

THE STATE OF TEXAS
COUNTY OF FORT BEND

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RESOLUTION AND ORDER FINDING AND DETERMINING PUBLIC CONVENIENCE AND NECESSITY FOR THE ACQUISITION OF REAL PROPERTY INTERESTS IN CONNECTION WITH THE PUBLIC IMPROVEMENT PROJECT KNOWN AS THE EPICENTER CONVENTION CENTER PROJECT; AUTHORIZING THE ACQUISITION, BY GIFT, DEDICATION, PURCHASE, OR EMINENT DOMAIN PROCEEDINGS, OF THE LEASEHOLD ESTATE INCLUDED IN A GROUND LEASE AND FACILITIES LEASE, EASEMENTS, RELEASES OF INTERESTS IN REAL PROPERTY, OR OTHER PROPERTY INTERESTS NECESSARY IN AND TO THE LAND REQUIRED FOR THE PROJECT SITUATED IN FORT BEND COUNTY, TEXAS; AUTHORIZING PAYMENT OF THE COSTS OF SUCH ACQUISITIONS, INCLUDING THE PURCHASE PRICES FOR THE PROPERTY INTERESTS AND COSTS ASSOCIATED WITH RELOCATION ASSISTANCE, APPRAISALS, TITLE POLICIES/SERVICES, RECORDATION OF INSTRUMENTS, AND EMINENT DOMAIN PROCEEDINGS; AND CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT.

WHEREAS, on the ____ day of _____, 2026, at a regular meeting of the Commissioners Court of Fort Bend County, Texas, Sitting as the governing body of Fort Bend County, Upon motion of Commissioner _____, seconded by Commissioner _____, and upon record vote, passed ____ votes in favor ____ votes opposed:

RESOLUTION

BE IT RESOLVED THAT WHEREAS, Commissioners Court deems it necessary and proper and in the public interest to acquire, develop, and construct a convention center, parking facilities, hotel site, and associated facilities and improvements, for the Epicenter Convention Center Project (the “Project”), including improvements, equipment and appurtenances determined to be reasonable and necessary for the acquisition, construction, development, redevelopment, installation, operation, use, and maintenance of the Project; and

WHEREAS, in order to establish, develop, and construct such facilities, it will be necessary to acquire certain properties and property interests, to-wit: the leasehold estate included in a ground lease and facilities lease, easements, releases of interests in real property, or other property interests (the “Property Interests”) related to the Property, as further described and depicted in Exhibit A; and

WHEREAS, Commissioners Court finds it is necessary, proper, and in the public interest, and a public necessity exists, for the County to acquire, by donation, purchase, or exercise of the power of eminent domain, the Property Interests related to the Property for the construction, development, redevelopment, installation, operation, use, and maintenance of the Project; and

WHEREAS, Commissioners Court finds that there exists a public necessity for, and that public convenience will be served by, the acquisition of such Property Interests with respect to the Property for the construction, use, maintenance and operation of the Project; and

WHEREAS, the record vote of Commissioners Court pertaining to this resolution applies to the Property.

ORDER

NOW, THEREFORE, BE IT RESOLVED, ORDERED, AND DECREED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS AS FOLLOWS:

Section 1. Findings and Determinations. The declarations, determinations, and findings declared, made and found in the preamble to this Resolution are hereby adopted, restated and made a part of the operative provisions hereof.

Section 2. Acquisition of Property and Property Interests.

- A. There exists a public necessity and it is in the public interest for the County to acquire, by donation, purchase, or exercise of the power of eminent domain, the Property Interests necessary for the acquisition, construction, development, redevelopment, installation, operation, use, and maintenance of the Project, or related to the Property, for the acquisition, construction, development, redevelopment, installation, operation, use, and maintenance of the Project, including improvements, equipment and appurtenances;
- B. The County Engineer and County Attorney are authorized and directed to obtain appraisals, surveys, title information, and/or make official offers of specific amounts for the purchase of the Property Interests related to the Property, including any improvements; and
- C. In the event the necessary Property Interests cannot be acquired voluntarily, the County's legal counsel, under the direction of the County Attorney, is authorized to initiate proceedings to acquire such Property Interests (and/or associated improvements) through the power of eminent domain, to deposit the sum of money equal to the amount of the Award of Special Commissioners into the registry of the Court in any such proceeding, and to pay all costs and expenses, including court costs and expert witness fees, associated with any such proceeding.

Section 3. Delegation of Authority. Commissioners Court hereby delegates to the County Judge, or designated representative, the following duties and responsibilities with respect to the design and development of the Project and the acquisition of Property Interests necessary for the acquisition, construction, development, redevelopment, installation, operation, and maintenance of the Project:

- A. That this Resolution and Order apply to any and all parcels of land (and associated improvements) that must be condemned or acquired for the Project, that the County Judge, or designated representative, be authorized and directed to sign any papers or agreements associated with the closing of the purchase;
- B. To determine the final location for the facilities and improvements to be constructed and installed and the term of any acquisition;
- C. To negotiate, or to delegate the authority to negotiate to such other entities or individuals as the County Judge, or designated representative, may deem to be appropriate, with the respective owners of the public and private properties on and across which the facilities and improvements thereto are to be constructed and installed regarding the acquisition of the properties and property interests determined to be necessary for the acquisition, construction, development, redevelopment, installation, operation, use and maintenance of such facilities and improvements;
- D. To obtain surveys across and to commence eminent domain proceedings necessary to acquire the Property and Property Interests on and across which the facilities and improvements thereto are to be constructed and installed;
- E. The County Attorney is also authorized, without further authorization from Commissioners Court, to retain special counsel to assist in the acquisition of the Property Interests necessary in and to the above-referenced parcel.
- F. The County Attorney, County Engineer, County Clerk, County Auditor, and County Treasurer be authorized and directed to perform all necessary acts within their official duties toward the final acquisition of the Property and Property Interests therein, together with the improvements if any, with the said Project, described herein, and to pay just compensation therefor; and
- G. To do and perform all such other acts and things and to enter into, execute, and deliver all such certificates, agreements, applications, affidavits, acknowledgements, instruments, contracts, statements, and other documents that, in the judgment of the County Judge, or designated representative, are necessary or appropriate to effectuate and carry out the purposes and intent of the foregoing resolutions.

PASSED AND APPROVED this _____ day of _____, 2026.

FORT BEND COUNTY

 KP George, County Judge

ATTEST:

 Laura Richard, County Clerk