

Epicenter Tract I

A FIELD NOTE DESCRIPTION of 9.28 acres of Land (404,295 square feet) being out of and a portion of Reserve "A", Block 1 of the Epicenter, a subdivision recorded as Plat No. 20220014 of the Plat Records of Fort Bend County, Texas (P.R.F.C.T.), being situated in the I. & G.N. Railroad Company Survey Section F. Abstract No. 358 and the Kinch Hillyer Survey, Abstract No. 749, Fort Bend County, Texas, and being out of that called 45.00 acre tract conveyed to Fort Bend County, Texas by deed recorded in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2021049801.

COMMENCING at a found "X" in concrete for the Southeast corner of said Reserve "A", Block One, same being the Southeast corner of said 45.00 acre tract, same being the Northeast corner of that called 20.00 acre tract conveyed to the City of Rosenberg by deed recorded in Vol. 523, Pg. 585 of the Fort Bend County Deed Records (F.B.C.D.R.), same point being situated in the West right-of-way line of North Fairground Road, 60.00 feet wide as recorded in Vol. 522, Page 87 of the F.B.C.D.R, said point having surface coordinates of X=2,982,272.16, Y=13,755,184.98, from said point a 1/4-inch iron pipe was found bearing S 86° 57' W – 45.0 feet;

THENCE; South 87 degrees, 25 minutes, 54 seconds West, along the common line of said Reserve "A", Block One and said 20.00 acre tract, a distance of 1,284.20 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the **POINT OF BEGINNING** and Southeast corner of the herein described tract , having surface coordinates of X=2,980,989.24, Y=13,755,127.43;

THENCE; South 87 degrees, 25 minutes, 54 seconds West, continuing along the common line of said Reserve "A", Block One and said 20.00 acre tract, along the South line of the herein described tract, a distance of 131.67 feet to a 5/8-inch iron rod with cap found for and angle point in the South line of said Reserve "A", Block One and said 45.00 acre tract, same being the Northwest corner of said 20.00 acre tract, same being situated in the Northeast line of the residue of that called 159.309 acre tract conveyed to Fort Bend County by deed recorded in F.B.C.C.F. No. 9877354, for an angle point in the South line of the herein described tract, from said point a 1-inch iron pipe was found bearing M 86°08' E – 6.4 feet;

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THENCE; North 50 degrees, 48 minutes, 51 seconds West, along the common line of said Reserve "A", Block One and the residue of said 159.309 acre tract, along the South line of the herein described tract, a distance of 552.99 feet to a 5/8-inch iron rod with cap found for the Southwest corner of said Reserve "A", Block One, being situated in the East line of Bamore Road, 100-feet wide as recorded in F.B.C.C.F. No. 2004099537, for the point of curvature of a non-tangent curve to the left and the Southwest corner of the herein described tract;

THENCE; In a Northeasterly direction, along the common line of said Reserve "A", Block One and said Bamore Road, along the West line of the herein described tract, along the arc of said curve to the left having a radius of 450.00 feet, a central angle of $66^{\circ}56'57''$, whose chord bears N $05^{\circ}42'40''$ E – 496.41 feet, an arc length of 525.82 feet to an "x" in concrete found for the point of tangency in the West line of the herein described tract;

THENCE; North 27 degrees, 49 minutes, 24 seconds West, continuing along the common line of said Reserve "A", Block One and said Bamore Road, along the West line of the herein described tract, a distance of 9.52 feet to a found 5/8-inch iron rod with cap for the Northwest corner of the herein described tract;

THENCE; North 62 degrees, 14 minutes, 09 seconds East, through said Reserve "A", Block One, along the North line of the herein described tract, a distance of 24.70 feet to a 5/8-inch iron rod with cap found for a point of curvature of a curve to the right in the North line of the herein described tract;

THENCE; In a Northeasterly direction, continuing through said Reserve "A", Block One, along the North line of the herein described tract, same being along the arc of said curve to the right having a radius of 60.00 feet, a central angle of $24^{\circ}57'29''$, whose chord bears N $74^{\circ}42'53''$ E – 25.93, and arc length of 26.14 feet to a mag nail with tab found for the point of tangency in the North line of the herein described tract;

THENCE; North 87 degrees, 11 minutes, 37 seconds East, continuing through said Reserve "A", Block One, along the North line of the herein described tract, a distance of 519.13 feet to an "X" found in concrete for the Northeast corner of the herein described tract;

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- THENCE;** South 02 degrees, 48 minutes, 23 seconds East, continuing through said Reserve "A", Block One, along the East line of the herein described tract, a distance of 35.54 feet to an "X" set in concrete for an angle point in the East line of the herein described tract;
- THENCE;** North 87 degrees, 11 minutes, 37 seconds East, continuing through said Reserve "A", Block One, along the East line of the herein described tract, a distance of 7.48 feet to an "X" in concrete set for a point of curvature of a curve to the right in the East line of the herein described tract;
- THENCE;** In a Southeasterly direction, continuing through said Reserve "A", Block One, along the East line of the herein described tract, same being along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°05'31", whose chord bears S 47°45'38" E – 35.38 feet, an arc length of 39.31 feet to a point for the point of tangency at the East line of the herein described tract;
- THENCE;** South 02 degrees, 42 minutes, 44 seconds East, continuing through said Reserve "A", Block One, along the East line of the herein described tract, a distance of 242.37 feet to an "x" set for an angle point in the East line of the herein described tract;
- THENCE;** South 42 degrees, 17 minutes, 16 seconds West, continuing through said Reserve "A", Block One, along the East line of the herein described tract, a distance of 176.49 feet to an "X" set for and angle point in the East the of the herein described tract;
- THENCE;** South 02 degrees, 42 minutes, 44 seconds East, continuing through said Reserve "A", Block One, along the East line of the herein described tract, a distance of 485.56 feet returning to the **POINT OF BEGINNING** containing 9.28 acres (404,295 square feet).

Notes:

A survey plat of even date accompanies this legal description.

Bearings shown hereon are based on the Texas Coordinate System South Central Zone, 4204, NAD83 (2011 adj.) As derived multiple gps observations on the controlling monuments. All distances, shown hereon are surface US survey feet. Coordinates shown hereon are surface and may be converted to grid by applying the average scale factor of 0.999870017.

All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by multiplying by the average scale factor of 0.999870017.

The unit of measurement is the U.S. Survey Foot.

I, Lee G. Luper, a Registered Professional Land Surveyor hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyor's standards for a Category 1B, Condition 3 Standard Land Survey.



Lee G. Luper
Registered Professional Land Surveyor No. 5955
TEAGUE NALL & PERKINS, INC.
T.B.P.E.L.S. FIRM REG. No. 1011600
5421 Brystone Drive
Houston, Texas 77044
Office (281) 501-8718



1/23/2026

Epicenter Tract III

A FIELD NOTE DESCRIPTION of 6.37 acres of Land (277,297 square feet) being out of and a portion of Reserve "A", Block One of the Epicenter, a subdivision recorded as Plat No. 20220014 of the Fort Bend County Plat Records (F.B.C.P.R.), being situated in the I. & G.N. Railroad Company Survey Section F. Abstract No. 358, Fort Bend County, Texas and being out of that called 45.00 acre tract conveyed to Fort Bend County, Texas by deed recorded in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2021049801.

COMMENCING at a found "X" in concrete for the Southeast corner of said Reserve "A", Block One, same being the Southeast corner of said 45.00 acre tract, same being the Northeast corner of that called 20.00 acre tract conveyed to the City of Rosenberg by deed recorded in Vol. 523, Pg. 585 of the Fort Bend County Deed Records (F.B.C.D.R.), same point being situated in the West right-of-way line of North Fairground Road, 60.00 feet wide as recorded in Vol. 522, Page 87 of the F.B.C.D.R, said point having surface coordinates of X=2,982,272.16, Y=13,755,184.98, from said point a 1/4-inch iron pipe was found bearing S 86° 57' W – 45.0 feet;

THENCE; North 02 degrees, 36 minutes, 07 seconds West, along the common line of said Reserve "A", Block One and said North Fairground Road, a distance 387.23 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the **POINT OF BEGINNING** and Southeast corner of the herein described tract, having surface coordinates of X=2,982,254.58, Y=13,755,571.81;

THENCE; South 87 degrees, 18 minutes, 45 seconds West, through said Reserve "A, Block One, along the South line of the herein described tract, a distance of 453.30 feet to a mag nail set for the Southwest corner of the herein described tract;

THENCE; North 02 degrees, 41 minutes, 15 seconds West, continuing through said Reserve "A", Block One, along the West line of the herein described tract, a distance of 65.00 feet to a mag nail set for an angle point in the West line of the herein described tract;

THENCE; North 47 degrees, 42 minutes, 44 seconds West, continuing through said Reserve "A", Block One, along the West line of the herein described tract, a distance of 180.98 feet to a mag nail set for a point of curvature of a curve to the right in the West line of the herein described tract;

- THENCE;** In a Northwesterly direction, continuing through said Reserve “A”, Block One, along the West line of the herein described tract, same being along the arc of said curve to the right having a radius of 25.00 feet, a central angle of $44^{\circ}53'49''$, whose chord bears $N 25^{\circ}15'49'' W$ – 19.09 feet, and arc length of 19.59 feet to a mag nail set for the point of tangency in the West line of the herein described tract;
- THENCE;** North 02 degrees, 48 minutes, 23 seconds West, continuing through said Reserve “A”, Block One, along the West line of the herein described tract, a distance of 230.45 feet to a mag nail set for a point of curvature of a curve to the right in the West line of the herein described tract;
- THENCE;** In a Northeasterly direction, continuing through said Reserve “A”, Block One, along the West line of the herein described tract, same being along the arc of said curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'01''$, whose chord bears $N42^{\circ}11'37'' E$ – 35.36 feet, and arc length of 39.27 feet to mag nail set for the point of tangency in the West line of the herein described tract;
- THENCE;** North 87 degrees, 11 minutes, 37 seconds East, through said Reserve “A”, Block One, along the West line of the herein described tract, a distance of 11.08 feet to a mag nail set for an angle point in the West line of the herein described tract;
- THENCE;** North 02 degrees, 48 minutes, 23 seconds West, through said Reserve “A”, Block One, along the West line of the herein described tract, a distance of 37.00 feet to mag nail set for the Northwest corner of the herein described tract;
- THENCE;** North 87 degrees, 11 minutes, 37 seconds East, through said Reserve “A”, Block One, along the North line of the herein described tract, a distance of 553.94 feet to a mag nail set in the common line of said Reserve “A”, Block One and said North Fairground Road, for the Northeast corner of the herein described tract;
- THENCE;** South 02 degrees, 36 minutes, 07 seconds East, along the common line of said Reserve “A”, Block One and said North Fairgrounds Road, along the East line of the herein described tract, a distance of 504.22 feet

returning to the **POINT OF BEGINNING** containing 6.36 acres (277,297 square feet).

Notes:

A survey plat of even date accompanies this legal description.

Bearings shown hereon are based on the Texas Coordinate System South Central Zone, 4204, NAD83 (2011 adj.) As derived multiple gps observations on the controlling monuments. All distances, shown hereon are surface US survey feet. Coordinates shown hereon are surface and may be converted to grid by applying the average scale factor of 0.999870017.

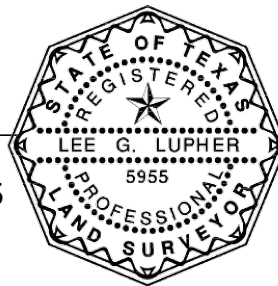
All distances and coordinates shown are surface unless otherwise noted and may be converted to grid by multiplying by the average scale factor of 0.999870017.

The unit of measurement is the U.S. Survey Foot.

I, Lee G. Lupher, a Registered Professional Land Surveyor hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyor's standards for a Category 1B, Condition 3 Standard Land Survey.



Lee G. Lupher
Registered Professional Land Surveyor No. 5955
TEAGUE NALL & PERKINS, INC.
T.B.P.E.L.S. FIRM REG. No. 1011600
5421 Brystone Drive
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Office (281) 501-8718



1/23/2026

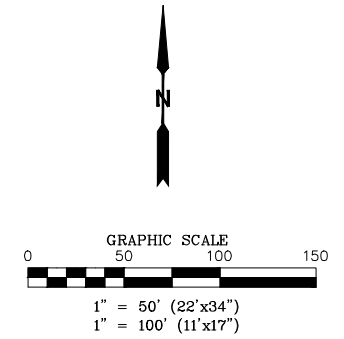
J.D. VERMILLION SURVEY
ABSTRACT NO. 341

APPROXIMATE SURVEY LINE

CITY OF ROSENBERG
15' X 20' WATER METER / LINE
EASEMENT
F.B.C.C.F. NO. 2022072072

U.S. HIGHWAY 59
(N.K.A. INTERSTATE 69
WIDTH VARIES)

FND. "X" CUT
IN CONCRETE



GENERAL NOTES:

(1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, 4204, NAD83 (2011 ADJ.) AS DERIVED MULTIPLE GPS OBSERVATIONS ON THE CONTROLLING MONUMENTS. ALL DISTANCES, SHOWN HEREON ARE SURFACE U.S. SURVEY FEET. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO SURFACE BY APPLYING THE AVERAGE SCALE FACTOR OF 0.999870017.

(2) THIS IS A TSPS CATEGORY 1B, CONDITION 3 STANDARD LAND SURVEY. IMPROVEMENTS EXIST ON THE SUBJECT TRACT THAT HAVE NOT BEEN SHOWN HEREIN.

(3) TRACT I IS SHOWN TO BE LOCATED IN ZONE "X" AND SHADED ZONE "X". TRACT 2 IS SHOWN TO BE LOCATED IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NO. 48157C0240L MAP WITH AN EFFECTIVE DATE OF 4/2/2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. TEAGUE NALL AND PERKINS ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

(4) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

(5) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF ROSENBERG OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION. IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF ROSENBERG'S PLANNING AND ZONING DEPARTMENT.

(6) TRACT SUBJECT TO, MEMORANDUM OF PERMANENT EASEMENT AGREEMENT GRANTED TO M2E3 LLC, AS SET OUT IN CLERK'S FILE NO. 2019101955, AND AS DEPICTED ON PLAT OF EPICENTER, RECORDED IN PLAT NO. 2022014 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. SUBJECT TO MEMORANDUM OF JOINT OWNERSHIP AGREEMENT RECORDED IN CLERK'S FILE NO. 2021076457 AND ASSIGNMENT OF EASEMENTS RECORDED IN CLERK'S FILE NO. 2021076458.

(7) TRACT SUBJECT TO, MEMORANDUM OF GROUND LEASE AGREEMENT BETWEEN FORT BEND COUNTY, TEXAS AND CFC - EPICENTER PROPERTIES, LLC, AS SET OUT IN CLERK'S FILE NO. 2021104594.

(8) TRACT SUBJECT TO, MEMORANDUM OF FACILITIES LEASE BETWEEN FORT BEND COUNTY, TEXAS AND CFC - EPICENTER PROPERTIES, LLC, AS SET OUT IN CLERK'S FILE NO. 2021104595

(9) TRACT SUBJECT TO, SHORT FORM BLANKET EASEMENT 3-PHASE OVERHEAD AND UNDERGROUND GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, IT SUCCESSORS AND ASSIGNS, AS SET OUT IN CLERK'S FILE NO. 2022110719.

(10) ABSTRACTING PERFORMED JANUARY 2026.

(11) FIELD WORK PERFORMED JANUARY 2026.

TRACT I
9.28 Acres
404,295 Sq. Feet

TRACT III
6.36 Acres
277,297 Sq. Feet

I. & G.N. RAILROAD COMPANY
SURVEY SECTION F
ABSTRACT NO. 358

KINCH HILLIER
SURVEY
ABSTRACT NO. 749

LINE	BEARING	DISTANCE
L1	S 02°36'07" E	504.22'
L2	S 87°18'45" W	453.30'
L3	N 02°41'15" W	65.00'
L4	N 47°42'44" W	180.98'
L5	N 02°48'23" W	230.45'
L6	N 87°11'37" E	11.08'
L7	N 02°48'23" W	37.00'
L8	N 87°11'37" E	553.94'
L9	N 62°14'09" E	24.70'
L10	N 87°11'37" E	519.13'
L11	S 02°48'23" E	35.54'
L12	N 87°11'37" E	7.48'
L13	S 02°42'44" E	242.37'
L14	S 42°17'16" W	176.49'
L15	S 02°42'44" E	458.56'
L16	S 87°25'54" W	131.67'
L17	N 50°48'51" W	552.99'
L18	N 27°49'24" W	9.52'
L19	N 27°45'38" W	179.91'
L20	N 02°36'07" W	387.23'
L21	N 02°36'07" W	205.89'
L22	S 87°25'54" W	1415.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	19.59'	19.09'	N 25°15'49" W	44°53'49"
C2	25.00'	39.27'	35.36'	N 42°11'37" E	90°00'01"
C3	60.00'	26.14'	25.93'	N 74°42'53" E	24°57'29"
C4	25.00'	39.31'	35.38'	S 47°45'38" E	90°05'31"
C5	450.00'	525.82'	496.41'	N 05°42'40" E	66°56'57"
C6	350.00'	54.08'	54.03'	N 23°20'14" W	8°51'13"
C7	29.99'	55.56'	47.95'	N 34°09'13" E	106°08'13"

ABBREVIATIONS

P.R.F.B.C.T. - PUBLIC RECORDS FORT BEND COUNTY TEXAS
F.B.C.C.F. NO. - FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P. NO. - FORT BEND COUNTY PLAT NUMBER
VOL. - VOLUME
PG. - PAGE
SQ. FT. - SQUARE FEET
I.R.C. - IRON ROD WITH CAP
I.R. - IRON ROD
ROW - RIGHT OF WAY
R. - PROPERTY LINE
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
FND. - FOUND AS NOTED
ESMT. - EASEMENT

I, LEE G. LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR A CATEGORY 1B, CONDITION 3 STANDARD LAND SURVEY.



THIS SURVEY IS FINAL AS AUTHORIZED BY LEE G. LUPHER, RPLS TX REG. No. 5955 ON JANUARY 23, 2026

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD. ESMTS. PER CITY PLANNING LETTER	1-28-26



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
5421 Brystone Dr.
Houston, Texas 77041
tele: 281.501.8718
TBPLS Registration No. 10011600
www.tnpsc.com

TSPS STANDARD LAND SURVEY
TRACT I - 9.28 ACRES (404,295 SQ. FT.) &
TRACT III - 6.36 ACRES (277,297 SQ. FT.)
OUT OF RESERVE A, BLOCK 1
EPICENTER AS RECORDED IN
F.B.C.P. NO. 20220014

SUBMITTED: TNP
DATE: 1/23/2026
SHEET No. 1 OF 1

SCALE: 1"=50' 22x34
1"=100' 11x17
DRAWN BY: HL
JOB NO. CIV 26066