROW of Skinner Ln to northeast corner of said tract;

42 Then south along east boundary of said 10.86 acre tract, and 0353 I AND GN, TRACT I, ACRES 34.9664, Part,
43 continuing across 0353 I AND GN, ACRES 20.280, and 0353 I AND GN, TRACT I, ACRES 104.9556, Part to
44 southwest corner of Long Meadow Farms Sec 46, ACRES 0.33, Reserve "B" (Landscape) Prop Id: R509340,
45 same being north ROW of Meadow Ranch Pkwy;

46 Then southeast by east and southeast along north ROW of Meadow Ranch Pkwy, across ROW of Long Prairie
47 Trace to west corner of 0353 I AND GN, ACRES 20.7015, Restricted Reserve "A", Block 1, Meadow Ranch
48 Parkway Apartments;

49 Then northeast by north along boundary of said 20.7015 acre tract to north corner of said tract;

50 Then east by south along boundary of said 20.7015 acre tract, and 0353 I AND GN, BLOCK 1, ACRES 22.52,
51 Part in Abstract 206 (R Hunter), Berkeley Knoll Apartments, Unrestricted Reserve "A" to northeast corner of said
52 22.52 acre tract;

53 Then generally south along boundary of said 22.52 acre tract to southeast corner of said 22.52 acre tract, same
54 being northeast corner of Long Meadow Farms Sec 45, BLOCK 1, Lot 11, Prop Id: R483059;

55 Then generally west by north along south boundary of said 22.52 acre tract to southwest corner of said tract, same
56 being east ROW of Berkely Knoll Cir;

57 Then north, west, and southwest by south along boundary of said 22.52 acre tract, and 0353 I AND GN, ACRES
58 20.7015, Restricted Reserve "A", Block 1, Meadow Ranch Parkway Apartments to east ROW of Meadow Ranch
59 Pkwy;

60 Then east southeast, southeast by south and generally south along east ROW of Meadow Ranch Pkwy to north
61 ROW of W Bellfort Blvd;

62 Then east along north ROW of W Bellfort Blvd to east ROW of Mason Rd;

63 Then south along east ROW of Mason Rd to south ROW of Waterside Village Dr;

64 Then generally east along south ROW of Waterside Village Dr, same being north boundary of 0062 WM
65 MORTON, ACRES 2.4849, (Pt) Unrestricted Reserve "B", Block 1, Waterside Shopping Center, and 0062 WM
66 MORTON, ACRES 6.598, Restricted Reserve "A", Block 1, Waterside Mason Apartments to northeast corner of
67 said 6.598 acre tract;

68 Then generally south along east boundary of said 6.598 acre tract to southeast corner of said tract, same being
69 north ROW of Grand Pkwy;

70 Then generally east along north ROW of Grand Pkwy to southeast corner of WATERSIDE VILLAGE SEC 2,
71 ACRES 1.8761, RESTRICTED RESERVE "D" (DRAINAGE) Prop Id: R276135;

72 Then north along east boundary of said 1.8761 acre tract across ROW of W Bellfort Blvd to north boundary of
73 Waterview Estates Sec 1, ACRES 1.1139, MORTON ROAD ROW Prop Id: R315250;

74 Then east along north boundary of said 1.1139 acre tract to northeast corner of said tract, same being west
75 boundary of 0367 I AND GN, ACRES 0.49, (Part of a 0.8381 Acre Tract)

76 Then south along west boundary of said 0.49 acre tract to southwest corner of said tract, same being north
77 boundary of 0367 I AND GN, ACRES 2.192, MORTON RD);

78 Then east along north boundary of said 2.192 acre tract to southeast corner of 0367 I AND GN, ACRES 1.7223,
79 Waterview Estates Detention Pond (Part), Part of a 24.89 Acre Tract;

80 Then north along east boundary of said 1.7223 acre tract to interior corner of said tract, same being northwest
81 corner 0367 I AND GN, ACRES 22.3763, Waterview Estates Detention Pond (Part), Part of a 24.89 Acre Tract;

82 Then generally northeast by east boundary of said 0367 I AND GN, ACRES 22.3763, Waterview Estates
83 Detention Pond (Part), Part of a 24.89 Acre Tract to north corner of said tract;

84 Then south along said boundary of said 22.3763 acre tract to interior corner of said tract, same being southwest
85 corner of Waterview Estates Sec 14, BLOCK 3, Lot 31 Prop Id: R436013;

86 Then generally east along south boundary of said Lot 31 to southeast corner of said lot, same being west ROW of
87 Waterview Meadow Dr;

88 Then generally east by north across ROW of Waterview Meadow Dr to northwest corner of Waterview Estates
89 Sec 14, BLOCK 1, Lot 2, same being east ROW of Waterview Meadow Dr;

90 Then generally south along east ROW of Waterview Meadow Dr to north ROW of Morton Dr, same being
91 southwest corner of 0367 I AND GN, TRACT 1 (Pt), ACRES 141.276, C=R164490;

92 Then north along west boundary of said 141.276 acre tract to southeast corner of 0367 I AND GN, ACRES 2.647,
93 (Pt) Restricted Reserve "B" (Drainage), Grand Mission Regional Detention Basin;

94 Then generally west along south boundary of said 2.647 acre tract, and 0367 I AND GN, ACRES 7.201, (Pt)
95 Restricted Reserve "B" (Drainage), Grand Mission Regional Detention Basin, and 0367 I AND GN, ACRES
96 1.532, (Pt) Restricted Reserve "B" (Drainage), Grand Mission Regional Detention Basin and said 7.201 acre tract
97 to southwest corner of said 7.201 acre tract, same being west boundary of Abstract 367 I & GN RR;

98 Then north along west boundary of said Abstract 367 I & GN RR to northwest corner of 0367 I AND GN,
99 TRACT 1, ACRES 61.45, (Pt) Restricted Reserve "A" (Drainage), Grand Mission Regional Detention Basin;

100 Then east along north boundary of said 61.45 acre tract to west boundary of 0367 I AND GN, ACRES 30.78;

101 Then generally north by west along said west boundary of said 30.78 acre tract to northwest corner of said tract,
102 same being centerline ROW of Beechnut St;

103 Then generally east along centerline ROW of Beechnut St to northeast corner of said 30.78 acre tract;

104 Then south by east along east boundary of said 30.78 acre tract to northwest corner of 0367 I AND GN, ACRES
105 8.5881, Restricted Reserve "A" (Commercial), Block 1, GR Harlem Prop Id: R46544;

106 Then east along north boundary of said 8.5881 acre tract, and 0367 I AND GN, ACRES 0.1348, Harlem Road
107 ROW Widening, GR Harlem to northeast corner of said 0.1348 acre tract, same being west ROW of Harlem Rd;

108 Then south approx. 230 feet along east boundary of said 0.1348 acre tract to a point west of northwest corner of
109 0151 A M CLOPPER, ACRES 266.2014, (Part of a 410.10 Acre Tract);

110 Then east across ROW of Harlem Rd, and along north boundary of said 266.2014 acre tract, and 0151 A M
111 CLOPPER, ACRES 7.2562, (Part of a 410.10 Acre Tract) to northeast corner of said 7.2562 acre tract;

112 Then south along east boundary of said 7.2562 acre tract, and 0151 A M CLOPPER, ACRES 0.4118, (Part of a
113 410.10 Acre Tract), and said 266.2014 acre tract to interior corner of said 266.2014 acre tract, same being
114 southwest corner of Mission Trace Sec 3, BLOCK 1, Lot 35 Prop Id: R441304;

115 Then east along north boundary of said 266.2014 acre tract, and 0152 A M CLOPPER, ACRES 136.2306, (Part of
116 a 410.10 Acre Tract) to northeast corner of said 136.2306 acre tract, same being west ROW of FM Rd 1464;

117 Then north approx. 122 feet along west ROW of FM Rd 1464 to a point west of northwest corner of 0152 A M
118 CLOPPER, ACRES 14.99;

119 Then east across ROW of FM 1464 Rd and along north boundary of said 14.99 acre tract to northeast corner of
120 said tract;

121 Then generally south by west along east boundary of said 14.99 acre tract to southeast corner of said tract, same
 122 being north ROW of Madden Rd, and north boundary of 0152 A M CLOPPER, ACRES 5.68, PT MADDEN
 123 ROAD;

124 Then south to centerline of ROW of Madden Rd, same being south boundary of said 0152 A M CLOPPER,
 125 ACRES 5.68, PT MADDEN ROAD;

126 Then west along centerline of ROW of Madden Rd, continuing south along Westmoor Dr to centerline ROW of
 127 westbound lane of W Bellfort Blvd, same being southeast corner of 0151 A M CLOPPER, ACRES 3.897,
 128 MADDEN ROAD;

129 Then west along centerline of ROW of westbound lane of W Bellfort Blvd to southwest corner of said 3.897 acre
 130 tract;

131 Then north along west boundary of said 3.897 acre tract, and 0151 A M CLOPPER, ACRES 24, 0151 A M
 132 CLOPPER, ACRES 144.997, (HLA) to northeast corner of Taj Residences, BLOCK 1, Lot 6 Prop Id: R497985;

133 Then west along north boundary of Taj Residences to northwest corner of Taj Residences, BLOCK 1, Lot 1;

134 Then south along west boundary of Taj Residences to southwest corner of Taj Residences, BLOCK 7, Lot 1;

135 Then east along south boundary of Taj Residences to southeast corner of Taj Residences, BLOCK 7, Lot 5, same
 136 being west ROW of Ashland Way Dr;

137 Then south along west ROW of Ashland Way Dr to centerline ROW of westbound lane of W Bellfort Blvd, same
 138 being south boundary of 0151 A M CLOPPER, ACRES 0.1279, Parcel 3 (Part), Madden Road ROW (Part);

139 Then west along centerline ROW of westbound lane of W Bellfort Blvd to centerline ROW of Harlem Rd;

140 Then south along centerline ROW of Harlem Rd to south ROW of eastbound access road to Grand Pkwy, same
 141 being boundary of 0096 JANE WILKINS, ACRES 7.576, Harlem Road ROW, In Ft Bend Mud 134 "A" (M241);

142 Then south southeast along south ROW of eastbound access road to Grand Pkwy to centerline ROW of eastbound
 143 land of US 90A Hwy, same being corporate limits of City of Sugar Land and north boundary of 0016 J H
 144 CARTWRIGHT, ACRES 11.716, PROPOSED GRAND PARKWAY;

145 Then west by south along corporate limits of City of Sugar Land to northeast corner of 0096 JANE WILKINS,
 146 ACRES 954.6539, Part of a 1667.007 Acre Tract;

147 Then south along east boundary of said 954.6539 acre tract, and 0096 JANE WILKINS, ACRES 1.992 to
 148 southeast corner of said 954.6539 acre tract, same being Brazos River;

149 Then generally west and northwest approx. 17,992 feet along east bank of Brazos River to southwest corner of
 150 0062 WM MORTON, TRACT 66, ACRES 358.85, Part of a 1667.007 Acre Tract, same being corner of 0055
 151 JANE LONG, TRACT 9, ACRES 147.34;

152 Then generally northwest by north along west boundary of said 358.85 acre tract to corner of said tract, same
 153 being southeast corner of 0062 WM MORTON, TRACT 18, ACRES 12.17 Prop Id: R36226;

154 Then generally north along west boundary of said 358.85 acre tract to centerline ROW of US 90A Hwy;

155 Then generally east by north along centerline ROW of US 90A Hwy to a point south of ROW centerline of
 156 Harlem Rd (point south of southeast corner of 0096 JANE WILKINS, ACRES 19.2006, Harlem Road ROW);

157 Then north across ROW of westbound lane of US 90A Hwy continuing along east boundary of said 0096 JANE
 158 WILKINS, ACRES 19.2006, Harlem Road ROW, and 0096 JANE WILKINS, ACRES 3.59, Parcel 2A, Harlem
 159 ROW Widening, same being ROW centerline of Harlem Rd to centerline of drainage easement of Oyster Creek;

160 Then west across ROW of southbound lane of Harlem Rd and continuing approx. 5,213 feet generally west and
161 north along centerline of drainage easement of Oyster Creek, same being boundary of County Commissioner
162 Precinct 4 across 0062 WM MORTON, ACRES 182.6248, Tract 2, Part (97.11% in Fort Bend MUD 134F
163 (M332)), and 0062 WM MORTON, ACRES 24.1672, PRISON SYSTEM to west boundary of said 24.1672 acre
164 tract Prop Id: R124778;

165 Then generally north along west boundary of said 24.1672 acre tract to northwest corner of said tract, same being
166 boundary of Harvest Green Sec 7, ACRES 4.5775, Restricted Reserve "B" (Drainage Purposes Only);

167 Then northeast along boundary of said 4.5775 acre tract to corner of said tract, same being southwest corner of
168 0096 JANE WILKINS, ACRES 0.5178;

169 Then east along south boundary of said 0096 JANE WILKINS, ACRES 0.5178 to southeast corner of said tract,
170 same being west ROW of Harlem Rd;

171
172 Then north along west ROW of Harlem Rd to north ROW of Harvest Garden Blvd/W Airport Blvd;

173 Then west by south along north ROW of Harvest Garden Blvd to southwest corner of 0062 WM MORTON,
174 BLOCK 1, ACRES 5.416, Messina Hof Harvest Green Winery, Unrestricted Reserve "A", 86% In Fort Bend
175 MUD 134D (M278), Part in A-96 (Jane Wilkins), same being east corner of Harvest Green Sec 33, ACRES
176 0.255, Restricted Reserve "A" (Landscape/Open Space);

177 Then generally northwest by north along west boundary of said 0062 WM MORTON, BLOCK 1, ACRES 5.416,
178 Messina Hof Harvest Green Winery, Unrestricted Reserve "A", 86% In Fort Bend MUD 134D (M278), Part in A-
179 96 (Jane Wilkins) to northwest corner of said 5.416 acre tract, same being north corner of Harvest Green Sec 31,
180 ACRES 0.16, Restricted Reserve "A" (Landscape/Open Space) and boundary of 0062 WM MORTON, TRACT 6,
181 ACRES 6.249;

182 Then generally southwest along boundary of said 6.249 acre tract to north corner of 0062 WM MORTON,
183 TRACT 5, ACRES 15.477;

184 Then south along boundary of said 15.477 acre tract to interior corner of said tract, same being west corner of
185 Harvest Green Sec 8, BLOCK 1, Lot 4;

186 Then southeast along said 0062 WM MORTON, TRACT 5, ACRES 15.477 to east corner of said 15.477 acre
187 tract, same being north ROW of Harvest Garden Blvd;

188 Then southwest along north ROW of Harvest Garden Blvd to centerline of drainage channel, same being
189 boundary of County Commissioner Precinct 4;

190 Then generally northwest along centerline of drainage channel, same being boundary of County Commissioner
191 Precinct 4 to east ROW Harvest Corner Dr;

192 Then north along east ROW Harvest Corner Dr, continuing past Lost Lake Dr to northwest corner of 0062 WM
193 MORTON, BLOCK 1, ACRES 2.04, Harvest Green Montessori, Restricted Reserve "A" (Commercial);

194 Then generally east along north boundary of said 0062 WM MORTON, BLOCK 1, ACRES 2.04, Harvest Green
195 Montessori, Restricted Reserve "A" (Commercial) to northeast corner of said 2.04 acre tract;

196 Then south southeast along east boundary of said 2.04 acre tract to southeast corner of said tract, same being
197 southwest corner of Harvest Green Sec 12, BLOCK 1, Lot 50;

198 Then east along south boundary of Harvest Green Sec 12, BLOCK 1 to southeast corner of Harvest Green Sec 12,
199 BLOCK 1, same being Harvest Green Sec 16, ACRES 6.6315, Restricted Reserve "G" (Drainage);

200 Then north along west boundary of said Harvest Green Sec 16, ACRES 6.6315, Restricted Reserve "G"
 201 (Drainage) continuing across ROW of Harvest Corner Dr, and east boundary of Harvest Green Sec 15, ACRES
 202 9.4866, Restricted Reserve "C" (Landscape) to northeast corner of said tract, same being south ROW of Grand
 203 Pkwy;
 204 Then generally west along south ROW of Grand Pkwy to northeast corner of Waterside Development, BLOCK 1,
 205 Lot 2 (Pt), ACRES 0.652, Restricted Reserve "B" (Commercial), Part, Christian Brothers Automotive, Restricted
 206 Reserve "A" (Commercial);
 207 Then generally south along east boundary of said 0.652 acre tract, and Waterside Development, BLOCK 1, Lot 1,
 208 ACRES 3.862, Restricted Reserve "A" (Commercial), and Waterside Development, BLOCK 1, Lot 7, ACRES
 209 1.627, Restricted Reserve "G" (Commercial) to southeast corner of said 1.627 acre tract, same being north ROW
 210 of Lewisville Dr;
 211 Then generally west along north ROW of Lewisville Dr to east ROW of Harlem Rd;
 212 Then generally south along east ROW of Harlem Rd to north ROW of Waterside Estates Dr;
 213 Then southeast by south along north ROW of Waterside Estates Dr to north ROW of Waterside Estates Cir, same
 214 being northeast corner of WATERSIDE ESTATES SEC 1, ACRES 0.1848, WATERSIDE ESTATES CIRCLE
 215 ROW;
 216 Then generally south along east boundary of said 0.1848 acre tract to north corner of 0062 WM MORTON,
 217 ACRES 68.0927, WATERSIDE LAKE, (DETENTION AREA/DRAINAGE EASEMENT);
 218 Then generally southwest along boundary of said 68.0927 acre tract to corner of said tract, same being southeast
 219 corner of 0062 WM MORTON, ACRES 3.794, Restricted Reserve "A" (Recreation Site), Part, Waterside Center
 220 Sec 1;
 221 Then generally west along boundary of said 3.794 acre tract, continuing along north boundary of WATERSIDE
 222 ESTATES SEC 7, ACRES 4.5804, WATERSIDE ESTATES CIRCLE ROW to northwest corner of said 4.5804
 223 acre tract, same being west ROW of Waterside Estates Cir;
 224 Then generally north along west ROW of Waterside Estates Cir to south ROW of Delta Lake Dr;
 225 Then generally west along south ROW of Delta Lake Dr to east ROW of Mason Rd;
 226 Then generally south along east ROW of Mason Rd to southeast corner of 0062 WM MORTON, ACRES 0.1799,
 227 (PT) MASON ROAD ROW (S OF DELTA LAKE DRIVE), MASON ROAD & RESERVES;
 228 Then west along south boundary of said 0.1799 acre tract to northeast corner of Waterside Estates Sec 11,
 229 ACRES 1.287, FARMER ROAD ROW;
 230 Then south along east boundary of said Waterside Estates Sec 11, ACRES 1.287, FARMER ROAD ROW to
 231 southeast corner of said tract, same being north boundary of 0062 WM MORTON, BLOCK 1, ACRES 0.6486,
 232 RESTRICTED RESERVE "A" (WATER WELL), FT BEND CO MUD 118 REMOTE WATER WELL SITE;
 233 Then west along north boundary of said 0.6486 acre tract to northwest corner of said tract;
 234 Then south along west boundary of said 0.6486 acre tract to southwest corner of said tract;
 235 Then east along south boundary of said 0.6486 acre tract, and continuing along north boundary of 0062 WM
 236 MORTON, ACRES 9.1298 to northeast corner of said 9.1298 acre tract;
 237 Then south along east boundary of said 0062 WM MORTON, ACRES 9.1298 to southeast corner of said 9.1298
 238 acre tract, same being Oyster Creek;

239 Then generally west by south along south boundary of said 9.1298 acre tract, and 0062 WM MORTON, BLOCK
240 1, ACRES 1.5, Unrestricted Reserve "A", Pecan Grove Volunteer Fire Department No 2, and 0062 WM
241 MORTON, ACRES 1.236, and 0062 WM MORTON, ACRES 2.736 across ROW of Farmer St to southeast
242 corner of 0062 WM MORTON, BLOCK 1, ACRES 9.3061, Lot 1, Farmer Road Estate Prop Id: R215075;

243 Then generally north along east boundary of said 9.3061 acre tract to northeast corner of said tract;

244 Then west along north boundary of said 9.3061 acre tract, and along south boundary of 0062 WM MORTON,
245 ACRES 7.6929, Part of a 8.0444 Ac Tract, and 0042 R Jones, ACRES 0.0122, Mason Road ROW, Part of a
246 8.0444 Ac Tract to southwest corner of said 0.0122 acre tract, same being west ROW of Mason Rd;

247 Then generally northeast by north and north along west ROW of Mason Rd across Delta Lake Dr to south corner
248 of Long Meadow Farms Sec 28, ACRES 0.0381, Farmer Road ROW (Part), In Fort Bend MUD 118;

249 Then north along west boundary of said 0.381 acre tract, and 0062 WM MORTON, ACRES 1.4237, PT
250 FARMER ROAD ROW, (IN FT BEND MUD 146) to northwest corner of said tract, same being northeast corner
251 of 0062 WM MORTON, ACRES 2.2213, Part of a 13.2306 acre tract, Part of Long Meadow Farms Drainage
252 easement;

253 Then generally west by north and northwest along north boundary of said 2.2213 acre tract, and LONG
254 MEADOW FARMS SEC 19, SEC 7, across ROW of Long Meadow Farms Pkwy, continuing along eastern
255 boundary of LONG MEADOW FARMS SEC 2, and 0042 R Jones, TRACT II, ACRES 0.4192, Morton RD
256 ROW CI #1370-03R (2001056-131), (W Bellfort ROW) Prop Id: R313411 to northeast corner of said 0.4192 acre
257 tract, same being centerline of eastbound lane of W Bellfort St;

258 Then north across median of W Bellfort to northeast corner of 0206 R HUNTER, ACRES 0.5311, (PT) Morton
259 Road ROW, (In Ft Bend MUD 146), (W Bellfort ROW), same being south boundary of 0206 R HUNTER,
260 TRACT A, ACRES 0.3837, Morton RD ROW CI #1369-03R (2001056-131), (W Bellfort ROW);

261 Then west along south boundary of said 0.3837 acre tract to southwest corner of said 0.3837 acre tract;

262 Then north along west boundary of said 0.3837 acre tract, continuing along east boundary of LONG
263 MEADOW FARMS SEC 1 to south corner of LONG MEADOW FARMS SEC 1, BLOCK 2, Lot 23 (7530
264 Lone Star Junction ST);

265 Then northeast along east boundary of LONG MEADOW FARMS SEC 1 to east corner of Long Meadow
266 Farms Sec 1, ACRES 1.2887, RESTRICTED RESERVE "A" (LANDSCAPE/OPEN SPACE), same being west
267 ROW of Grand Pkwy;

268 Then generally northwest and northwest by west along west ROW of Grand Pkwy to northeast corner of 0046
269 KNIGHT AND WHITE, TRACT 16E (PT), ACRES .959;

270 Then generally west along north boundary of 0.959 acre tract, and 0046 Knight & White, TRACT 25, ACRES
271 1.3886, and LONG MEADOW FARMS SEC 16 to northwest corner of Long Meadow Farms Sec 16, BLOCK 1,
272 Lot 20, same being east ROW of Skinner Ln;

273 Then south and southeast by south along east ROW of Skinner Ln to northwest corner of 0205 R HUNTER,
274 TRACT 3 (PT), ACRES 1.50 Prop Id: R43320;

275 Then generally east by south along north boundary of said 1.50 acre tract to northeast corner of said tract, same
276 being west boundary of 0205 R HUNTER, TRACT 1 & 6, ACRES 11.014;

277 Then generally north along west boundary of said 11.014 acre tract, and 0205 R HUNTER, ACRES 1.617, Tract
278 4A, and 0205 R HUNTER, ACRES 1.643, Tract 5A, and 0205 R HUNTER, TRACT 6A, ACRES 3.343 to
279 northwest corner of said 3.343 acre tract;

280 Then east across along north boundary of said 3.343 to northeast corner of said 3.343 acre tract;

281 Then south along east boundary of said 3.343 acre tract, and 0205 R HUNTER, ACRES 1.643, Tract 5A, and
282 0205 R HUNTER, ACRES 1.617, Tract 4A, and 0205 R HUNTER, TRACT 1 & 6, ACRES 11.014 to southeast
283 corner of said 11.014 acre tract, same being north ROW of W Bellfort St;

284 Then east along north ROW of W Bellfort St to southeast corner of 0205 R HUNTER, TRACT 4 (Pt), BLOCK 1,
285 ACRES 2, Truckee Woods Subdivision, Lot 1;

286 Then north along east boundary of said 2 acre tract to northeast corner of said tract, same being interior corner of
287 0205 R HUNTER, TRACT 4 (Pt), BLOCK 1, ACRES 4.867, Truckee Woods Subdivision, Reserve "A"
288 (Commercial);

289 Then west along north boundary of said 2 acre tract to northwest corner of said tract, same being corner of said
290 0205 R HUNTER, TRACT 4 (Pt), BLOCK 1, ACRES 4.867, Truckee Woods Subdivision, Reserve "A"
291 (Commercial);

292 Then north along west boundary of said 4.867 acre tract, and 0205 R HUNTER, ACRES .969, CEMETERY
293 EXEMPT to northwest corner of said 4.867 acre tract;

294 Then east along north boundary of said 4.867 acre tract to northeast corner of said 4.867 acre tract;

295 Then south along east boundary of said 4.867 acre tract to southeast corner of said tract, same being north ROW
296 of W Bellfort St;

297 Then south across ROW of W Bellfort to south ROW of W Bellfort, same being north boundary of 0042 R Jones,
298 TRACT C, ACRES 0.5343, Morton RD ROW CI #1369-03R (2001056-131), (W Bellfort ROW);

299 Then west along south ROW of W Bellfort to northwest corner of said 0.5343 acre tract;

300 Then generally south along west boundary of said 0.5343 acre tract, and Long Meadow Farms Sec 17, ACRES
301 0.3509, Restricted Reserve "A" (Drainage), Long Meadow Farms Sec 10, ACRES 0.5923, Restricted Reserve "A"
302 (Drainage), and Long Meadow Farms Sec 9, ACRES 1.1114, Restricted Reserve "B" (Drainage), and 0042 R
303 Jones, ACRES 12.2467, Long Meadow Farms Oyster Creek to County Commissioner Precinct 4 boundary, same
304 being centerline of Oyster Creek drainage easement;

305 Then generally north northwest and northwest by north along County Commissioner Precinct 4 boundary, same
306 being centerline of Oyster Creek drainage easement across 0042 R Jones, ACRES 31.077, (Pt of a 54.728 Acre
307 Tract) to west boundary of said 31.077 acre tract, same being east boundary of 0042 R Jones, TRACT 11, ACRES
308 0.685;

309 Then generally north along east boundary of said 0.685 acre tract, and 0042 R Jones, TRACT I, ACRES 18.8,
310 12% in Fort Bend MUD 146 (M191) to northeast corner of said 18.8 acre tract, same being south ROW of W
311 Bellfort St;

312 Then generally west by south along south ROW of W Bellfort St to west ROW of Skinner Ln;

313 Then generally north along west ROW of Skinner Ln to northeast corner of 0046 KNIGHT AND WHITE,
314 TRACT 13, ACRES 2 Prop Id: R34081;

315 Then generally west by south along north boundary of said 2 acre TRACT 13 to northwest corner of said tract;

316 Then generally south along west boundary of said 2 acre TRACT 13, and 0046 KNIGHT AND WHITE, TRACT
317 13 (PT), ACRES 1, and 0046 KNIGHT AND WHITE, TRACT 68, ACRES 4.7381 to interior corner of said
318 4.7381 acre tract;

319 Then generally west northwest along boundary of said 4.7381 acre tract to corner of said tract, same being interior
320 corner of 0046 Knight & White, TRACT 79 (Pt), ACRES 260.45;

321 Then generally south approx. 33 feet along boundary of said 4.7381 acre tract to intersection with County
322 Commissioner Precinct 4 boundary, same being centerline of drainage easement of Oyster Creek;

323 Then generally west, south and east approx. 3,522 feet along County Commissioner Precinct 4 boundary, same
324 being centerline of drainage easement of Oyster Creek intersecting said 0046 Knight & White, TRACT 79 (Pt),
325 ACRES 260.45 to east boundary of said 260.45 acre tract, same being west boundary of 0042 R JONES, TRACT
326 48, ACRES 7.39;

327 Then south approx. 98 feet along boundary of said 260.45 acre tract, and boundary of said 7.39 acre tract to corner
328 of said 7.39 acre tract;

329 Then generally south and southwest along east boundary of said 260.45 acre tract to south corner of said tract,
330 same being west corner of 0046 KNIGHT AND WHITE, TRACT 14, ACRES 34.71, and east boundary of 0046
331 KNIGHT AND WHITE, ACRES 17.47;

332 Then generally northwest along west boundary of said 0046 Knight & White, TRACT 79 (Pt), ACRES 260.45 to
333 north corner of said 0046 KNIGHT AND WHITE, ACRES 17.47, same being south corner of ROYAL
334 ESTATES SEC 2, ACRES 0.386, RESERVE "A";

335 Then north along west boundary of said 260.45 acre tract to south corner of 0046 KNIGHT AND WHITE,
336 TRACT 52, ACRES 30.90, same being northeast corner of ROYAL ESTATES SEC 2, BLOCK 3, LOT 31,
337 ACRES 1.50;

338 Then generally northwest along north boundary of ROYAL ESTATES SEC 2, BLOCK 3 to north corner of
339 ROYAL ESTATES SEC 2, BLOCK 3, LOT 29, ACRES 1.973;

340 Then generally southwest along boundary of ROYAL ESTATES SEC 2, BLOCK 3, and ROYAL ESTATES SEC
341 2, BLOCK 1 to west corner of ROYAL ESTATES SEC 2, BLOCK 1, LOT 23, ACRES 1.897, same being west
342 drainage easement of Jones Creek, and County Commissioner Precinct 4 boundary;

343 Then generally northwest, west and south 4,584 feet along County Commissioner Precinct 4 boundary (Jones
344 Creek) intersecting 0046 Knight & White, ACRES 167.5587, 1% In Fort Bend MUD 50 (M02), and 0046
345 KNIGHT AND WHITE, TRACT 12, ACRES 471.99 to northeast corner of 0046 KNIGHT AND WHITE,
346 TRACT 80 (PT), ACRES 184.7066;

347 Then generally south, west, northwest along north boundary of said 184.7066 acre tract to northwest corner of
348 said tract, same being east boundary of 0035 S ISSACS, TRACT 39, ACRES 351.8671;

349 Then south along east boundary of said 0035 S ISSACS, TRACT 39, ACRES 351.8671, across drainage
350 easement of Jones Creek to north boundary of 0035 S ISSACS, TRACT 33, ACRES 140.239, and County
351 Commissioner Precinct 4 boundary;

352 Then generally west approx. 5,011 feet along north boundary of said 0035 S ISSACS, TRACT 33, ACRES
353 140.239, and the County Commissioner Precinct 4 boundary to east boundary of 0035 S Issacs, TRACT 47,
354 ACRES 355.322, (30% in R05) Prop Id: R33549;

355 Then generally west approx. 5,284 feet across said 0035 S Issacs, TRACT 47, ACRES 355.322, (30% in R05),
356 along County Commissioner Precinct 4 boundary, continuing along south boundary of 0035 S ISSACS, TRACT
357 C, ACRES 11.538 Prop Id: 33564 to a point approx. 332 feet northeast by east of southwest corner of said 11.538
358 acre tract;

359 Then generally northwest by west along County Commissioner Precinct 4 boundary and across said 0035 S
360 ISSACS, TRACT C, ACRES 11.538 to west boundary of said 11.538 acre tract, same being east boundary of
361 0003 WM ANDREWS, TRACT B, ACRES 9.12;

362 Then generally north along east boundary of said 0003 WM ANDREWS, TRACT B, ACRES 9.12 to northeast
363 corner of said tract;

364 Then generally west along north boundary of said 0003 WM ANDREWS, TRACT B, ACRES 9.12, and 0003
365 WM ANDREWS, TRACT A, ACRES 13.68 to intersection with County Commissioner Precinct 4 boundary,
366 approx. 16 feet east of northwest corner of said 13.68 acre tract, same being south boundary of 0003 WM
367 ANDREWS, ACRES 51.395, (PT OF A 54.5 AC TRACT);

368 Then generally northwest by west along County Commissioner Precinct 4 boundary and across said 0003 WM
369 ANDREWS, ACRES 51.395, (PT OF A 54.5 AC TRACT) to west boundary of said 51.395 acre tract same being
370 east boundary of 0003 WM ANDREWS, TRACT 43 (PT), ACRES 6.877;

371 Then generally north along west boundary of said 0003 WM ANDREWS, ACRES 51.395, (PT OF A 54.5 AC
372 TRACT) to northwest corner of said tract, same being interior corner of 0003 Wm Andrews, TRACT 19, ACRES
373 6.2651;

374 Then generally east along north boundary of said 51.395 acre tract and south boundary of said 6.2651 acre tract to
375 southwest corner of 0003 WM ANDREWS, ACRES 14.7050;

376 Then generally north along west boundary said 14.7050 acre tract to northwest corner of said tract, same being
377 northeast corner of 0003 WM ANDREWS, TRACT 19, ACRES 5;

378 Then generally west along north boundary of said 0003 WM ANDREWS, TRACT 19, ACRES 5, and 0003 WM
379 ANDREWS, TRACT 33, ACRES 6.594 to southeast corner of 0003 Wm Andrews, ACRES 27.3075, (Pt) Not In
380 Rural Fire District #1 Prop Id: R127999;

381 Then northwest by north along east boundary of said 0003 Wm Andrews, ACRES 27.3075, (Pt) Not In Rural
382 Fire District #1 to northeast corner of said tract;

383 Then west along north boundary of said 0003 Wm Andrews, ACRES 27.3075, (Pt) Not In Rural Fire District #1
384 to northwest corner of said tract, same being east boundary of 0003 Wm Andrews, ACRES 0.5949, (60 X 431 X
385 IRR);

386 Then north along east boundary of said 0.5949 acre tract to northeast corner of said tract;

387 Then west along north boundary of said 0.5949 acre tract to centerline ROW of FM Rd 723 and coincident
388 County Commissioner Precinct 4 boundary;

389 Then north along centerline ROW of FM Rd723 and coincident County Commissioner Precinct 4 boundary to
390 north ROW line of Bellaire Blvd;

391 Then generally east along north ROW of Bellaire Blvd to west ROW of Canal Rd;

392 Then generally north by west along west ROW of Canal Rd across eastbound lane of Westpark Tollway to north
393 boundary of 0403 JOEL E MCCRARY, ACRES 10.19, PT FM 1093, EXEMPT Prop Id: R152364, same being
394 boundary of County Commissioner Precinct 4;

395 Then east by north along north boundary of said 10.19 acre tract, same being boundary of County Commissioner
396 Precinct 4 to northeast corner of said 10.19 acre tract;

397 Then southeast along east boundary of said 10.19 acre tract, and 0403 JOEL E MCCRARY, ACRES 3.386, FT
398 BEND TOLLWAY MAIN LANES (PT PARCEL 2M), and 0403 JOEL E MCCRARY, ACRES 3.701, (PT)
399 PROPOSED WESTPARK TOLLROAD (IN EMS DIST 100) to southeast corner of said 3.701 acre tract;

400 Then west by south along south boundary of said 3.701 acre tract to northeast corner of 0403 JOEL E
401 MCCRARY, ACRES 38.7884, Parcels 21,22 (Grand Parkway ROW), and beginning of +/- **9,097.16 acre tract.**

402 **Save and Except 1 of 3 is a +/- 28.86 acre tract** located at the southeast corner of Harlem Rd and W Airport
403 Blvd in Abstract 96 Jane Wilkens in Fort Bend County with beginning being intersection of east ROW line of
404 Harlem Rd and south ROW line of W Airport Blvd, same being northwest corner of Harvest Green Sec 30,
405 ACRES 1.185, Restricted Reserve "B" (Landscape);

406
407 Then generally northeast along south ROW of W Airport Blvd to east ROW of Harvest Bounty Dr;
408 Then generally south along east ROW of Harvest Bounty Dr to southeast corner of Harvest Green Sec 30,
409 ACRES 2.0755, Harvest Bounty Drive ROW, same being north boundary of 0096 JANE WILKINS, ACRES
410 345.3833, Tract 1, Part, 46% in Fort Bend County MUD 134D (M278), 54% in Fort Bend County MUD 134F
411 (M332) and 46% in Fort Bend County Municipal Management 1 (SM100);

412
413 Then generally west along north boundary of said 345.3833, Tract 1 to northwest corner of said tract, same being
414 east ROW of Harlem Rd;

415
416 Then north along east ROW of Harlem Rd to south ROW of W Bellfort Blvd and beginning of +/- **28.86 acre**
417 **Save and Except Tract 1 of 3;**

418
419 **Save and Except 2 of 3 is a +/- 12.12 acre tract** located west northwest of intersection of Harlem Rd and
420 Harvest Corner Dr in Harvest Green Sec 16 in Fort Bend County with beginning being north corner of 0062 WM
421 MORTON, BLOCK 1, ACRES 1.47, Childrens Lighthouse At Harvest Green, Unrestricted Reserve "A" (4734
422 Harvest Corner DR, Richmond, TX 77406), same being east corner of Harvest Green Sec 16, ACRES 0.2578,
423 Restricted Reserve "A" (Landscape);

424
425 Then generally south southwest along east boundary of said 0.2578 acre tract, and Harvest Green Sec 16, BLOCK
426 1, Lots 3-7, and Harvest Green Sec 16, ACRES 0.1147, Restricted Reserve "F" (Landscape), 40% In Fort Bend
427 MUD 134D (M278), 60% In Fort Bend MUD 134E (M279) to southeast corner of Harvest Green Sec 16,
428 BLOCK 1, Lot 7;

429
430 Then west by south along south boundary of said Lot 7, and Harvest Green Sec 16, BLOCK 1, Lots 8-11 to
431 southwest corner of Harvest Green Sec 16, BLOCK 1, Lot 11, same being east boundary of Harvest Green Sec
432 16, BLOCK 1, Lot 14;

433
434 Then generally south and southwest along east boundary of said Lot 14 to southeast corner of said lot;

435
436 Then west along south boundary of said Lot 14 to southwest corner of said lot;

437
438 Then northwest by north along west boundary of said Lot 14 to west corner of said lot, same being boundary of
439 Harvest Green Sec 16, ACRES 1.0571, Million Bells Way ROW, 70% In Fort Bend MUD 134D (M278), 30% In
440 Fort Bend MUD 134E (M279);

441
442 Then generally west along south boundary of said Harvest Green Sec 16, ACRES 1.0571, Million Bells Way
443 ROW, 70% In Fort Bend MUD 134D (M278), 30% In Fort Bend MUD 134E (M279) to east corner of Harvest
444 Green Sec 16, BLOCK 1, Lot 15;

445
446 Then south southwest along east boundary of said Lot 15 to southeast corner of said lot;

447
448 Then generally west along south boundary of said Lot 15 to southwest corner of said lot;

449
450 Then generally north along west boundary of said Lot 15, and Harvest Green Sec 16, BLOCK 1, Lots 16-29, and
451 Harvest Green Sec 16, ACRES 0.5173, Restricted Reserve "D" (Landscape) to northwest corner of said 0.5173
452 acre tract, same being south ROW of Harvest Corner Dr;

Then generally east southeast along south of Harvest Corner Dr to east corner of Harvest Green Sec 16, ACRES 0.2578, Restricted Reserve "A" (Landscape) and beginning of +/- 12.12 acre Save and Except Tract 2 of 3;

Save and Except 3 of 3 is a +/- 1.116 acre tract located north of intersection of W Bellfort St and Skinner Ln, 0046 Knight & White, TRACT I, ACRES 1.116 (2023 FBCAD: R34102, Situs: 5215 Skinner LN, Richmond, TX 77406);

END OF JURISDICTIONAL BOUNDARY DESCRIPTION

Boundary Map

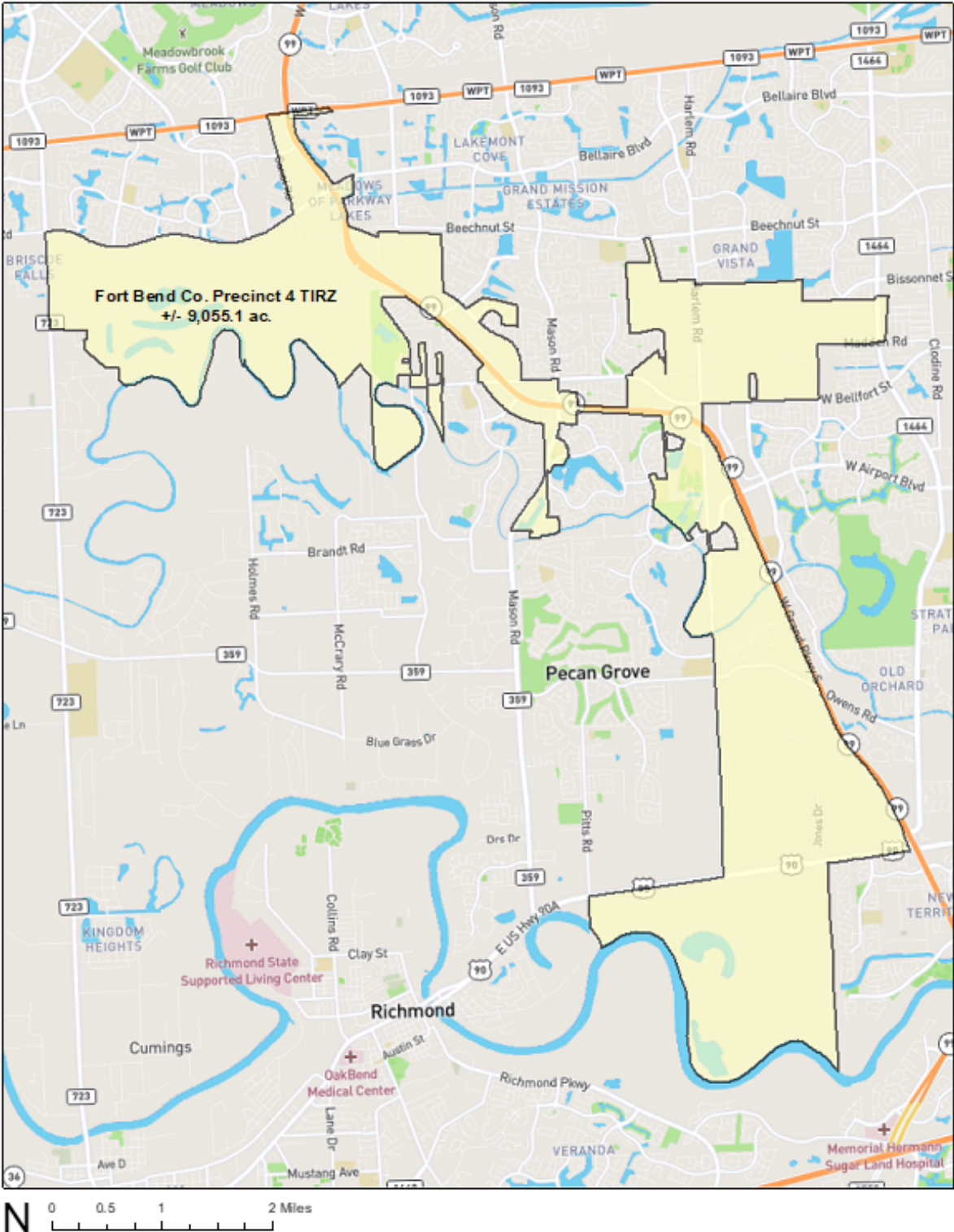
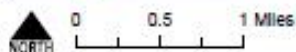
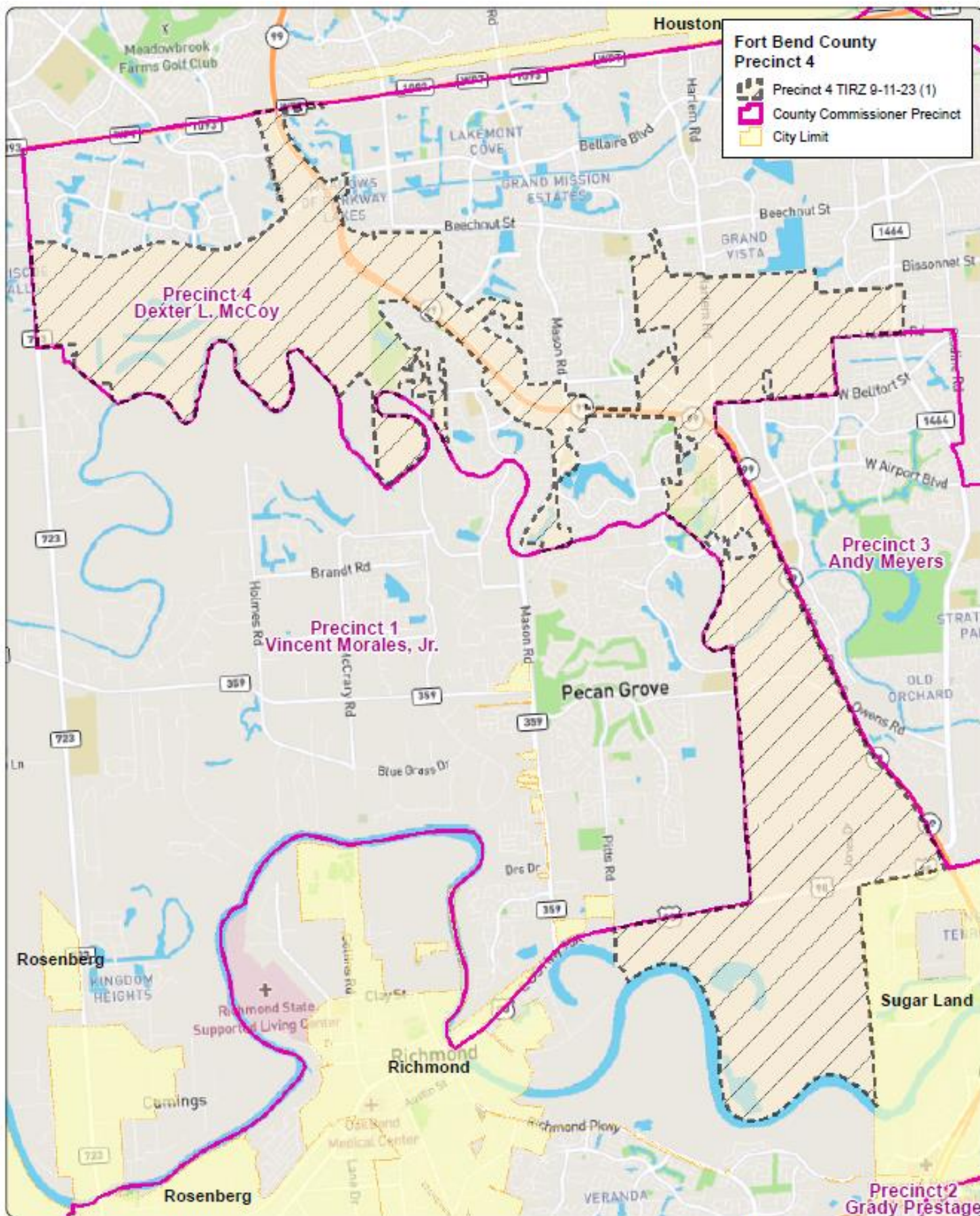


Exhibit Three: Boundary Map



Data Sources: City of Houston, Fort Bend County, USDA NAIP 2022, HHA LLP
Map Source: HHA LLP www.haweshill.com Oct. 27, 2023