

## **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  $90^{\circ}05'31''$ , whose chord bears S  $47^{\circ}45'38''$  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:

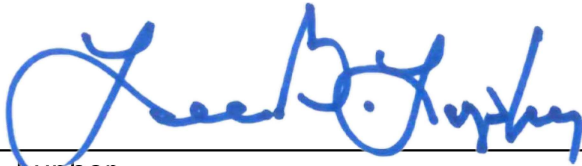
A survey plat of even date accompanies this legal description.

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  
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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

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

Notes:

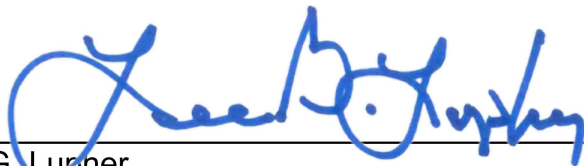
A survey plat of even date accompanies this legal description.

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. 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  
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