

DEDICATION OF RECREATIONAL EASEMENT

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE
	§	PRESENTS:
COUNTY OF FORT BEND	§	

THAT CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC., a homeowners association registered in the State of Texas, whose address is c/o The Cinco Associations Office, 4025 South Mason Road, Katy, Texas 77450 (hereinafter called "Grantor"), for and in consideration of the sum of TEN and no/100 (\$10.00), and other good and valuable cash consideration to Grantor in hand paid by THE COUNTY OF FORT BEND, whose address is 301 Jackson St., Ste. 719, Richmond, Texas 77469 (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED and by these presents does DEDICATE, GRANT, SELL, AND CONVEY unto said Grantee, its successors and assigns, a perpetual, nonexclusive recreational easement and right-of-way (the "Easement") for ingress, egress, and regress across, along, and upon that certain tract of land consisting of land more particularly described in the attached Exhibit "A" and as depicted on Exhibit "B" hereto (the "Property"), which exhibit is made a part hereof for all purposes for Grantee to create, construct, install and maintain a multi-purpose recreational trail and related appurtenances described hereinbelow (the "Facilities") across, along, and upon the Property. Grantee may have such access across, along, over and upon the Property and may enter upon such Property to engage in such activities as may be necessary, requisite, convenient, or appropriate in connection with the Facilities. Grantee's rights under this Easement shall include, without limitation, (a) the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which the Facilities is granted and for the purposes of creating and maintaining the Facilities. Grantee acknowledges that it shall have no right to install any trees, shrubbery or landscaping within the Property nor any other improvements other than the Facilities. The Facilities will conform to the plan as detailed in the Plan attached as Exhibit "C".

Conditions Applicable to the Easement

Grantee acknowledges and represents: (a) that the Easement is located upon Grantor's property, (b) that Grantor's rights to use the Property for flood protection and/or drainage purposes are superior to the rights granted to Grantee hereunder ("Grantor's Superior Rights"); (c) that Grantee's activities within the Property shall be performed at Grantee's sole risk; and (d) that Grantee will strive to construct the Facilities in a manner so as to minimize the number of trees upon the Property that will be cut down. Grantee agrees that Grantee will not undertake or commence any construction or installation (including any "ground-clearing" or cutting of trees) of the Facilities within the Property until Grantor and Grantor's engineer have reviewed and approved the plans and specifications therefore and that Grantee will coordinate all its activities within the Property with Grantor and Grantor's engineer. Grantee shall not cut, break or otherwise damage Grantor's trail or otherwise change or affect the current condition of the trail without the prior written express consent of Grantor and

Grantor's engineer. Grantor hereby consents to the Plan as attached as Exhibit "C". Grantee agrees (1) to repair at its sole cost and expense any damage to the Property, and to Grantor's trail, surrounding land and other facilities or improvements caused by the Grantee's use (including but not limited to all construction and maintenance activities) of the Property and (2) that after doing any work in connection with the Property, to promptly restore the Property as nearly as possible to the condition prior to the undertaking of such work, including, without limitation, removing all spoil generated by Grantee's activities within the Property, and re-seeding and establishing grass coverage acceptable to Grantor. Grantee specifically agrees to take all steps necessary to assure that Grantee's activities under this Easement do not at any time adversely affect Grantor's levee. In the event Grantee's activities do adversely affect Grantor's levee, Grantee agrees to promptly take all action necessary to remedy same. Grantor reserves the right to require Grantee to remove the Facilities from the Property if the Facilities impair Grantor's Superior Rights, provided that Grantee has not commenced to remedy such impairment of Grantor's Superior Rights within ninety (90) days of receipt of notice of such impairment and/or does not proceed with diligence to completion of the remedy.

Grantor expressly reserves the right to the use and enjoyment of the surface of the Property and any Facilities thereon for any and all purposes, provided that such use will not prevent Grantee from exercising its rights under this Easement and further provided that Grantor's Superior Rights shall prevail in the case of conflict.

Grantee accepts the Property in its "AS IS", "WHERE-IS", and "WITH ALL FAULTS" condition and acknowledges and agrees that Grantor has made no representations or warranties whatsoever concerning the Property.

Grantor, its successors, substitutes, and assigns, shall have the right from time to time to grant further easements over, across, through, and under the Property for any lawful purposes, provided that the holder of such easement does not unduly or unreasonably interfere with the Easement rights herein granted.

Maintenance of the Property and of the Facilities will be at the sole expense of Grantee. Grantee must promptly repair and maintain the Property and the Facilities in a clean condition, including but not limited to appropriate grounds maintenance of the Property and keeping it free from trash and debris.

If either party retains an attorney to enforce this Easement, the party prevailing in litigation is entitled to recover reasonable attorney's fees, court costs and other costs. This Easement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns. This Agreement will be construed under the laws of the State of Texas. Venue is in Fort Bend County, Texas. It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this Easement does not preclude pursuit of other remedies in this Easement or provided by law. If any provision in this Easement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Easement will be construed as if the unenforceable provision had never been a part of the Easement.

Any notice required or permitted under this Easement must be in writing. Any notice required by this Easement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Easement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

This conveyance is further made subject to any restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the property and appearing of record in the Official Records of Fort Bend County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Property granted herein as of the date hereof; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that, to the extent possible, it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee's rights in the Property.

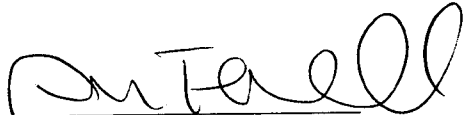
Grantor reserves all rights, if any, in and to all oil, gas, sulphur, uranium, fissional materials, and other minerals in, on, or under the surface of the Property;

Notwithstanding the description of the Property as set forth in the exhibits, the parties intend that the Easement granted herein shall run along and with the previously constructed and now existing walking/jogging trail.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the representations of Grantee herein, the above-described Property, together with all and singular the rights of ingress, egress and regress, unto said Grantee, its successors and assigns, forever. Subject to the matters set forth herein and the representations of Grantee herein, Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said Property and Easement and other rights described herein unto Grantee, its successors and assigns, without express or implied warranty; all warranties that might arise by common law or otherwise are expressly excluded.


EXECUTED this the 15 day of July 2009.

CINCO RESIDENTIAL PROPERTY ASSOCIATION,  
INC. a Texas non-profit corporation

By:   
Annabel Terrell, President,

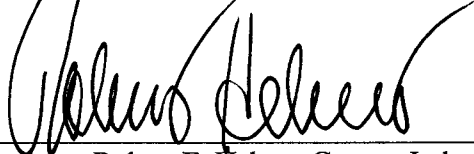
ATTEST:

CINCO RESIDENTIAL PROPERTY ASSOCIATION, INC., a Texas non-profit corporation

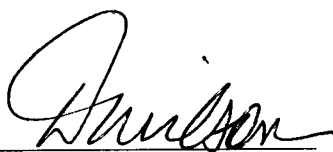
By:   
Bob Russell, Secretary,

AGREED TO AND ACCEPTED this 14 day of July 2009, by Robert E. Hebert, County Judge of Fort Bend County Commissioner's Court, on behalf of such entity.

FORT BEND COUNTY  
COMMISSIONER'S COURT

By:   
Robert E. Hebert, County Judge  
*signed 8-3-09*

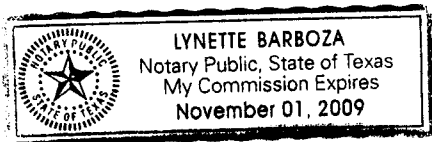
ATTEST:

By:   
Dianne Wilson, County Clerk

THE STATE OF TEXAS       §  
  §  
  §  
COUNTY OF FORT BEND     §

Before me, the undersigned, a Notary Public, on this day personally appeared Annabel Terrell, President of Cinco Residential Property Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Cinco Residential Property Association, Inc., for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 15 day of July, 2009.

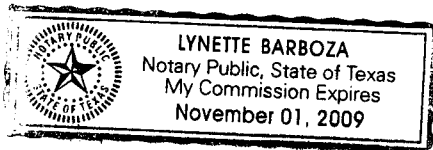


*Lynette Barboza*  
\_\_\_\_\_  
Notary Public

THE STATE OF TEXAS       §  
  §  
  §  
COUNTY OF FORT BEND     §

Before me, the undersigned, a Notary Public, on this day personally appeared Bob Russell, Secretary of Cinco Residential Property Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Cinco Residential Property Association, Inc., for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 15 day of July, 2009.

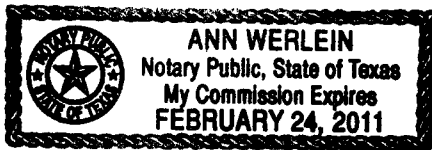


*Lynette Barboza*  
\_\_\_\_\_  
Notary Public

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF FORT BEND §

Before me, the undersigned, a Notary Public, on this day personally appeared Robert E. Hebert, County Judge of Fort Bend County Commissioner's Court, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Fort Bend County, Texas, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 3 day of August, 2009.



Ann Werlein  
Notary Public

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF FORT BEND §

Before me, the undersigned, a Notary Public, on this day personally appeared Dianne Wilson, County Clerk of Fort Bend County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Fort Bend County, Texas, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 3 day of Aug., 2009.



Sherry Fisk  
Notary Public

Attachments: Exhibit A- Metes and Bounds Description of Existing Trail Alignment.

Exhibit B- Survey of the Easement

Exhibit C- the Park Plan

Metes and Bounds Description  
8.6006 Acres  
Thomas Hobermaker Survey, A-190  
R.W. Gardner Survey, A-186  
I. & G.N.R.R. Survey, A-270  
John Martin Survey, A-288  
Fort Bend County, Texas

Being 8.6006 acres situated in the Thomas Hobermaker Survey, A-190, R.W. Gardner Survey, A-186, I. & G.N.R.R. Survey, A-270, John Martin Survey, A-288 Fort Bend County, Texas; said 8.6006 acres being more particularly described by metes and bounds in twenty-two tracts of land as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

**TRACT ONE:**

Being 0.6974 of an acre (30,377 square feet) situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, being a portion of a called 1,559.535 acre tract of land conveyed to Westbrook Cinco West, L.P., a Delaware Limited Partnership, as recorded under File Number 9752770 of the Fort Bend County Official Records (F.B.C.O.R.), Fort Bend County, Texas; said 0.6974 acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the southerly right-of-way line of Willow Fork Bayou (varying width) as recorded under Volume 2178, Page 2548 of the Fort Bend County Deed Records (F.B.C.D.R.) and on the easterly right-of-way line of Willow Fork Drainage District Ditch VA-12 (200 feet wide) as recorded in File Number 2001109631 of said F.B.C.O.R.;

THENCE, South  $41^{\circ}34'38''$  West, departing said southerly right-of-way line and along said easterly right-of-way line a distance of 143.80 feet to the POINT OF BEGINNING for the northwesterly corner of the herein described tract;

THENCE, South  $48^{\circ}36'57''$  East, a distance of 68.05 feet to an angle point and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 8.76 feet along the arc of said curve to the left (Central Angle =  $50^{\circ}12'15''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $73^{\circ}43'05''$  East, 8.49 feet) to a point of compound curve;

THENCE, Northeasterly 39.70 feet along the arc of said curve to the left (Central Angle =  $26^{\circ}45'42''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $67^{\circ}47'56''$  East, 39.34 feet) to a point of tangency;

THENCE, North  $54^{\circ}25'05''$  East, a distance of 14.00 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northeasterly 19.73 feet along the arc of said curve to the right (Central Angle =  $17^{\circ}23'35''$ , Radius = 65.00 feet, Chord Bearing and Distance = North  $63^{\circ}06'52''$  East, 19.66 feet) to a point of tangency;

THENCE, North  $71^{\circ}48'40''$  East, a distance of 12.40 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northeasterly 20.05 feet along the arc of said curve to the right (Central Angle =  $17^{\circ}40'31''$ , Radius = 65.00 feet, Chord Bearing and Distance = North  $80^{\circ}38'55''$  East, 19.97 feet) to a point of tangency;

THENCE, North  $89^{\circ}29'11''$  East, a distance of 101.94 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 51.85 feet along the arc of said curve to the right (Central Angle =  $74^{\circ}16'02''$ , Radius = 40.00 feet, Chord Bearing and Distance = South  $53^{\circ}22'49''$  East, 48.29 feet) to a point of tangency;

THENCE, South  $16^{\circ}14'48''$  East, a distance of 60.15 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 10.62 feet along the arc of said curve to the left (Central Angle =  $60^{\circ}50'54''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $46^{\circ}40'15''$  East, 10.13 feet) to a point of tangency;

THENCE, South  $77^{\circ}05'42''$  East, a distance of 49.25 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 34.59 feet along the arc of said curve to the left (Central Angle =  $23^{\circ}18'55''$ , Radius = 85.00 feet, Chord Bearing and Distance = South  $88^{\circ}45'09''$  East, 34.35 feet) to a point of tangency;

THENCE, North  $79^{\circ}35'23''$  East, a distance of 41.24 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 62.60 feet along the arc of said curve to the right (Central Angle =  $31^{\circ}11'24''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $84^{\circ}48'55''$  East, 61.83 feet) to a point of tangency;

THENCE, South  $69^{\circ}13'12''$  East, a distance of 15.06 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 37.55 feet along the arc of said curve to the right (Central Angle =  $18^{\circ}42'25''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $59^{\circ}52'00''$  East, 37.38 feet) to a point of tangency;

THENCE, South  $50^{\circ}30'48''$  East, a distance of 59.91 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 31.99 feet along the arc of said curve to the left (Central Angle =  $21^{\circ}33'49''$ , Radius = 85.00 feet, Chord Bearing and Distance = South  $61^{\circ}17'42''$  East, 31.80 feet) to a point of tangency;

THENCE, South  $72^{\circ}04'37''$  East, a distance of 31.35 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 27.13 feet along the arc of said curve to the right (Central Angle =  $13^{\circ}31'08''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $65^{\circ}19'02''$  East, 27.07 feet) to a point of tangency;

THENCE, South  $58^{\circ}33'28''$  East, a distance of 59.17 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 11.94 feet along the arc of said curve to the left (Central Angle =  $19^{\circ}32'59''$ , Radius = 35.00 feet, Chord Bearing and Distance = South  $68^{\circ}19'58''$  East, 11.88 feet) to a point of tangency;

THENCE, South  $78^{\circ}06'27''$  East, a distance of 43.24 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 71.28 feet along the arc of said curve to the right (Central Angle =  $35^{\circ}30'52''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $60^{\circ}21'01''$  East, 70.15 feet) to a point of tangency;

THENCE, South  $42^{\circ}35'36''$  East, a distance of 30.59 feet to a point for northeasterly corner of the herein described tract;

THENCE, South  $47^{\circ}39'43''$  West, a distance of 30.00 feet to a point for southeasterly corner of the herein described tract;

THENCE, North  $42^{\circ}35'36''$  West, a distance of 30.46 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 52.69 feet along the arc of said curve to the left (Central Angle =  $35^{\circ}30'52''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $60^{\circ}21'01''$  West, 51.85 feet) to a point of tangency;

THENCE, North  $78^{\circ}06'27''$  West, a distance of 43.24 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 22.18 feet along the arc of said curve to the right (Central Angle =  $19^{\circ}32'59''$ , Radius = 65.00 feet, Chord Bearing and Distance = North  $68^{\circ}19'58''$  West, 22.07 feet) to a point of tangency;

THENCE, North  $58^{\circ}33'28''$  West, a distance of 59.17 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 20.06 feet along the arc of said curve to the left (Central Angle =  $13^{\circ}31'08''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $65^{\circ}19'02''$  West, 20.01 feet) to a point of tangency;

THENCE, North  $72^{\circ}04'37''$  West, a distance of 31.35 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 43.28 feet along the arc of said curve to the right (Central Angle =  $21^{\circ}33'49''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $61^{\circ}17'42''$  West, 43.03 feet) to a point of tangency;

THENCE, North  $50^{\circ}30'48''$  West, a distance of 59.91 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 27.75 feet along the arc of said curve to the left (Central Angle =  $18^{\circ}42'25''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $59^{\circ}52'00''$  West, 27.63 feet) to a point of tangency;

THENCE, North  $69^{\circ}13'12''$  West, a distance of 15.06 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 46.27 feet along the arc of said curve to the left (Central Angle =  $31^{\circ}11'24''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $84^{\circ}48'55''$  West, 45.70 feet) to a point of tangency;

THENCE, South  $79^{\circ}35'23''$  West, a distance of 41.24 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 46.80 feet along the arc of said curve to the right (Central Angle =  $23^{\circ}18'55''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $88^{\circ}45'09''$  West, 46.47 feet) to a point of tangency;

THENCE, North  $77^{\circ}05'42''$  West, a distance of 49.25 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 42.48 feet along the arc of said curve to the right (Central Angle =  $60^{\circ}50'54''$ , Radius = 40.00 feet, Chord Bearing and Distance = North  $46^{\circ}40'15''$  West, 40.51 feet) to a point of tangency;

THENCE, North  $16^{\circ}14'48''$  West, a distance of 60.15 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 12.96 feet along the arc of said curve to the left (Central Angle =  $74^{\circ}16'02''$ , Radius = 10.00 feet, Chord Bearing and Distance = North  $53^{\circ}22'49''$  West, 12.07 feet) to a point of tangency;

THENCE, South  $89^{\circ}29'11''$  West, a distance of 101.94 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southwesterly 10.80 feet along the arc of said curve to the left (Central Angle =  $17^{\circ}40'31''$ , Radius = 35.00 feet, Chord Bearing and Distance = South  $80^{\circ}38'55''$  West, 10.75 feet) to a point of tangency;

THENCE, South  $71^{\circ}48'40''$  West, a distance of 12.40 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southwesterly 10.63 feet along the arc of said curve to the left (Central Angle =  $17^{\circ}23'35''$ , Radius = 35.00 feet, Chord Bearing and Distance = South  $63^{\circ}06'52''$  West, 10.58 feet) to a point of tangency;

THENCE, South 54°25'05" West, a distance of 14.00 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southwesterly 53.71 feet along the arc of said curve to the right (Central Angle = 26°45'42", Radius = 115.00 feet, Chord Bearing and Distance = South 67°47'56" West, 53.23 feet) to a point of compound curve;

THENCE, Northwesterly 35.05 feet along the arc of said curve to the right (Central Angle = 50°12'15", Radius = 40.00 feet, Chord Bearing and Distance = North 73°43'05" West, 33.94 feet) to a point of tangency;

THENCE, North 48°36'57" West, a distance of 68.15 feet to a point for the southwesterly corner of the herein described tract;

THENCE, North 41°34'38" East, a distance of 30.00 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.6974 of an acre (30,377 square feet) of land.

#### TRACT TWO:

Being 0.3788 of an acre (16,502 square feet) situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "C" of Cinco Ranch West Sec. 22 as recorded in Slide Number 2480A & B of the Fort Bend County Plat Records (F.B.C.P.R.), Fort Bend County, Texas; said 0.3788 of an acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the southerly right-of-way line of Willow Fork Bayou (varying width) as recorded under Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.) and on the westerly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded in Slide Numbers 2223B of said F.B.C.P.R.;

THENCE, North 54°20'18" West, departing said westerly right-of-way line a distance of 1,443.03 feet to the POINT OF BEGINNING for the westerly corner of the herein described tract, same being on the said southerly right-of-way line of Willow Fork Bayou;

THENCE, South 72°49'47" West, a distance of 12.24 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southwesterly 64.71 feet departing said southerly right-of-way line of Willow Fork Bayou and along the arc of said curve to the right (Central Angle = 32°14'23", Radius = 115.00 feet, Chord Bearing and Distance = South 88°56'58" West, 63.86 feet) to a point of tangency;

THENCE, North 74°55'51" West, a distance of 14.82 feet to an angle point for corner;

THENCE, North 78°22'50" West, a distance of 106.11 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 27.60 feet along the arc of said curve to the left (Central Angle = 18°36'08", Radius = 85.00 feet, Chord Bearing and Distance = North 87°40'54" West, 27.48 feet) to a point of tangency;

THENCE, South 83°01'02" West, a distance of 31.59 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 31.33 feet along the arc of said curve to the right (Central Angle = 15°36'38", Radius = 115.00 feet, Chord Bearing and Distance = North 89°10'39" West, 31.24 feet) to a point of tangency;

THENCE, North 81°22'20" West, a distance of 17.37 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southwesterly 38.40 feet along the arc of said curve to the left (Central Angle = 25°52'56", Radius = 85.00 feet, Chord Bearing and Distance = South 85°41'12" West, 38.07 feet) to a point of tangency;

THENCE, South 72°44'44" West, a distance of 67.06 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southwesterly 21.07 feet along the arc of said curve to the left (Central Angle = 14°12'12", Radius = 85.00 feet, Chord Bearing and Distance = South 65°38'38" West, 21.02 feet) to a point of tangency;

THENCE, South 58°32'32" West, a distance of 29.22 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southwesterly 29.58 feet along the arc of said curve to the left (Central Angle = 19°56'27", Radius = 85.00 feet, Chord Bearing and Distance = South 48°34'18" West, 29.43 feet) to a point of tangency;

THENCE, South 38°36'05" West, a distance of 14.69 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southwesterly 75.60 feet along the arc of said curve to the right (Central Angle = 37°39'54", Radius = 115.00 feet, Chord Bearing and Distance = South 57°26'01" West, 74.25 feet) to a point of tangency;

THENCE, South 76°15'58" West, a distance of 2.80 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 23.19 feet along the arc of said curve to the right (Central Angle = 33°12'47", Radius = 40.00 feet, Chord Bearing and Distance = North 87°07'38" West, 22.86 feet) to a point of tangency;

THENCE, North 70°31'15" West, a distance of 16.32 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 19.50 feet along the arc of said curve to the right (Central Angle = 27°55'39", Radius = 40.00 feet, Chord Bearing and Distance = North 56°33'25" West, 19.31 feet) to a point of tangency;

THENCE, North 42°35'36" West, a distance of 28.98 feet to a point for the southwesterly corner of the herein described tract;

THENCE, North  $47^{\circ}39'43''$  East, a distance of 30.00 feet to a point for the northwesterly corner of the herein described tract;

THENCE, South  $42^{\circ}35'36''$  East, a distance of 28.85 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 4.87 feet along the arc of said curve to the left (Central Angle =  $27^{\circ}55'39''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $56^{\circ}33'25''$  East, 4.83 feet) to a point of tangency;

THENCE, South  $70^{\circ}31'15''$  East, a distance of 16.32 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 5.80 feet along the arc of said curve to the left (Central Angle =  $33^{\circ}12'47''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $87^{\circ}07'38''$  East, 5.72 feet) to a point of tangency;

THENCE, North  $76^{\circ}15'58''$  East, a distance of 2.80 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northeasterly 55.88 feet along the arc of said curve to the left (Central Angle =  $37^{\circ}39'54''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $57^{\circ}26'01''$  East, 54.88 feet) to a point of tangency;

THENCE, North  $38^{\circ}36'05''$  East, a distance of 14.69 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northeasterly 40.02 feet along the arc of said curve to the right (Central Angle =  $19^{\circ}56'27''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $48^{\circ}34'18''$  East, 39.82 feet) to a point of tangency;

THENCE, North  $58^{\circ}32'32''$  East, a distance of 29.22 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northeasterly 28.51 feet along the arc of said curve to the right (Central Angle =  $14^{\circ}12'12''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $65^{\circ}38'38''$  East, 28.44 feet) to a point of tangency;

THENCE, North  $72^{\circ}44'44''$  East, a distance of 67.06 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northeasterly 51.95 feet along the arc of said curve to the right (Central Angle =  $25^{\circ}52'56''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $85^{\circ}41'12''$  East, 51.51 feet) to a point of tangency;

THENCE, South  $81^{\circ}22'20''$  East, a distance of 17.37 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 23.16 feet along the arc of said curve to the left (Central Angle =  $15^{\circ}36'38''$ , Radius = 85.00 feet, Chord Bearing and Distance = South  $89^{\circ}10'39''$  East, 23.09 feet) to a point of tangency;

THENCE, North  $83^{\circ}01'02''$  East, a distance of 4.03 feet to an angle point, same being on said southerly right-of-way line of Willow Fork Bayou;

THENCE, South  $79^{\circ}23'56''$  East, along said southerly right-of-way line of Willow Fork Bayou a distance of 154.55 feet to an angle point;

THENCE, South  $78^{\circ}58'42''$  East, continuing along said southerly right-of-way line of Willow Fork Bayou a distance of 102.22 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.3788 of an acre (16,502 square feet) of land.

**TRACT THREE:**

Being 0.3403 of an acre (14,824 square feet) situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "C" of Cinco Ranch West Sec. 22 as recorded in Slide Number 2480A & B of the Fort Bend County Plat Records (F.B.C.P.R.), Fort Bend County, Texas; said 0.3403 of an acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the southerly right-of-way line of Willow Fork Bayou (varying width) as recorded under Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.) and on the westerly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded in Slide Numbers 2223B of said F.B.C.P.R.;

THENCE, North  $45^{\circ}40'42''$  West, departing said westerly right-of-way line a distance of 588.63 feet to the POINT OF BEGINNING for the southwesterly corner of the herein described tract, same being on the said southerly right-of-way line of Willow Fork Bayou and being the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 4.62 feet departing said southerly right-of-way line of Willow Fork Bayou and along the arc of said curve to the left (Central Angle =  $03^{\circ}06'59''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $75^{\circ}14'29''$  West, 4.62 feet) to a point of tangency;

THENCE, North  $76^{\circ}47'59''$  West, a distance of 16.59 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 2.85 feet along the arc of said curve to the left (Central Angle =  $04^{\circ}40'20''$ , Radius = 35.00 feet, Chord Bearing and Distance = North  $79^{\circ}08'09''$  West, 2.85 feet) to a point of tangency;

THENCE, North  $81^{\circ}28'19''$  West, a distance of 51.72 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 42.62 feet along the arc of said curve to the right (Central Angle =  $21^{\circ}14'04''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $70^{\circ}51'17''$  West, 42.38 feet) to a point of tangency;

THENCE, North 60°14'14" West, a distance of 30.66 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 22.31 feet along the arc of said curve to the right (Central Angle = 31°57'01", Radius = 40.00 feet, Chord Bearing and Distance = North 44°15'44" West, 22.02 feet) to a point of tangency;

THENCE, North 28°17'13" West, a distance of 18.21 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 8.00 feet along the arc of said curve to the left (Central Angle = 45°49'47", Radius = 10.00 feet, Chord Bearing and Distance = North 51°12'07" West, 7.79 feet) to a point of tangency;

THENCE, North 74°07'01" West, a distance of 25.52 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 23.26 feet along the arc of said curve to the right (Central Angle = 11°35'13", Radius = 115.00 feet, Chord Bearing and Distance = North 68°19'24" West, 23.22 feet) to a point of tangency;

THENCE, North 62°31'48" West, a distance of 63.49 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 31.73 feet along the arc of said curve to the right (Central Angle = 45°26'31", Radius = 40.00 feet, Chord Bearing and Distance = North 39°48'33" West, 30.90 feet) to a point of tangency;

THENCE, North 17°05'17" West, a distance of 23.86 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 8.67 feet along the arc of said curve to the left (Central Angle = 49°46'04", Radius = 10.00 feet, Chord Bearing and Distance = North 41°58'19" West, 8.42 feet) to a point of tangency;

THENCE, North 66°51'21" West, a distance of 27.06 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Northwesterly 23.64 feet along the arc of said curve to the left (Central Angle = 33°51'53", Radius = 40.00 feet, Chord Bearing and Distance = North 49°55'25" West, 23.30 feet) to a point of tangency;

THENCE, North 32°59'29" West, a distance of 14.91 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Northwesterly 19.68 feet along the arc of said curve to the right (Central Angle = 28°11'12", Radius = 40.00 feet, Chord Bearing and Distance = North 18°53'53" West, 19.48 feet) to a point of tangency;

THENCE, North 04°48'17" West, a distance of 75.73 feet to an angle point;

THENCE, North  $03^{\circ}47'59''$  East, a distance of 1.99 feet to a point for the northwesterly corner of the herein described tract and being said southerly right-of-way line of Willow Fork Bayou;

THENCE, South  $60^{\circ}48'42''$  East, along said southerly right-of-way line of Willow Fork Bayou a distance of 35.83 feet to a point for the most easterly northwesterly corner of the herein described tract;

THENCE, South  $04^{\circ}48'17''$  East, departing said southerly right-of-way line of Willow Fork Bayou a distance of 57.67 feet to an angle point and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 4.92 feet along the arc of said curve to the left (Central Angle =  $28^{\circ}11'12''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $18^{\circ}53'53''$  East, 4.87 feet) to a point of tangency;

THENCE, South  $32^{\circ}59'29''$  East, a distance of 14.91 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 5.91 feet along the arc of said curve to the left (Central Angle =  $33^{\circ}51'53''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $49^{\circ}55'25''$  East, 5.83 feet) to a point of tangency;

THENCE, South  $66^{\circ}51'21''$  East, a distance of 27.06 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 34.75 feet along the arc of said curve to the right (Central Angle =  $49^{\circ}46'04''$ , Radius = 40.00 feet, Chord Bearing and Distance = South  $41^{\circ}58'19''$  East, 33.66 feet) to a point of tangency;

THENCE, South  $17^{\circ}05'17''$  East, a distance of 23.86 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 7.93 feet along the arc of said curve to the left (Central Angle =  $45^{\circ}26'31''$ , Radius = 10.00 feet, Chord Bearing and Distance = South  $39^{\circ}48'33''$  East, 7.73 feet) to a point of tangency;

THENCE, South  $62^{\circ}31'48''$  East, a distance of 63.49 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 17.19 feet along the arc of said curve to the left (Central Angle =  $11^{\circ}35'13''$ , Radius = 85.00 feet, Chord Bearing and Distance = South  $68^{\circ}19'24''$  East, 17.16 feet) to a point of tangency;

THENCE, South  $74^{\circ}07'01''$  East, a distance of 25.52 feet to a point for corner and being the beginning of a tangent curve to the right;

THENCE, Southeasterly 32.00 feet along the arc of said curve to the right (Central Angle =  $45^{\circ}49'47''$ , Radius = 40.00 feet, Chord Bearing and Distance = South  $51^{\circ}12'07''$  East, 31.15 feet) to a point of tangency;

THENCE, South  $28^{\circ}17'13''$  East, a distance of 18.21 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 5.58 feet along the arc of said curve to the left (Central Angle = 31°57'01", Radius = 10.00 feet, Chord Bearing and Distance = South 44°15'44" East, 5.50 feet) to a point of tangency;

THENCE, South 60°14'14" East, a distance of 30.66 feet to a point for corner and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 31.50 feet along the arc of said curve to the left (Central Angle = 21°14'04", Radius = 85.00 feet, Chord Bearing and Distance = South 70°51'17" East, 31.32 feet) to a point of tangency;

THENCE, South 81°28'19" East, a distance of 50.36 feet to an angle point;

THENCE, South 28°45'19" East, a distance of 6.73 feet to a point for the northeasterly corner of the herein described tract and being the beginning of a tangent curve to the left;

THENCE, Southeasterly 34.07 feet along the arc of said curve to the left (Central Angle = 02°40'34", Radius = 729.50 feet, Chord Bearing and Distance = South 30°05'36" East, 31.50 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.3403 of an acre (14,824 square feet) of land.

#### TRACT FOUR:

Being 0.4108 of one acre (17,894 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch West Section One, a subdivision shown on the map or plat of record under Slide Numbers 2100B and 2101 A & B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.4108 acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod found for the most westerly southwest corner of said Restricted Reserve "B", being the intersection of the existing easterly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded under Slide Number 2087B of the Fort Bend County Plat Records (F.B.C.P.R.) with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.);

THENCE, North 17°24'39" East, along said existing easterly right-of-way line, a distance of 146.35 feet to a point for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 17°24'39" East, continuing along said existing easterly right-of-way line, a distance of 30.00 feet to a point for the most northerly corner of the herein described tract;

THENCE, South 72°35'21" East, departing said existing easterly right-of-way line, a distance of 8.98 feet to a point for the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 63.50 feet, along the arc of said curve to the right (Central Angle = 100°07'40", Radius = 36.33 feet, Chord Bearing and Distance = South 25°07'50" East, 55.72 feet) to a point for the beginning of a curve to the left;

THENCE, Southwesterly 99.56 feet, along the arc of said curve to the left (Central Angle =  $25^{\circ}31'16''$ , Radius = 223.51 feet, Chord Bearing and Distance = South  $21^{\circ}25'21''$  West, 98.73 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 33.74 feet, along the arc of said curve to the left (Central Angle =  $55^{\circ}35'40''$ , Radius = 34.77 feet, Chord Bearing and Distance = South  $22^{\circ}36'53''$  East, 32.43 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 179.61 feet, along the arc of said curve to the left (Central Angle =  $49^{\circ}22'12''$ , Radius = 208.44 feet, Chord Bearing and Distance = South  $75^{\circ}30'19''$  East, 174.10 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 340.60 feet, along the arc of said curve to the right (Central Angle =  $76^{\circ}31'41''$ , Radius = 255.00 feet, Chord Bearing and Distance = South  $59^{\circ}44'05''$  East, 315.84 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 5.37 feet, along the arc of said curve to the left (Central Angle =  $00^{\circ}56'14''$ , Radius = 328.52 feet, Chord Bearing and Distance = South  $26^{\circ}29'23''$  East, 5.37 feet) to a point for corner in the northerly line of said Willow Fork Bayou, also being the southerly line of said Restricted Reserve "B";

THENCE, North  $62^{\circ}04'07''$  West, along the northerly line of said Willow Fork Bayou and the southerly line of said Restricted Reserve "B", a distance of 50.57 feet to a point for the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 266.83 feet, along the arc of said curve to the left (Central Angle =  $67^{\circ}56'45''$ , Radius = 225.00 feet, Chord Bearing and Distance = North  $63^{\circ}53'22''$  West, 251.46 feet) to a point for the beginning of a curve to the right;

THENCE, Southwesterly 27.64 feet, along the arc of said curve to the right (Central Angle =  $06^{\circ}38'33''$ , Radius = 238.44 feet, Chord Bearing and Distance = South  $83^{\circ}16'41''$  West, 27.63 feet) to a point for corner in the northerly line of said Willow Fork Bayou, also being the southerly line of said Restricted Reserve "B";

THENCE, North  $68^{\circ}08'14''$  West, along the northerly line of said Willow Fork Bayou, also being the southerly line of said Restricted Reserve "B"; a distance of 194.70 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly 38.91 feet, along the arc of said curve to the right (Central Angle =  $34^{\circ}25'26''$ , Radius = 64.77 feet, Chord Bearing and Distance = North  $11^{\circ}07'26''$  West, 38.33 feet) to a point for the beginning of a curve to the right;

THENCE, Northeasterly 110.22 feet, along the arc of said curve to the right (Central Angle =  $24^{\circ}54'38''$ , Radius = 253.51 feet, Chord Bearing and Distance = North  $20^{\circ}56'12''$  East, 109.35 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 8.72 feet, along the arc of said curve to the left (Central Angle =  $78^{\circ}50'45''$ , Radius = 6.33 feet, Chord Bearing and Distance = North  $26^{\circ}55'26''$  West, 8.05 feet) to a point for corner;

THENCE, North  $72^{\circ}15'21''$  West, a distance of 11.32 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.4108 of one acre (17,894 square feet) of land.

**TRACT FIVE:**

Being 0.2421 of one acre (10,544 square feet) of land situated in the Thomas Hobermaker, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch West Section One, a subdivision shown on the map or plat of record under Slide Numbers 2100B and 2101 A & B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.2421 acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod found for the most westerly southwest corner of said Restricted Reserve "B", being the intersection of the existing easterly right-of-way line of Cinco Ranch Boulevard (100 feet wide) as recorded under Slide Number 2087B of said F.B.C.P.R. with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District in deed recorded in Volume 2178, Page 2548 of said F.B.C.O.R.;

THENCE, South 68°08'14" East, along the northerly line of said Willow Fork Bayou, being the southerly line of said Restricted Reserve "B", a distance of 447.43 feet to an angle point;

THENCE, South 62°04'07" East, continuing along said northerly line of Willow Fork Bayou, being the southerly line of said Restricted Reserve "B", a distance of 177.54 feet to an angle point;

THENCE, South 68°44'58" East, continuing along said northerly line of Willow Fork Bayou, being the southerly line of said Restricted Reserve "B", a distance of 316.62 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non-tangent curve to the left;

THENCE, Northeasterly 31.46 feet, along the arc of said curve to the left (Central Angle = 05°26'12", Radius = 331.58 feet, Chord Bearing and Distance = North 69°29'32" East, 31.45 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 374.68 feet, along the arc of said curve to the right (Central Angle = 104°07'50", Radius = 206.16 feet, Chord Bearing and Distance = South 60°20'12" East, 325.20 feet) to a point for corner in the northerly line of said Willow Fork Bayou, being the southerly line of said Restricted Reserve "B";

THENCE, North 63°14'55" West, along the northerly line of said Willow Fork Bayou and the southerly line of said Restricted Reserve "B", a distance of 38.32 feet to a point for the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 297.00 feet, along the arc of said curve to the left (Central Angle = 96°36'00", Radius = 176.16 feet, Chord Bearing and Distance = North 63°44'32" West, 263.05 feet) to a point for corner in the northerly line of said Willow Fork Bayou, being the southerly line of said Restricted Reserve "B";;

THENCE, North 68°44'58" West, along the northerly line of said Willow Fork Bayou and the southerly line of said Restricted Reserve "B", a distance of 44.97 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.2421 of one acre (10,544 square feet) of land.

**TRACT SIX:**

Being 0.3203 of one acre (13,953 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch West Section One, a subdivision shown on the map or plat of record under Slide Numbers 2100B and 2101 A & B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.3203 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod found for the most southerly southwest corner of Restricted Reserve "B" and being in the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.);

THENCE, North 20°52'21" East, along the line common to said Willow Fork Bayou, and said Restricted Reserve "B", a distance of 21.77 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 20°52'21" East, continuing along the line common to said Willow Fork Bayou, and said Restricted Reserve "B", a distance of 30.46 feet to a point for the northwest corner of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 124.18 feet, along the arc of said curve to the right (Central Angle = 47°27'03", Radius = 149.94 feet, Chord Bearing and Distance = South 54°20'47" East, 120.66 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 126.75 feet, along the arc of said curve to the left (Central Angle = 76°50'20", Radius = 94.51 feet, Chord Bearing and Distance = South 61°01'32" East, 117.47 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 135.87 feet, along the arc of said curve to the right (Central Angle = 52°38'05", Radius = 147.90 feet, Chord Bearing and Distance = South 74°43'05" East, 131.14 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 74.44 feet, along the arc of said curve to the left (Central Angle = 30°04'13", Radius = 141.84 feet, Chord Bearing and Distance = South 66°48'50" East, 73.59 feet) to a point for northeast corner of the herein described tract, being in the westerly line of Willow Fork Drainage District (W.F.D.D.) Drainage Ditch VAII, of record in Volume 2178, Page 2548 of the said F.B.C.O.R., and being the beginning of a curve to the right;

THENCE, Southwesterly 30.02 feet, along the westerly line of said Drainage Ditch VAII and the arc of said curve to the right (Central Angle = 02°09'00", Radius = 800.00 feet, Chord Bearing and Distance = South 05°53'56" West, 30.02 feet) to a point for the southeast corner of the herein described tract, and being the beginning of a curve to the right;

THENCE, Northwesterly 92.34 feet, along the arc of said curve to the right (Central Angle = 30°47'21", Radius = 171.84 feet, Chord Bearing and Distance = North 66°50'52" West, 91.24 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 109.47 feet, along the arc of said curve to the left (Central Angle =  $53^{\circ}11'48''$ , Radius = 117.90 feet, Chord Bearing and Distance = North  $74^{\circ}36'50''$  West, 105.58 feet) to a point for the beginning of a curve to the right;

THENCE, Northwesterly 165.09 feet, along the arc of said curve to the right (Central Angle =  $75^{\circ}58'02''$ , Radius = 124.51 feet, Chord Bearing and Distance = North  $61^{\circ}40'36''$  West, 153.26 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 102.23 feet, along the arc of said curve to the left (Central Angle =  $48^{\circ}50'05''$ , Radius = 119.94 feet, Chord Bearing and Distance = North  $55^{\circ}55'03''$  West, 99.17 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.3203 of one acre (13,953 square feet) of land.

**TRACT SEVEN:**

Being 0.3290 of one acre (14,331 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch West Sec. 7 Partial Replat 1, a subdivision shown on the map or plat of record under Slide Numbers 2285B and 2286A of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.3290 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly line of W.F.D.D. Ditch VA 11 as recorded under File Number 2001025387 of said F.B.C.O.R. with the southeasterly line of said Willow Fork Bayou, being an angle point in the southwesterly line of Restricted Reserve "B" of Cinco Ranch West Sec. 7 Partial Replat 1, a subdivision shown on the map or plat of record under Slide Numbers 2285B and 2285A of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, South  $52^{\circ}47'23''$  East, along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 84.92 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, South  $77^{\circ}41'17''$  East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 50.92 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 108.85 feet, along the arc of said curve to the left (Central Angle =  $33^{\circ}31'50''$ , Radius = 186.01 feet, Chord Bearing and Distance = North  $39^{\circ}41'59''$  West, 107.31 feet) to a point for the beginning of a curve to the right;

THENCE, Northwesterly 256.65 feet, along the arc of said curve to the right (Central Angle =  $42^{\circ}26'52''$ , Radius = 346.42 feet, Chord Bearing and Distance = North  $34^{\circ}13'46''$  West, 250.82 feet) to a point for corner in the easterly line of said Ditch VA11 and the westerly line of said Restricted Reserve "B", being the beginning of a curve to the right;

THENCE, Northeasterly 133.93 feet, along the line common to said Ditch VA11 and said Restricted Reserve "B" and along the arc of said curve to the right (Central Angle =  $11^{\circ}48'21''$ , Radius = 650.00 feet, Chord Bearing and Distance = North  $01^{\circ}16'30''$  East, 133.70 feet) to a point for the northwest corner of the herein described tract;

THENCE, South  $83^{\circ}52'59''$  East, a distance of 23.25 feet to a point for corner in the northeasterly line of said Restricted Reserve "B", being the northeast corner of the herein described tract;

THENCE, South 11°53'50" West, along the northeasterly line of said Restricted Reserve "B", a distance of 19.35 feet to an angle point;

THENCE, South 04°02'01" East, continuing along the northeasterly line of said Restricted Reserve "B", a distance of 6.72 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 20.26 feet, along the arc of said curve to the right (Central Angle = 02°22'23", Radius = 489.06 feet, Chord Bearing and Distance = South 03°53'23" West, 20.26 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 81.15 feet, along the arc of said curve to the right (Central Angle = 14°41'36", Radius = 316.42 feet, Chord Bearing and Distance = South 06°00'39" East, 80.92 feet) to a point for corner in the northeasterly line of said Restricted Reserve "B";

THENCE, South 04°02'01" East, along the northeasterly line of said Restricted Reserve "B", a distance of 8.29 feet to an angle point,

THENCE, South 36°41'30" East; continuing along the northeasterly line of said Restricted Reserve "B", a distance of 3.95 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Southeasterly 220.43 feet, along the arc of said curve to the left (Central Angle = 39°54'50", Radius = 316.42 feet, Chord Bearing and Distance = South 35°27'05" East, 216.00 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 146.67 feet, along the arc of said curve to the right (Central Angle = 38°54'16", Radius = 216.01 feet, Chord Bearing and Distance = South 36°56'18" East, 143.87 feet) to a point for the most easterly corner of the herein described tract, being in the line common to said Restricted Reserve "B", and said Willow Fork Bayou;

THENCE, North 77°41'17" West, along the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 35.54 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.3290 of one acre (14,331 square feet) of land.

**TRACT EIGHT:**

Being 0.7563 of one acre (32,943 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch West Sec. 7 Partial Replat 1, a subdivision shown on the map or plat of record under Slide Numbers 2285B and 2286A of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.7563 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found for the most southerly southeast corner of said Restricted Reserve "B", also being the intersection of the existing westerly right-of-way line of Grand Parkway (width varies) as recorded in Volume 2170, Page 2025 of the Fort Bend County Official Records with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District in deed recorded in Volume 2178, Page 2548 of said F.B.C.O.R.;

THENCE, North 54°09'52" West, along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 22.61 feet to a point for the most southerly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 54°09'52" West, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 32.98 feet to a point for corner;

THENCE, North 11°16'37" East, departing said common line, a distance of 34.92 feet to a point for the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 90.69 feet, along the arc of said curve to the left (Central Angle = 79°09'59", Radius = 65.64 feet, Chord Bearing and Distance = North 29°37'46" West, 83.65 feet) to a point for the beginning of a curve to the right;

THENCE, Northwesterly 152.37 feet, along the arc of said curve to the right (Central Angle = 14°30'05", Radius = 602.03 feet, Chord Bearing and Distance = North 58°03'36" West, 151.96 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 251.11 feet, along the arc of said curve to the left (Central Angle = 24°23'28", Radius = 589.87 feet, Chord Bearing and Distance = North 60°51'11" West, 249.22 feet) to a point for the beginning of a curve to the right;

THENCE, Northwesterly 286.14 feet, along the arc of said curve to the right (Central Angle = 64°25'39", Radius = 254.46 feet, Chord Bearing and Distance = North 37°13'06" West, 271.30 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 227.55 feet, along the arc of said curve to the left (Central Angle = 51°17'44", Radius = 254.17 feet, Chord Bearing and Distance = North 33°59'51" West, 220.03 feet) to a point for corner in the line common to said Willow Fork Bayou, and said Restricted Reserve "B";

THENCE, North 27°34'55" West, along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 31.05 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, North 55°35'38" West, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 48.80 feet to a point for the most northerly corner of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 331.22 feet, along the arc of said curve to the right (Central Angle = 66°46'58", Radius = 284.17 feet, Chord Bearing and Distance = South 41°33'14" East, 312.79 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 252.32 feet, along the arc of said curve to the left (Central Angle = 64°24'25", Radius = 224.46 feet, Chord Bearing and Distance = South 36°59'51" East, 239.24 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 262.32 feet, along the arc of said curve to the right (Central Angle = 24°14'47", Radius = 619.87 feet, Chord Bearing and Distance = South 60°50'02" East, 260.37 feet) to a point for the beginning of a curve to the left;

THENCE, Southeasterly 143.32 feet, along the arc of said curve to the left (Central Angle =  $14^{\circ}21'18''$ , Radius = 572.03 feet, Chord Bearing and Distance = South  $58^{\circ}02'31''$  East, 142.94 feet) to a point for the beginning of a curve to the right;

THENCE, Southeasterly 131.39 feet, along the arc of said curve to the right (Central Angle =  $78^{\circ}42'58''$ , Radius = 95.64 feet, Chord Bearing and Distance = South  $29^{\circ}10'38''$  East, 121.30 feet) to a point for corner;

THENCE, South  $11^{\circ}16'37''$  West, a distance of 48.94 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.7563 of one acre (32,943 square feet) of land.

TRACT NINE:

Being 0.9626 of one acre (41,929 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of Cinco Ranch Cinco Forest Section Two Partial Replat, a subdivision shown on the map or plat of record under Slide Numbers 2048B and 2049A of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.9626 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Grand Parkway (S.H. 99) (width varies) as recorded in Volume 2170, Page 2025 of the Fort Bend County Official Records (F.B.C.O.R.) with the northerly line of said Willow Fork Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of said F.B.C.O.R., being the southwest corner of said Restricted Reserve "A";

THENCE, South  $54^{\circ}09'52''$  East, along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 227.08 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, South  $65^{\circ}09'26''$  East, along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 23.60 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South  $84^{\circ}33'32''$  East, a distance of 39.33 feet to the point of beginning of a tangent curve to the right;

THENCE, Southeasterly 30.80 feet, along the arc of said curve to the right (Central Angle =  $06^{\circ}39'30''$ , Radius = 265.00 feet, Chord Bearing and Distance = South  $81^{\circ}13'47''$  East, 30.78 feet) to a point of tangency;

THENCE, South  $77^{\circ}54'02''$  East, a distance of 30.29 feet to the point of beginning of a tangent curve to the left;

THENCE, Southeasterly 32.87 feet, along the arc of said curve to the left (Central Angle =  $22^{\circ}09'19''$ , Radius = 85.00 feet, Chord Bearing and Distance = South  $88^{\circ}58'41''$  East, 32.66 feet) to a point of tangency;

THENCE, North  $79^{\circ}56'39''$  East, a distance of 18.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 107.90 feet, along the arc of said curve to the right (Central Angle =  $53^{\circ}45'35''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $73^{\circ}10'33''$  East, 103.99 feet) to a point of tangency;

THENCE, South  $46^{\circ}17'46''$  East, a distance of 37.91 feet to the point of beginning of a tangent curve to the left;

THENCE, Southeasterly 87.59 feet, along the arc of said curve to the left (Central Angle =  $77^{\circ}12'45''$ , Radius = 65.00 feet, Chord Bearing and Distance = South  $84^{\circ}54'08''$  East, 81.12 feet) to a point of tangency;

THENCE, North  $56^{\circ}29'29''$  East, a distance of 38.60 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 174.80 feet, along the arc of said curve to the right (Central Angle =  $111^{\circ}16'55''$ , Radius = 90.00 feet, Chord Bearing and Distance = South  $67^{\circ}52'04''$  East, 148.59 feet) to a point of tangency;

THENCE, South  $12^{\circ}13'37''$  East, a distance of 42.11 feet to the point of beginning of a tangent curve to the left;

THENCE, Southeasterly 35.40 feet, along the arc of said curve to the left (Central Angle =  $57^{\circ}57'27''$ , Radius = 35.00 feet, Chord Bearing and Distance = South  $41^{\circ}12'20''$  East, 33.91 feet) to a point of tangency;

THENCE, South  $70^{\circ}11'03''$  East, a distance of 39.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 55.52 feet, along the arc of said curve to the right (Central Angle =  $45^{\circ}26'47''$ , Radius = 70.00 feet, Chord Bearing and Distance = South  $47^{\circ}27'40''$  East, 54.08 feet) to a point of tangency;

THENCE, South  $24^{\circ}44'16''$  East, a distance of 26.23 feet to the point of beginning of a tangent curve to the left;

THENCE, Southeasterly 56.52 feet, along the arc of said curve to the left (Central Angle =  $43^{\circ}10'32''$ , Radius = 75.00 feet, Chord Bearing and Distance = South  $46^{\circ}19'32''$  East, 55.19 feet) to a point of tangency;

THENCE, South  $67^{\circ}54'48''$  East, a distance of 83.48 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 0.84 feet, along the arc of said curve to the left (Central Angle =  $09^{\circ}34'44''$ , Radius = 5.00 feet, Chord Bearing and Distance = South  $72^{\circ}42'10''$  East, 0.83 feet) to a point of tangency;

THENCE, South  $77^{\circ}29'32''$  East, a distance of 33.54 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 43.43 feet, along the arc of said curve to the right (Central Angle =  $26^{\circ}11'30''$ , Radius = 95.00 feet, Chord Bearing and Distance = South  $64^{\circ}23'47''$  East, 43.05 feet) to a point of tangency;

THENCE, South  $51^{\circ}18'02''$  East, a distance of 48.71 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 72.68 feet, along the arc of said curve to the left (Central Angle =  $54^{\circ}47'40''$ , Radius = 76.00 feet, Chord Bearing and Distance = South  $78^{\circ}41'52''$  East, 69.94 feet) to a point of tangency;

THENCE, North  $73^{\circ}54'18''$  East, a distance of 76.16 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 85.97 feet, along the arc of said curve to the right (Central Angle =  $35^{\circ}10'55''$ , Radius = 140.00 feet, Chord Bearing and Distance = South  $88^{\circ}30'15''$  East, 84.62 feet) to a point of tangency;

THENCE, South  $70^{\circ}54'47''$  East, a distance of 27.76 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 72.93 feet, along the arc of said curve to the left (Central Angle =  $22^{\circ}35'08''$ , Radius = 185.00 feet, Chord Bearing and Distance = South  $82^{\circ}12'21''$  East, 72.45 feet) to a point of tangency;

THENCE, North  $86^{\circ}30'05''$  East, a distance of 60.38 feet to a point for corner in the existing westerly right-of-way line of Peek Road (100 feet wide) as recorded under Slide Numbers 861A through 865 B of said F.B.C.P.R.;

THENCE, South  $02^{\circ}09'20''$  East, along said westerly right-of-way line of Peek Road, a distance of 30.01 feet to a point for the southeast corner of the herein described tract;

THENCE, South  $86^{\circ}30'05''$  West, departing said westerly right-of-way line, a distance of 59.67 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 84.75 feet, along the arc of said curve to the right (Central Angle =  $22^{\circ}35'08''$ , Radius = 215.00 feet, Chord Bearing and Distance = North  $82^{\circ}12'21''$  West, 84.20 feet) to a point of tangency;

THENCE, North  $70^{\circ}54'47''$  West, a distance of 27.76 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 67.54 feet, along the arc of said curve to the left (Central Angle =  $35^{\circ}10'55''$ , Radius = 110.00 feet, Chord Bearing and Distance = North  $88^{\circ}30'15''$  West, 66.49 feet) to a point of tangency;

THENCE, South  $73^{\circ}54'18''$  West, a distance of 76.16 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 37.80 feet, along the arc of said curve to the right (Central Angle =  $20^{\circ}25'50''$ , Radius = 106.00 feet, Chord Bearing and Distance = South  $84^{\circ}07'13''$  West, 37.60 feet) to a point for corner in the line common to said Willow Fork Bayou and said Restricted Reserve "A";

THENCE, North 65°09'26" West, along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 77.25 feet to a point for corner;

THENCE, North 51°18'02" West, departing said common line, a distance of 33.54 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 29.71 feet, along the arc of said curve to the left (Central Angle = 26°11'30", Radius = 65.00 feet, Chord Bearing and Distance = North 64°23'47" West, 29.46 feet) to a point of tangency;

THENCE, North 77°29'32" West, a distance of 33.54 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 5.85 feet, along the arc of said curve to the right (Central Angle = 09°34'44", Radius = 35.00 feet, Chord Bearing and Distance = North 72°42'10" West, 5.84 feet) to a point of tangency;

THENCE, North 67°54'48" West, a distance of 10.22 feet to a point for corner in the line common to said Willow Fork Bayou and said Restricted Reserve "A";

THENCE, North 65°09'26" West, along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 105.65 feet to a point for corner, being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly, 46.33 feet, departing said common line and along the arc of said curve to the right (Central Angle = 25°16'49", Radius = 105.00 feet, Chord Bearing and Distance = North 37°22'40" West, 45.95 feet) to a point of tangency;

THENCE, North 24°44'16" West, a distance of 26.23 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 31.73 feet, along the arc of said curve to the left (Central Angle = 45°26'47", Radius = 40.00 feet, Chord Bearing and Distance = North 47°27'40" West, 30.90 feet) to a point of tangency;

THENCE, North 70°11'03" West, a distance of 39.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly, 65.75 feet, along the arc of said curve to the right (Central Angle = 57°57'27", Radius = 65.00 feet, Chord Bearing and Distance = North 41°12'20" West, 62.98 feet) to a point of tangency;

THENCE, North 12°13'37" West, a distance of 42.11 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 116.53 feet, along the arc of said curve to the left (Central Angle = 111°16'55", Radius = 60.00 feet, Chord Bearing and Distance = North 67°52'04" West, 99.06 feet) to a point of tangency;

THENCE, South 56°29'29" West, a distance of 38.60 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 128.02 feet, along the arc of said curve to the right (Central Angle = 77°12'45", Radius = 95.00 feet, Chord Bearing and Distance = North 84°54'08" West, 118.55 feet) to a point of tangency;

THENCE, North 46°17'46" West, a distance of 37.91 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 79.75 feet, along the arc of said curve to the left (Central Angle = 53°45'35", Radius = 85.00 feet, Chord Bearing and Distance = North 73°10'33" West, 76.86 feet) to a point of tangency;

THENCE, South 79°56'39" West, a distance of 18.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 40.30 feet, along the arc of said curve to the right (Central Angle = 20°04'51", Radius = 115.00 feet, Chord Bearing and Distance = South 89°59'05" West, 40.10 feet) to a point for corner in the line common to said Willow Fork Bayou and said Restricted Reserve "A";

THENCE, North 65°09'26" West, along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 106.88 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.9626 of one acre (41,929 square feet) of land.

**TRACT TEN:**

Being 1.256 acre (54,711 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of Cinco Ranch Cinco Forest Section One, a subdivision shown on the map or plat of record under Slide Numbers 1842A & B and 1843A of the Fort Bend County Plat Records (F.B.C.P.R.); said 1.256 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Peek Road (100 feet wide) as recorded under Slide Numbers 861A through 865B of said F.B.C.P.R.; with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), and being the southwest corner of said Restricted Reserve "A";

THENCE, North 02°09'20" West, along said easterly right-of-way line of Peek Road, a distance of 16.68 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 02°09'20" West, continuing along said easterly right-of-way line of Peek Road, a distance of 30.00 feet to a point for the northwest corner of the herein described tract;

THENCE, North 87°10'14" East, departing said easterly right-of-way line, a distance of 6.91 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 39.75 feet, along the arc of said curve to the right (Central Angle =  $19^{\circ}48'11''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $82^{\circ}55'41''$  East, 39.55 feet) to a point of tangency;

THENCE, South  $73^{\circ}01'35''$  East, a distance of 46.85 feet to the point of beginning of a tangent curve to the left;

THENCE, Northeasterly 31.27 feet, along the arc of said curve to the left (Central Angle =  $35^{\circ}49'46''$ , Radius = 50.00 feet, Chord Bearing and Distance = North  $89^{\circ}03'31''$  East, 30.76 feet) to a point for corner in the southerly line of Restricted Reserve "G" of said Cinco Forest Section One;

THENCE, South  $78^{\circ}56'36''$  East, along said southerly line, a distance of 6.04 feet to a point for the southeast corner of said Restricted Reserve "G";

THENCE, North  $11^{\circ}03'24''$  East, along the easterly line of said Restricted Reserve "G", a distance of 4.01 feet to a point for corner;

THENCE, = North  $65^{\circ}40'31''$  East, departing said easterly line, a distance of 40.61 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 49.27 feet, along the arc of said curve to the right (Central Angle =  $62^{\circ}43'40''$ , Radius = 45.00 feet, Chord Bearing and Distance = South  $82^{\circ}57'38''$  East, 46.84 feet) to a point of tangency;

THENCE, South  $51^{\circ}35'48''$  East, a distance of 22.88 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 29.75 feet, along the arc of said curve to the left (Central Angle =  $48^{\circ}42'22''$ , Radius = 35.00 feet, Chord Bearing and Distance = South  $75^{\circ}56'59''$  East, 28.87 feet) to a point of tangency;

THENCE, North  $79^{\circ}41'50''$  East, a distance of 30.96 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 75.41 feet, along the arc of said curve to the left (Central Angle =  $39^{\circ}16'40''$ , Radius = 110.00 feet, Chord Bearing and Distance = North  $60^{\circ}03'30''$  East, 73.94 feet) to a point of tangency;

THENCE, North  $40^{\circ}25'10''$  East, a distance of 54.92 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 115.00 feet, along the arc of said curve to the right (Central Angle =  $39^{\circ}56'04''$ , Radius = 165.00 feet, Chord Bearing and Distance = North  $60^{\circ}23'12''$  East, 112.69 feet) to a point of tangency;

THENCE, North  $80^{\circ}21'14''$  East, a distance of 40.31 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 72.55 feet, along the arc of said curve to the right (Central Angle =  $08^{\circ}04'18''$ , Radius = 515.00 feet, Chord Bearing and Distance = North  $84^{\circ}23'23''$  East, 72.49 feet) to a point of tangency;

THENCE, North  $88^{\circ}25'32''$  East, a distance of 56.76 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 81.42 feet, along the arc of said curve to the left (Central Angle =  $46^{\circ}39'02''$ , Radius = 100.00 feet, Chord Bearing and Distance = North  $65^{\circ}06'01''$  East, 79.19 feet) to a point of tangency;

THENCE, North  $41^{\circ}46'30''$  East, a distance of 75.35 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 49.30 feet, along the arc of said curve to the left (Central Angle =  $25^{\circ}40'53''$ , Radius = 110.00 feet, Chord Bearing and Distance = North  $28^{\circ}56'03''$  East, 48.89 feet) to a point of tangency;

THENCE, North  $16^{\circ}05'37''$  East, a distance of 72.43 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 81.70 feet, along the arc of said curve to the right (Central Angle =  $58^{\circ}30'44''$ , Radius = 80.00 feet, Chord Bearing and Distance = North  $45^{\circ}20'59''$  East, 78.19 feet) to a point of tangency;

THENCE, North  $74^{\circ}36'21''$  East, a distance of 49.26 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 99.80 feet, along the arc of said curve to the left (Central Angle =  $51^{\circ}59'05''$ , Radius = 110.00 feet, Chord Bearing and Distance = North  $48^{\circ}36'48''$  East, 96.42 feet) to a point of tangency;

THENCE, North  $22^{\circ}37'16''$  East, a distance of 42.48 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 14.08 feet, along the arc of said curve to the left (Central Angle =  $09^{\circ}29'18''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $17^{\circ}52'37''$  East, 14.06 feet) to a point of tangency;

THENCE, North  $13^{\circ}07'58''$  East, a distance of 54.72 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 238.08 feet, along the arc of said curve to the right (Central Angle =  $71^{\circ}47'44''$ , Radius = 190.00 feet, Chord Bearing and Distance = North  $49^{\circ}01'49''$  East, 222.81 feet) to a point of tangency;

THENCE, North  $84^{\circ}55'41''$  East, a distance of 106.58 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 98.24 feet, along the arc of said curve to the left (Central Angle =  $33^{\circ}06'40''$ , Radius = 170.00 feet, Chord Bearing and Distance = North  $68^{\circ}22'21''$  East, 96.88 feet) to a point of tangency;

THENCE, North  $51^{\circ}49'01''$  East, a distance of 79.87 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 9.12 feet, along the arc of said curve to the right (Central Angle =  $04^{\circ}32'31''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $54^{\circ}05'17''$  East, 9.11 feet) to a point of tangency;

THENCE, North  $56^{\circ}21'32''$  East, a distance of 75.92 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 38.83 feet, along the arc of said curve to the left (Central Angle =  $12^{\circ}01'38''$ , Radius = 185.00 feet, Chord Bearing and Distance = North  $50^{\circ}20'43''$  East, 38.76 feet) to a point for corner in the line common to said Restricted Reserve "A" and Restricted Reserve "B" of said Cinco Forest Section One;

THENCE, South  $30^{\circ}44'18''$  East, along the line common to said Reserves "A" and "B", a distance of 23.96 feet to a point for the southeast corner of said Restricted Reserve "A" and the southwest corner of said Restricted Reserve "B", and being in the northerly line of said Willow Fork Bayou;

THENCE, South  $53^{\circ}39'00''$  West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 260.36 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 54.71 feet, departing said common line and along the arc of said curve to the right (Central Angle =  $15^{\circ}40'27''$ , Radius = 200.00 feet, Chord Bearing and Distance = South  $77^{\circ}05'28''$  West, 54.54 feet) to a point of tangency;

THENCE, South  $84^{\circ}55'41''$  West, a distance of 106.58 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 200.49 feet, along the arc of said curve to the left (Central Angle =  $71^{\circ}47'44''$ , Radius = 160.00 feet, Chord Bearing and Distance = South  $49^{\circ}01'49''$  West, 187.63 feet) to a point of tangency;

THENCE, South  $13^{\circ}07'58''$  West, a distance of 54.72 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 19.04 feet, along the arc of said curve to the right (Central Angle =  $09^{\circ}29'18''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $17^{\circ}52'37''$  West, 19.02 feet) to a point of tangency;

THENCE, South  $22^{\circ}37'16''$  West, a distance of 35.84 feet to a point for corner in the line common to said Restricted Reserve "A" and said Willow Fork Bayou;

THENCE, South  $42^{\circ}42'14''$  West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 108.21 feet to a point for corner, and being the point of beginning of a non-tangent curve to the right;

THENCE, Southwesterly 22.62 feet, departing said common line and along the arc of said curve to the right (Central Angle =  $09^{\circ}15'24''$ , Radius = 140.00 feet, Chord Bearing and Distance = South  $69^{\circ}58'39''$  West, 22.59 feet) to a point of tangency;

THENCE, South 74°36'21" West, a distance of 49.26 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 51.06 feet, along the arc of said curve to the left (Central Angle = 58°30'44", Radius = 50.00 feet, Chord Bearing and Distance = South 45°20'59" West, 48.87 feet) to a point of tangency;

THENCE, South 16°05'37" West, a distance of 72.43 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 15.60 feet, along the arc of said curve to the right (Central Angle = 06°22'57", Radius = 140.00 feet, Chord Bearing and Distance = South 19°17'05" West, 15.59 feet) to a point for corner in the line common to said Restricted Reserve "A" and said Willow Fork Bayou;

THENCE, South 42°42'14" West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 145.07 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, South 61°52'35" West, continuing along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 67.85 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 10.33 feet, departing said common line and along the arc of said curve to the right (Central Angle = 04°33'18", Radius = 130.00 feet, Chord Bearing and Distance = South 86°08'53" West, 10.33 feet) to a point of tangency;

THENCE, South 88°25'32" West, a distance of 56.76 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 68.33 feet, along the arc of said curve to the left (Central Angle = 08°04'18", Radius = 485.00 feet, Chord Bearing and Distance = South 84°23'23" West, 68.27 feet) to a point of tangency;

THENCE, South 80°21'14" West, a distance of 40.31 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 94.09 feet, along the arc of said curve to the left (Central Angle = 39°56'04", Radius = 135.00 feet, Chord Bearing and Distance = South 60°23'12" West, 92.20 feet) to a point of tangency;

THENCE, South 40°25'10" West, a distance of 54.92 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 55.35 feet, along the arc of said curve to the right (Central Angle = 22°39'02", Radius = 140.00 feet, Chord Bearing and Distance = South 51°44'41" West, 54.99 feet) to a point for corner in the line common to said Restricted Reserve "A" and said Willow Fork Bayou;

THENCE, South 81°59'09" West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 62.90 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, South 89°38'34" West, continuing along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 53.44 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly 6.28 feet, departing said common line and along the arc of said curve to the right (Central Angle = 05°32'00", Radius = 65.00 feet, Chord Bearing and Distance = North 54°21'48" West, 6.27 feet) to a point of tangency;

THENCE, North 51°35'48" West, a distance of 22.88 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 16.42 feet, along the arc of said curve to the left (Central Angle = 62°43'40", Radius = 15.00 feet, Chord Bearing and Distance = North 82°57'38" West, 15.61 feet) to a point of tangency;

THENCE, South 65°40'31" West, a distance of 43.10 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 6.86 feet, along the arc of said curve to the right (Central Angle = 04°54'35", Radius = 80.00 feet, Chord Bearing and Distance = South 68°07'49" West, 6.85 feet) to a point for corner in the line common to said Restricted Reserve "A" and said Willow Fork Bayou;

THENCE, South 89°38'34" West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 52.36 feet to a point for corner;

THENCE, North 73°01'35" West, departing said common line, a distance of 44.32 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 29.38 feet, along the arc of said curve to the left (Central Angle = 19°48'11", Radius = 85.00 feet, Chord Bearing and Distance = North 82°55'41" West, 29.23 feet) to a point of tangency;

THENCE, South 87°10'14" West, a distance of 7.26 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 1.256 acre (54,711 square feet) of land.

**TRACT ELEVEN:**

Being 0.5893 of one acre (25,671 square feet) of land situated in the Thomas Hobermaker Survey, A-190, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Cinco Ranch Cinco Forest Section One, a subdivision shown on the map or plat of record under Slide Numbers 1842A & B and 1843A of said F.B.C.P.R.; said 0.5893 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the westerly line of Ditch VA1 (width varies) as recorded under Volume 1874, Page 1994 of the Fort Bend County Official Records (F.B.C.O.R.) with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of said F.B.C.O.R., and being the southeast corner of said Restricted Reserve "B";

THENCE, North 47°28'40" West, along the westerly line of said Ditch VA1 and the easterly line of said Restricted Reserve "B", a distance of 113.61 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 57.12 feet, along the arc of said curve to the right (Central Angle = 33°02'50", Radius = 99.04 feet, Chord Bearing and Distance = South 63°14'45" West, 56.34 feet) to a point for the beginning of a curve to the left;

THENCE, Southwesterly 29.01 feet, along the arc of said curve to the left (Central Angle = 66°29'44", Radius = 25.00 feet, Chord Bearing and Distance = South 46°31'18" West, 27.41 feet) to a point for the beginning of a curve to the right;

THENCE, Southwesterly 81.27 feet, along the arc of said curve to the right (Central Angle = 40°29'35", Radius = 115.00 feet, Chord Bearing and Distance = South 33°31'13" West, 79.59 feet) to a point for corner in the line common to said Restricted Reserve "B" and said Willow Fork Bayou;

THENCE, South 72°13'34" West, along the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 68.85 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, South 49°55'14" West continuing along the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 37.32 feet to a point for corner;

THENCE, South 65°48'52" West, departing said common line, a distance of 11.96 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 16.18 feet, along the arc of said curve to the left (Central Angle = 37°05'22", Radius = 25.00 feet, Chord Bearing and Distance = South 47°16'11" West, 15.90 feet) to a point of tangency;

THENCE, South 28°43'30" West, a distance of 7.02 feet to a point for corner in the line common to said Restricted Reserve "B" and said Willow Fork Bayou;

THENCE, South 49°55'14" West, along the line common to said Restricted Reserve "B" and said Willow Fork Bayou a distance of 63.28 feet to a 5/8 inch iron rod with plastic cap found for an angle point;

THENCE, South 18°38'34" West, continuing along the line common to said Restricted Reserve "B" and said Willow Fork Bayou a distance of 82.28 feet to a point for corner;

THENCE, South 45°04'35" West, departing the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 14.38 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 16.49 feet, along the arc of said curve to the left (Central Angle = 37°46'56", Radius = 25.00 feet, Chord Bearing and Distance = South 26°11'07" West, 16.19 feet) to a point of tangency;

THENCE, South 07°17'39" West, a distance of 43.32 feet to a point for corner in the line common to said Restricted Reserve "B" and said Willow Fork Bayou;

THENCE, South 18°38'34" West, along the line common to said Restricted Reserve "B" and said Willow Fork Bayou a distance of 54.03 feet to a point for corner;

THENCE, South 29°23'29" West, departing the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 38.07 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 30.74 feet, along the arc of said curve to the left (Central Angle = 20°43'08", Radius = 85.00 feet, Chord Bearing and Distance = South 19°01'55" West, 30.57 feet) to a point of tangency;

THENCE, South 08°40'21" West, a distance of 28.75 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 56.68 feet, along the arc of said curve to the right (Central Angle = 46°23'30", Radius = 70.00 feet, Chord Bearing and Distance = South 31°52'06" West, 55.14 feet) to a point for tangency;

THENCE, South 55°03'51" West, a distance of 32.06 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 26.82 feet, along the arc of said curve to the left (Central Angle = 18°04'40", Radius = 85.00 feet, Chord Bearing and Distance = South 46°01'31" West, 26.71 feet) to a point for tangency;

THENCE, South 36°59'11" West, a distance of 73.43 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 1.54 feet, along the arc of said curve to the right (Central Angle = 00°24'33", Radius = 215.00 feet, Chord Bearing and Distance = South 37°11'28" West, 1.54 feet) to a point for corner in the line common to said Restricted Reserve "B" and said Willow Fork Bayou;

THENCE, South 53°39'00" West, along the line common to said Restricted Reserve "B" and said Willow Fork Bayou, a distance of 32.57 feet to a point for the southwest corner of said Restricted Reserve "B", being the southeast corner of Restricted Reserve "A" of said Cinco Forest Section One;

THENCE, North 30°44'18" West, along the line common to said Restricted Reserves "A" and "B", a distance of 23.96 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Northeasterly 23.72 feet, along the arc of said curve to the left (Central Angle = 07°20'43", Radius = 185.00 feet, Chord Bearing and Distance = North 40°39'33" East, 23.70 feet) to a point of tangency;

THENCE, North 36°59'11" East, a distance of 73.43 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 36.28 feet, along the arc of said curve to the right (Central Angle = 18°04'40", Radius = 115.00 feet, Chord Bearing and Distance = North 46°01'31" East, 36.13 feet) to a point of tangency;

THENCE, North 55°03'51" East, a distance of 32.06 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 32.39 feet, along the arc of said curve to the left (Central Angle =  $46^{\circ}23'30''$ , Radius = 40.00 feet, Chord Bearing and Distance = North  $31^{\circ}52'06''$  East, 31.51 feet) to a point of tangency;

THENCE, North  $08^{\circ}40'21''$  East, a distance of 28.75 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 41.59 feet, along the arc of said curve to the right (Central Angle =  $20^{\circ}43'08''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $19^{\circ}01'55''$  East, 41.36 feet) to a point of tangency;

THENCE, North  $29^{\circ}23'29''$  East, a distance of 43.88 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 32.78 feet, along the arc of said curve to the left (Central Angle =  $22^{\circ}05'50''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $18^{\circ}20'34''$  East, 32.58 feet) to a point of tangency;

THENCE, North  $07^{\circ}17'39''$  East, a distance of 47.66 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 36.27 feet, along the arc of said curve to the right (Central Angle =  $37^{\circ}46'56''$ , Radius = 55.00 feet, Chord Bearing and Distance = North  $26^{\circ}11'07''$  East, 35.61 feet) to a point of tangency;

THENCE, North  $45^{\circ}04'35''$  East, a distance of 25.56 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 17.18 feet, along the arc of said curve to the left (Central Angle =  $39^{\circ}22'12''$ , Radius = 25.00 feet, Chord Bearing and Distance = North  $25^{\circ}23'29''$  East, 16.84 feet) to a point of tangency;

THENCE, North  $05^{\circ}42'24''$  East, a distance of 24.29 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 51.09 feet, along the arc of said curve to the right (Central Angle =  $53^{\circ}13'08''$ , Radius = 55.00 feet, Chord Bearing and Distance = North  $32^{\circ}18'58''$  East, 49.27 feet) to a point of tangency;

THENCE, North  $58^{\circ}55'32''$  East, a distance of 16.12 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 13.18 feet, along the arc of said curve to the left (Central Angle =  $30^{\circ}12'02''$ , Radius = 25.00 feet, Chord Bearing and Distance = North  $43^{\circ}49'31''$  East, 13.03 feet) to a point of tangency;

THENCE, North  $28^{\circ}43'30''$  East, a distance of 13.00 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 35.60 feet, along the arc of said curve to the right (Central Angle =  $37^{\circ}05'22''$ , Radius = 55.00 feet, Chord Bearing and Distance = North  $47^{\circ}16'11''$  East, 34.98 feet) to a point of tangency;

THENCE, North  $65^{\circ}48'52''$  East, a distance of 92.27 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 94.53 feet, along the arc of said curve to the left (Central Angle =  $63^{\circ}43'16''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $33^{\circ}57'14''$  East, 89.74 feet) to a point of reverse curvature;

THENCE, Northeasterly 39.50 feet, along the arc of a curve to the right (Central Angle =  $90^{\circ}31'43''$ , Radius = 25.00 feet, Chord Bearing and Distance = North  $47^{\circ}21'28''$  East, 35.52 feet) to a point of reverse curvature;

THENCE, Northeasterly 53.10 feet, along the arc of a curve to the left (Central Angle =  $44^{\circ}04'11''$ , Radius = 69.04 feet, Chord Bearing and Distance = North  $70^{\circ}35'14''$  East, 51.80 feet) to a point for corner in the easterly line of the aforementioned Ditch VA1;

THENCE, South  $47^{\circ}28'34''$  East, a distance of 30.12 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.5893 of one acre (25,671 square feet) of land.

**TRACT TWELVE:**

Being 0.4320 of one acre (18,816 square feet) of land situated in the Thomas Hobermaker Survey, A-190, and the R.W. Gardner Survey, A-186, both of Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of Bayou Estates, a subdivision shown on the map or plat of record under Slide Number 1918B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.4320 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the westerly line of Ditch VA1 (width varies) as recorded in Volume 1874 Page 1994 of the Fort Bend County Official Records (F.B.C.O.R.) with the northerly line of Willow Fork Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of said F.B.C.O.R., and being the southwest corner of said Restricted Reserve "A";

THENCE, North  $53^{\circ}45'45''$  West, along the line common to said Restricted Reserve "A" and said Ditch VA1, a distance of 267.60 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North  $53^{\circ}45'45''$  West, continuing along the line common to said Restricted Reserve "A" and said Ditch VA1, a distance of 34.23 feet to a point for the northwest corner of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, Northeasterly 36.91 feet, along the arc of said curve to the right (Central Angle =  $22^{\circ}51'41''$ , Radius = 92.50 feet, Chord Bearing and Distance = North  $70^{\circ}50'03''$  East, 36.66 feet) to a point for corner in the southerly line of Lot 5, Block 1 of said Bayou Estates;

THENCE, South  $83^{\circ}47'46''$  East, along the southerly line of said Lot 5, a distance of 44.56 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 50.83 feet, along the arc of said curve to the right (Central Angle =  $31^{\circ}29'07''$ , Radius = 92.50 feet, Chord Bearing and Distance = South  $54^{\circ}06'52''$  East, 50.19 feet) to a point of tangency;

THENCE, South  $38^{\circ}22'18''$  East, a distance of 65.68 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 62.65 feet, along the arc of said curve to the left (Central Angle =  $55^{\circ}13'16''$ , Radius = 65.00 feet, Chord Bearing and Distance = South  $65^{\circ}58'56''$  East, 60.25 feet) to a point of tangency;

THENCE, North  $86^{\circ}24'26''$  East, a distance of 64.69 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 34.50 feet, along the arc of said curve to the right (Central Angle =  $17^{\circ}11'19''$ , Radius = 115.00 feet, Chord Bearing and Distance = South  $84^{\circ}59'54''$  East, 34.37 feet) to a point of tangency;

THENCE, South  $76^{\circ}24'14''$  East, a distance of 74.05 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 71.89 feet, along the arc of said curve to the left (Central Angle =  $51^{\circ}29'18''$ , Radius = 80.00 feet, Chord Bearing and Distance = North  $77^{\circ}51'07''$  East, 69.50 feet) to a point of tangency;

THENCE, North  $52^{\circ}06'28''$  East, a distance of 59.64 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northeasterly 88.20 feet, along the arc of said curve to the right (Central Angle =  $17^{\circ}25'36''$ , Radius = 290.00 feet, Chord Bearing and Distance = North  $60^{\circ}49'16''$  East, 87.86 feet) to a point for corner in the easterly line of said Restricted Reserve "A", and being in the westerly line of Reserve "B" of Cinco Ranch Community Central, a subdivision shown on the map or plat of record under Slide Numbers 935B and 936A of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, South  $02^{\circ}09'20''$  East, along the line common to said Restricted Reserve "A" and said Reserve "B", a distance of 31.80 feet to a point for the southeast corner of the herein described tract, and being the beginning of a non-tangent curve to the left;

THENCE, Southwesterly 69.09 feet, departing said common line and along the arc of said curve to the left (Central Angle =  $15^{\circ}13'28''$ , Radius = 260.00 feet, Chord Bearing and Distance = South  $59^{\circ}43'12''$  West, 68.88 feet) to a point of tangency;

THENCE, South  $52^{\circ}06'28''$  West, a distance of 53.17 feet to a point for corner in the line common to said Restricted Reserve "A" and said Willow Fork Bayou;

THENCE, South  $68^{\circ}12'08''$  West, along the line common to said Restricted Reserve "A" and said Willow Fork Bayou, a distance of 72.85 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly 31.13 feet, along the arc of said curve to the right (Central Angle =  $16^{\circ}13'02''$ , Radius = 110.00 feet, Chord Bearing and Distance = North  $84^{\circ}30'45''$  West, 31.03 feet) to a point of tangency;

THENCE, North  $76^{\circ}24'14''$  West, a distance of 74.05 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 25.50 feet, along the arc of said curve to the left (Central Angle =  $17^{\circ}11'19''$ , Radius = 85.00 feet, Chord Bearing and Distance = North  $84^{\circ}59'54''$  West, 25.40 feet) to a point of tangency;

THENCE, South  $86^{\circ}24'26''$  West, a distance of 64.69 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 91.56 feet, along the arc of said curve to the right (Central Angle =  $55^{\circ}13'16''$ , Radius = 95.00 feet, Chord Bearing and Distance = North  $65^{\circ}58'56''$  West, 88.06 feet) to a point of tangency;

THENCE, North  $38^{\circ}22'18''$  West, a distance of 65.68 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 76.12 feet, along the arc of said curve to the left (Central Angle =  $69^{\circ}47'01''$ , Radius = 62.50 feet, Chord Bearing and Distance = North  $73^{\circ}15'49''$  West, 71.50 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.4320 of one acre (18,816 square feet) of land.

#### TRACT THIRTEEN:

Being 0.6081 of one acre (26,487 square feet) of land situated in the Thomas Hobermaker Survey, A-190, and the R.W. Gardner Survey, A-186, both of Fort Bend County, Texas, and being a portion of Reserve "B" of Cinco Ranch Community Central, a subdivision shown on the map or plat of record under Slide Numbers 935B and 936A of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.6081 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the westerly right-of-way line of Mason Road (120 feet wide) as recorded under Slide Numbers 853A through 857B of said F.B.C.P.R. with the northerly line of said Willow Fork Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), and being the southeast corner of said Reserve "B";

THENCE, North  $02^{\circ}09'18''$  West, along said westerly right-of-way line of Mason Road, a distance of 7.80 feet to a point for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, North  $88^{\circ}28'08''$  West, departing said westerly right-of-way line, a distance of 32.23 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 135.66 feet, along the arc of said curve to the right (Central Angle =  $21^{\circ}17'45''$ , Radius = 365.00 feet, Chord Bearing and Distance = North  $77^{\circ}49'16''$  West, 134.88 feet) to a point of tangency;

THENCE, North  $67^{\circ}10'24''$  West, a distance of 64.31 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 278.13 feet, along the arc of said curve to the left (Central Angle =  $39^{\circ}20'50''$ , Radius = 405.00 feet, Chord Bearing and Distance = North  $86^{\circ}50'49''$  West, 272.70 feet) to a point of tangency;

THENCE, South  $73^{\circ}28'47''$  West, a distance of 89.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 45.15 feet, along the arc of said curve to the right (Central Angle =  $05^{\circ}01'22''$ , Radius = 515.00 feet, Chord Bearing and Distance = South  $75^{\circ}59'27''$  West, 45.13 feet) to a point for corner in the line common to said Reserve "B" and said Willow Fork Bayou;

THENCE, South  $81^{\circ}01'39''$  West, along the line common to said Reserve "B" and said Willow Fork Bayou, a distance of 48.23 feet to a point for corner;

THENCE, South  $82^{\circ}33'53''$  West, departing said common line, a distance of 121.24 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southwesterly 69.12 feet, along the arc of said curve to the left (Central Angle =  $15^{\circ}13'58''$ , Radius = 260.00 feet, Chord Bearing and Distance = South  $74^{\circ}56'54''$  West, 68.92 feet) to a point for corner in the line common to said Reserve "B" and Restricted Reserve "A" of Bayou Estates, a subdivision shown on the map or plat of record under Slide Number 1819B of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, North  $02^{\circ}09'20''$  West, along the line common to said Reserve "B" and said Restricted Reserve "A", a distance of 31.80 feet to a point for the northwest corner of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, Northeasterly 65.95 feet, along the arc of said curve to the right (Central Angle =  $13^{\circ}01'50''$ , Radius = 290.00 feet, Chord Bearing and Distance = North  $76^{\circ}02'58''$  East, 65.81 feet) to a point of tangency;

THENCE, North  $82^{\circ}33'53''$  East, a distance of 132.97 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northeasterly 76.90 feet, along the arc of said curve to the left (Central Angle =  $09^{\circ}05'07''$ , Radius = 485.00 feet, Chord Bearing and Distance = North  $78^{\circ}01'20''$  East, 76.82 feet) to a point of tangency;

THENCE, North  $73^{\circ}28'47''$  East, a distance of 89.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 298.73 feet, along the arc of said curve to the right (Central Angle =  $39^{\circ}20'50''$ , Radius = 435.00 feet, Chord Bearing and Distance = South  $86^{\circ}50'49''$  East, 292.90 feet) to a point of tangency;

THENCE, South  $67^{\circ}10'24''$  East, a distance of 64.31 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 124.51 feet, along the arc of said curve to the left (Central Angle =  $21^{\circ}17'45''$ , Radius = 335.00 feet, Chord Bearing and Distance = South  $77^{\circ}49'16''$  East, 123.80 feet) to a point of tangency;

THENCE, South  $88^{\circ}28'08''$  East, a distance of 30.30 feet to a point for corner in said westerly right-of-way line of Mason Road;

THENCE, South  $02^{\circ}09'18''$  East, along said westerly right-of-way line of Mason Road, a distance of 30.06 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.6081 of one acre (26,487 square feet) of land.

**TRACT FOURTEEN:**

Being 0.0150 of one acre (653 square feet) of land situated in the R.W. Gardner Survey, A-186, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0150 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

BEGINNING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Mason Road (120 feet wide) as recorded under Slide Numbers 853A through 857B of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "A" of North Lake Village Section Thirteen, and being the beginning of a curve to the right;

THENCE, Southeasterly 45.77 feet, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A" and along the arc of said curve to the right (Central Angle =  $22^{\circ}52'20''$ , Radius = 114.64 feet, Chord Bearing and Distance = South  $80^{\circ}43'09''$  East, 45.46 feet) to a point for corner, and being the beginning of a curve to the left;

THENCE, Southwesterly 13.53 feet, departing said common line and along the arc of said curve to the left (Central Angle =  $23^{\circ}22'16''$ , Radius = 33.16 feet, Chord Bearing and Distance = South  $74^{\circ}59'59''$  West, 13.43 feet) to a point of tangency;

THENCE, South  $56^{\circ}03'48''$  West, a distance of 11.53 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 23.52 feet, along the arc of said curve to the right (Central Angle =  $28^{\circ}18'59''$ , Radius = 47.60 feet, Chord Bearing and Distance = South  $66^{\circ}20'48''$  West, 23.29 feet) to a point for corner in said easterly right-of-way line of Mason Road;

THENCE, North  $02^{\circ}09'20''$  West, along said easterly right-of-way line of Mason Road, a distance of 26.60 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.0150 of one acre (653 square feet) of land.

**TRACT FIFTEEN;**

Being 0.0618 of one acre (2,692 square feet) of land situated in the R.W. Gardner Survey, A-186, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0618 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Mason Road (120 feet wide) as recorded under Slide Numbers 853A through 857B of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "A" of North Lake Village Section Thirteen, and being the beginning of a curve to the right;

THENCE, Southeasterly 79.87 feet, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A" and along the arc of said curve to the right (Central Angle =  $39^{\circ}55'07''$ , Radius = 114.64 feet, Chord Bearing and Distance = South  $72^{\circ}11'46''$  East, 78.27 feet) to a 5/8-inch iron rod with plastic cap found for a point of tangency;

THENCE, South  $52^{\circ}14'13''$  East, continuing along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 2.24 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South  $52^{\circ}14'13''$  East, continuing along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 162.03 feet to a point for the most easterly corner of the herein described tract;

THENCE, North  $76^{\circ}18'26''$  West, departing said common line, a distance of 37.99 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 55.79 feet, along the arc of said curve to the right (Central Angle =  $27^{\circ}47'42''$ , Radius = 115.00 feet, Chord Bearing and Distance = North  $62^{\circ}24'35''$  West, 55.24 feet) to a point for the beginning of a curve to the right;

THENCE, Northwesterly 59.29 feet, along the arc of said curve to the right (Central Angle =  $31^{\circ}04'22''$ , Radius = 109.32 feet, Chord Bearing and Distance = North  $36^{\circ}02'22''$  West, 58.52 feet) to a point of tangency;

THENCE, North  $24^{\circ}07'18''$  West, a distance of 16.26 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 2.75 feet, along the arc of said curve to the left (Central Angle =  $04^{\circ}44'45''$ , Radius = 33.16 feet, Chord Bearing and Distance = North  $24^{\circ}46'59''$  West, 2.75 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.0618 of one acre (2,692 square feet) of land.

**TRACT SIXTEEN:**

Being 0.0059 of one acre (255 square feet) of land situated in the R.W. Gardner Survey, A-186, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0059 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Mason Road (120 feet wide) as recorded under Slide Numbers 853A through 857B of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "A" of North Lake Village Section Thirteen, and being the beginning of a curve to the right;

THENCE, Southeasterly 79.87 feet, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A" and along the arc of said curve to the right (Central Angle =  $39^{\circ}55'07''$ , Radius = 114.64 feet, Chord Bearing and Distance = South  $72^{\circ}11'46''$  East, 78.27 feet) to a 5/8-inch iron rod with plastic cap found for a point of tangency;

THENCE, South  $52^{\circ}14'13''$  East, continuing along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 257.57 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, South  $78^{\circ}17'58''$  East, continuing along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 124.76 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South  $78^{\circ}17'58''$  East, continuing along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 88.97 feet to a point for the most easterly corner of the herein described tract;

THENCE, North  $85^{\circ}24'57''$  West, departing said common line, a distance of 24.51 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 65.03 feet, along the arc of said curve to the right (Central Angle =  $19^{\circ}36'42''$ , Radius = 190.00 feet, Chord Bearing and Distance = North  $75^{\circ}36'36''$  West, 64.72 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.0059 of one acre (255 square feet) of land.

**TRACT SEVENTEEN:**

Being 0.1012 of one acre (4,408 square feet) of land situated in the R.W. Gardner Survey, A-186, Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.1012 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of Mason Road (120 feet wide) as recorded under Slide Numbers 853A through 857B of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "A" of North Lake Village Section Thirteen, and being the beginning of a curve to the right;

THENCE, Southeasterly 79.87 feet, along the line common to said Willow Fork Bayou and said Restricted Reserve "A" and along the arc of said curve to the right (Central Angle =  $39^{\circ}55'07''$ , Radius = 114.64 feet, Chord Bearing and Distance = South  $72^{\circ}11'46''$  East, 78.27 feet) to a 5/8-inch iron rod with plastic cap found for a point of tangency;

THENCE, South  $52^{\circ}14'13''$  East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 257.57 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, South  $78^{\circ}17'58''$  East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 364.66 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, South  $69^{\circ}39'45''$  East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 71.35 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South  $69^{\circ}39'45''$  East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "A", a distance of 324.72 feet to a point for the most easterly corner of the herein described tract;

THENCE, North  $77^{\circ}41'05''$  West, departing said common line, a distance of 130.67 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 168.33 feet, along the arc of said curve to the right (Central Angle =  $23^{\circ}14'25''$ , Radius = 415.00 feet, Chord Bearing and Distance = North  $66^{\circ}03'53''$  West, 167.18 feet) to a point of tangency;

THENCE, North  $54^{\circ}26'41''$  West, a distance of 29.51 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.1012 of one acre (4,408 square feet) of land.

**TRACT EIGHTEEN:**

Being 0.0577 of one acre (2,513 square feet) of land situated in the R.W. Gardner Survey, A-186, and the I. & G.N.R.R. Survey, A-270, both of Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0577 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the westerly right-of-way line of South Fry Boulevard (100 feet wide) as recorded under Slide Numbers 868A through 871A of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northeast corner of said Restricted Reserve "A" of North Lake Village Section Thirteen;

THENCE, North 45°35'39" West, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 66.50 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, North 56°00'59" West, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 1,005.50 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 71°33'23" West, departing said common line, a distance of 51.51 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 113.80 feet, along the arc of said curve to the right (Central Angle = 34°19'00", Radius = 190.00 feet, Chord Bearing and Distance = North 54°23'53" West, 112.10 feet) to a point of tangency;

THENCE, North 37°14'23" West, a distance of 31.73 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 1.32 feet, along the arc of said curve to the left (Central Angle = 00°23'20", Radius = 195.00 feet, Chord Bearing and Distance = North 37°26'03" West, 1.32 feet) to a point for corner in the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A";

THENCE, South 56°00'59" East, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 192.99 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.0577 of one acre (2,513 square feet) of land.

#### TRACT NINETEEN:

Being 0.5350 of one acre (23,306 square feet) of land situated in the I. & G.N.R.R. Survey, A-270, and the John Martin Survey, A-288, both of Fort Bend County, Texas, and being a portion of Restricted Reserve "A" of North Lake Village Section Thirteen, a subdivision shown on the map or plat of record under Slide Numbers 1732A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.5350 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the westerly right-of-way line of South Fry Boulevard (100 feet wide) as recorded under Slide Numbers 868A through 871A of said F.B.C.P.R., with the southerly line of Willow Fork Buffalo Bayou as conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northeast corner of said Restricted Reserve "A" of North Lake Village Section Thirteen;

THENCE, South 39°30'44" West, along the westerly right-of-way line of said South Fry Boulevard, a distance of 19.16 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 39°30'44" West, continuing along the westerly right-of-way line of said South Fry Boulevard, a distance of 9.11 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southwesterly 20.89 feet, continuing along the westerly right-of-way line of said South Fry Boulevard and along the arc of said curve to the right (Central Angle = 00°36'50", Radius = 1,950.00 feet, Chord Bearing and Distance = South 39°49'09" West, 20.89 feet) to a point for corner;

THENCE, North 51°00'39" West, departing said westerly right-of-way line, a distance of 38.06 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 35.75 feet, along the arc of said curve to the left (Central Angle = 34°15'51", Radius = 59.79 feet, Chord Bearing and Distance = North 73°10'43" West, 35.22 feet) to a point of reverse curvature;

THENCE, Northwesterly 38.20 feet, along the arc of said curve to the right (Central Angle = 87°33'08", Radius = 25.00 feet, Chord Bearing and Distance = North 46°32'04" West, 34.59 feet) to a point of tangency;

THENCE, North 02°45'31" West, a distance of 2.07 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 111.29 feet, along the arc of said curve to the left (Central Angle = 79°42'24", Radius = 80.00 feet, Chord Bearing and Distance = North 42°36'42" West, 102.53 feet) to a point of tangency;

THENCE, North 82°27'54" West, a distance of 58.63 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 164.05 feet, along the arc of said curve to the right (Central Angle = 62°39'51", Radius = 150.00 feet, Chord Bearing and Distance = North 51°07'59" West, 156.00 feet) to a point of tangency;

THENCE, North 19°48'03" West, a distance of 33.25 feet to a point for the beginning of a tangent curve to the left;

THENCE, Northwesterly 113.31 feet, along the arc of said curve to the left (Central Angle = 46°22'24", Radius = 140.00 feet, Chord Bearing and Distance = North 42°59'15" West, 110.24 feet) to a point of tangency;

THENCE, North 66°10'28" West, a distance of 112.48 feet to a point for the beginning of a tangent curve to the right;

THENCE, Northwesterly 211.76 feet, along the arc of said curve to the right (Central Angle = 26°05'35", Radius = 465.00 feet, Chord Bearing and Distance = North 53°07'40" West, 209.94 feet) to a point of tangency;

THENCE, North 40°04'53" West, a distance of 52.80 feet to a point for corner in the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A";

THENCE, South 56°00'59" East, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 133.14 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Southeasterly 90.77 feet, along the arc of said curve to the left (Central Angle = 11°57'19", Radius = 435.00 feet, Chord Bearing and Distance = South 56°00'59" East, 90.60 feet) to a point for corner in the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A";

THENCE, South 56°00'59" East, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 263.98 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 10.41 feet, departing said common line and along the arc of said curve to the right (Central Angle = 03°30'27", Radius = 170.00 feet, Chord Bearing and Distance = South 21°33'17" East, 10.41 feet) to a point of tangency;

THENCE, South 19°48'03" East, a distance of 33.25 feet to a point for the beginning of a tangent curve to the left;

THENCE, Southeasterly 131.24 feet, along the arc of said curve to the left (Central Angle = 62°39'51", Radius = 120.00 feet, Chord Bearing and Distance = South 51°07'59" East, 124.80 feet) to a point of tangency;

THENCE, South 82°27'54" East, a distance of 58.63 feet to a point for the beginning of a tangent curve to the right;

THENCE, Southeasterly 32.77 feet, along the arc of said curve to the right (Central Angle = 17°04'10", Radius = 110.00 feet, Chord Bearing and Distance = South 73°55'49" East, 32.65 feet) to a point for corner in the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A";

THENCE, South 56°00'59" East, along the line common to said Willow Fork Buffalo Bayou and said Restricted Reserve "A", a distance of 35.85 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southeasterly 64.92 feet, departing said common line and along the arc of said curve to the right (Central Angle = 33°48'55", Radius = 110.00 feet, Chord Bearing and Distance = South 29°43'46" East, 63.98 feet) to a point of reverse curvature;

THENCE, Southeasterly 27.92 feet, along the arc of a curve to the left (Central Angle = 63°59'10", Radius = 25.00 feet, Chord Bearing and Distance = South 44°48'54" East, 26.49 feet) to a point of reverse curvature;

THENCE, Southeasterly 33.99 feet, along the arc of a curve to the right (Central Angle = 21°41'18", Radius = 89.79 feet, Chord Bearing and Distance = South 65°57'49" East, 33.78 feet) to a point of tangency;

THENCE, South 51°00'39" East, a distance of 39.63 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.5350 of one acre (23,306 square feet) of land.

TRACT TWENTY:

Being 0.0960 of one acre (4,183 square feet) of land situated in the John Martin Survey, A-288, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Greenway Village Section Eleven, a subdivision shown on the map or plat of record under Slide Numbers 1841A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.0960 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of South Fry Boulevard (100 feet wide) as recorded under Slide Numbers 868A through 871A of the Fort Bend County Plat Records (F.B.C.P.R.), with the southerly line of Willow Fork Buffalo Bayou conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "B";

THENCE, South  $39^{\circ}30'44''$  West, along said easterly right-of-way line, a distance of 9.69 feet to a point for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, South  $51^{\circ}00'39''$  East, departing said easterly right-of-way line, a distance of 10.22 feet to a point for the beginning of a curve to the right;

THENCE, Southeasterly 14.02 feet, along the arc of a curve to the right (Central Angle =  $10^{\circ}11'57''$ , Radius = 78.78 feet, Chord Bearing and Distance = South  $44^{\circ}39'45''$  East, 14.00 feet) to a point for corner, and being the beginning of a curve to the left;

THENCE, Southeasterly 21.53 feet, along the arc of a curve to the left (Central Angle =  $49^{\circ}20'32''$ , Radius = 25.00 feet, Chord Bearing and Distance = South  $64^{\circ}14'03''$  East, 20.87 feet) to a point for corner;

THENCE, Southeasterly 3.33 feet, along the arc of a curve to the right (Central Angle =  $01^{\circ}55'26''$ , Radius = 99.30 feet, Chord Bearing and Distance = South  $87^{\circ}56'38''$  East, 3.33 feet) to a point for corner in the line common to said Restricted Reserve "B" and said Willow Fork Buffalo Bayou;

THENCE, South  $45^{\circ}35'39''$  East, along the line common to said Restricted Reserve "B" and said Willow Fork Buffalo Bayou, a distance of 258.81 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 48.27 feet, departing said common line and said along the arc of a curve to the left (Central Angle =  $04^{\circ}07'11''$ , Radius = 671.31 feet, Chord Bearing and Distance = North  $57^{\circ}33'14''$  West, 48.26 feet) to a point for corner in the southwesterly line of said Restricted Reserve "B";

THENCE, North  $45^{\circ}35'39''$  West, along said southwesterly line, a distance of 117.92 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly 10.79 feet, departing said southwesterly line and along the arc of said curve to the right (Central Angle =  $02^{\circ}15'24''$ , Radius = 274.01 feet, Chord Bearing and Distance = North  $31^{\circ}59'02''$  West, 10.79 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 70.12 feet, along the arc of said curve to the left (Central Angle =  $57^{\circ}58'49''$ , Radius = 69.30 feet, Chord Bearing and Distance = North  $59^{\circ}54'55''$  West, 67.17 feet) to a point for corner;

THENCE, South  $86^{\circ}38'32''$  West, a distance of 10.76 feet to a point for the beginning of a curve to the right;

THENCE, Northwesterly 30.22 feet, along the arc of said curve to the right (Central Angle =  $69^{\circ}16'22''$ , Radius = 25.00 feet, Chord Bearing and Distance = North  $63^{\circ}10'27''$  West, 28.42 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 18.07 feet, along the arc of said curve to the left (Central Angle =  $21^{\circ}13'27''$ , Radius = 48.78 feet, Chord Bearing and Distance = North  $39^{\circ}09'00''$  West, 17.97 feet) to a point for corner;

THENCE, North  $51^{\circ}03'07''$  West, a distance of 9.93 feet to a point for corner in the aforementioned easterly right-of-way line of South Fry Boulevard, and being the beginning of a non-tangent curve to the left;

THENCE, Northeasterly 19.98 feet, along the arc of said curve to the left (Central Angle =  $00^{\circ}33'30''$ , Radius = 2,050.00 feet, Chord Bearing and Distance = North  $39^{\circ}47'29''$  East, 19.98 feet) to a 5/8-inch iron rod with plastic cap found for a point of tangency;

THENCE, North  $39^{\circ}30'44''$  East, continuing along said easterly right-of-way line, a distance of 10.02 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.0960 of one acre (4,183 square feet) of land.

#### TRACT TWENTY-ONE:

Being 0.1804 of one acre (7,857 square feet) of land situated in the John Martin Survey, A-288, Fort Bend County, Texas, and being a portion of Restricted Reserve "B" of Greenway Village Section Eleven, a subdivision shown on the map or plat of record under Slide Numbers 1841A & B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.1804 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

COMMENCING at a 5/8-inch iron rod with plastic cap found at the point of intersection of the easterly right-of-way line of South Fry Boulevard (100 feet wide) as recorded under Slide Numbers 868A through 871A of the Fort Bend County Plat Records (F.B.C.P.R.), with the southerly line of Willow Fork Bayou conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.), being the northwest corner of said Restricted Reserve "B";

THENCE, South  $45^{\circ}35'39''$  East, along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 329.89 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, South 73°18'04" East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 10.65 feet to a point for the most westerly corner and POINT OF BEGINNING of the herein described tract, and being the beginning of a non-tangent curve to the right;

THENCE, South 73°18'03" East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 188.89 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, North 52°15'00" East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 292.96 feet to a 5/8-inch iron rod with plastic cap found for an angle point;

THENCE, North 61°32'01" East, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "B", a distance of 217.78 feet to a 5/8-inch iron rod with plastic cap found for the northeast corner of said Restricted Reserve "B";

THENCE, South 33°58'34" East, along the easterly line of said Restricted Reserve "B", a distance of 5.56 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Southwesterly 68.83 feet, along the arc of said curve to the left (Central Angle = 15°31'33", Radius = 254.00 feet, Chord Bearing and Distance = South 58°23'35" West, 68.62 feet) to a point for the beginning of a curve to the right;

THENCE, Southwesterly 97.81 feet, along the arc of said curve to the right (Central Angle = 10°30'37", Radius = 533.20 feet, Chord Bearing and Distance = South 53°22'46" West, 97.67 feet) to a point for the beginning of a curve to the right;

THENCE, Southwesterly 89.66 feet, along the arc of said curve to the right (Central Angle = 10°14'50", Radius = 501.31 feet, Chord Bearing and Distance = South 63°52'04" West, 89.54 feet) to a point for the beginning of a curve to the left;

THENCE, Southwesterly 134.26 feet, along the arc of said curve to the left (Central Angle = 21°37'50", Radius = 355.64 feet, Chord Bearing and Distance = South 53°42'02" West, 133.47 feet) to a point for corner in the southerly line of said Restricted Reserve "B";

THENCE, South 52°15'00" West, along the southerly line of said Restricted Reserve "B", a distance of 103.18 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 41.55 feet, along the arc of said curve to the right (Central Angle = 16°51'43", Radius = 141.18 feet, Chord Bearing and Distance = South 80°28'19" West, 41.40 feet) to a point for corner in the southerly line of said Restricted Reserve "B";

THENCE, North 73°18'03" West, along said southerly line, a distance of 136.78 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Northwesterly 33.80 feet, departing said southerly line and along the arc of said curve to the right (Central Angle = 06°30'55", Radius = 297.20 feet, Chord Bearing and Distance = North 56°38'22" West, 33.78 feet) to a point for the beginning of a curve to the left;

THENCE, Northwesterly 0.89 foot, along the arc of said curve to the left (Central Angle =  $00^{\circ}04'34''$ , Radius = 671.31 feet, Chord Bearing and Distance = North  $52^{\circ}35'09''$  West, 0.89 feet) to the POINT OF BEGINNING, containing within its bounds a computed area of 0.1804 of one acre (7,857 square feet) of land.

TRACT TWENTY-TWO:

Being 0.2246 of one acre (9,784 square feet) of land situated in the John Martin Survey, A-288, Fort Bend County, Texas, and being a portion of Restricted Reserve "C" of Greenway Village Section Eleven, a subdivision shown on the map or plat of record under Slide Numbers 1841A and B of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.2246 acre tract being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1927, South Central Zone;

BEGINNING at a 5/8-inch iron rod with plastic cap found for the northwest corner of said Restricted Reserve "C", being a point in the southerly line of Willow Fork Buffalo Bayou conveyed to the Willow Fork Drainage District (W.F.D.D.) in deed recorded in Volume 2178, Page 2548 of the Fort Bend County Official Records (F.B.C.O.R.);

THENCE, North  $73^{\circ}18'03''$  East, along the line common to said Willow Fork Bayou and said Restricted Reserve "C", a distance of 509.55 feet to a 5/8-inch iron rod with plastic cap found for the point of curvature of a tangent curve to the right;

THENCE, Northeasterly 450.93 feet, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "C" and along the arc of said curve to the right (Central Angle =  $29^{\circ}31'39''$ , Radius = 875.00 feet, Chord Bearing and Distance = North  $88^{\circ}03'52''$  East, 445.96 feet) to a point 5/8-inch iron rod with plastic cap for a point of compound curvature;

THENCE, Southeasterly 105.22 feet, continuing along the line common to said Willow Fork Bayou and said Restricted Reserve "C" and along the arc of said curve to the right (Central Angle =  $01^{\circ}33'21''$ , Radius = 3,875.00 feet, Chord Bearing and Distance = South  $76^{\circ}23'38''$  East, 105.21 feet) to a 5/8-inch iron rod with plastic cap found for the northeast corner of said Restricted Reserve "C";

THENCE, South  $37^{\circ}08'30''$  East, along the westerly line of said Restricted Reserve "C", a distance of 11.95 feet to a point for the southeast corner of the herein described tract, and being the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 49.38 feet, along the arc of said curve to the left (Central Angle =  $11^{\circ}52'50''$ , Radius = 238.13 feet, Chord Bearing and Distance = North  $79^{\circ}21'23''$  West, 49.29 feet) to a point for corner in the southerly line of said Restricted Reserve "C";

THENCE, North  $76^{\circ}18'25''$  West, along said southerly line, a distance of 65.99 feet to an angle point;

THENCE, North  $79^{\circ}50'27''$  West, continuing along said southerly line, a distance of 78.81 feet to an angle point;

THENCE, North  $84^{\circ}52'02''$  West, continuing along said southerly line, a distance of 72.91 feet to an angle point;

THENCE, North  $89^{\circ}41'55''$  West, continuing along said southerly line, a distance of 4.09 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Northwesterly 63.35 feet, departing said southerly line and along the arc of said curve to the left (Central Angle =  $07^{\circ}14'53''$ , Radius = 500.81 feet, Chord Bearing and Distance = North  $89^{\circ}41'56''$  West, 63.31 feet) to a point for corner in the southerly line of said Restricted Reserve "C";

THENCE, North  $89^{\circ}41'57''$  West, along said southerly line, a distance of 5.52 feet to an angle point;

THENCE, South  $85^{\circ}28'09''$  West, continuing along said southerly line, a distance of 72.93 feet to an angle point;

THENCE, South  $80^{\circ}38'11''$  West, continuing along said southerly line, a distance of 72.94 feet to an angle point;

THENCE, South  $75^{\circ}48'15''$  West, continuing along said southerly line, a distance of 72.94 feet to an angle point;

THENCE, South  $73^{\circ}18'03''$  West, continuing along said southerly line, a distance of 52.09 feet to a point for corner, and being the beginning of a non-tangent curve to the right;

THENCE, Southwesterly 13.78 feet, along the arc of said curve to the right (Central Angle =  $00^{\circ}16'22''$ , Radius = 2,894.89 feet, Chord Bearing and Distance = South  $80^{\circ}35'01''$  West, 13.78 feet) to a point for the beginning of a curve to the left;

THENCE, Southwesterly 148.67 feet, along the arc of said curve to the left (Central Angle =  $19^{\circ}50'26''$ , Radius = 429.34 feet, Chord Bearing and Distance = South  $72^{\circ}37'27''$  West, 147.93 feet) to a point for corner in the southerly line of said Restricted Reserve "C";

THENCE, South  $73^{\circ}18'03''$  West, along said southerly line, a distance of 187.30 feet to a point for corner, and being the beginning of a non-tangent curve to the left;

THENCE, Southwesterly 106.22 feet, along the arc of said curve to the left (Central Angle =  $12^{\circ}03'45''$ , Radius = 504.55 feet, Chord Bearing and Distance = South  $73^{\circ}37'52''$  West, 106.03 feet) to a point for corner in the westerly line of said Restricted Reserve "C";

THENCE, North  $39^{\circ}02'32''$  West, along said westerly line, a distance of 10.15 feet to the POINT OF BEGINNING, containing within its bounds a computed area of 0.2246 of one acre (9,784 square feet) for a total combined computed acreage of 8.6006 acres of land.

Prepared by:  
SURVCON INC.  
5757 Woodway, 101 West  
Houston, Texas 77057  
(713) 780-4123  
Job No. 60002601-01  
September 06, 2006

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*James B. McAllister, Jr.*  
9-6-06



**PROGRAM NARRATIVE**  
for  
**Fort Bend/Harris County Regional Park & Trail**  
FORT BEND COUNTY, TEXAS

TPWD OUTDOOR GRANT APPLICATION  
for  
LAND ACQUISITION AND RECREATIONAL FACILITIES DEVELOPMENT  
1/31/04  
Amendments shown in blue  
(6/18/04)

**I. GENERAL INFORMATION**

- A. **Sponsor:** Fort Bend County
- B. **Project Name:** Fort Bend/Harris County Regional Park & Trail
- C. **Program Narrative prepared by:**  
Bob Duke, A.S.L.A., Texas Registered Landscape Architect (#679),  
DUKE Landscape Architecture + Planning

**II. DESCRIPTION OF THE PROPOSED PROJECT**

- A. **Acquisition:** Fort Bend County (the County or the Sponsor) will acquire land from the following entities (listed by Parcel Number, which corresponds to the Parcel Number on the Acquisition Schedule): *Refer to FBL*
- **Parcel Number 1:** Terrabrook - 19 acres of wetlands or lowlands, a former meander or oxbow of Buffalo Bayou.
  - **Parcel Number 2:** Terrabrook - 2 acres of a 25' wide trail easement or approximately 3,500 linear feet of easement.
    - This acreage comes from an 11.5 acre tract at the far west side of the project site valued at \$3.00 per square foot.
    - As a recreational trail easement the estimated value is \$5 per linear foot.
    - The additional 9.2 acres remaining from the 11.5 acre total is reserved for a match for future grant applications and only the 25' trail easement will be utilized to enable the trail to go to the west end of the project site.
    - The Developer, Terrabrook, will develop a concrete trail within the next few months on the first 4500 linear feet of the easement west of the Grand Parkway, terminating at Cinco Ranch Boulevard. The land will still be donated to Fort Bend County but the trail on that 4500' is not a part of the grant application.
  - **Parcel Number 3:** Terrabrook - 4.5 acres of landscape buffer land between a subdivision and Buffalo Bayou just west of the Grand Parkway.
  - **Parcel Number 4:** Cinco Residential Property Association, Incorporated - 6.5 acres of a

25' wide trail easement or approximately 11,325 linear feet of easement, which includes several thousand linear feet of concrete trails.

The various tracts to be acquired are currently undeveloped except for the existing concrete trails mentioned previously. The sites contain 1.) level open areas along the bayou, 2.) a wetland area formed by an oxbow of Buffalo Bayou cut off by straightening of the bayou for drainage purposes, and 3.) wooded acres left as a buffer area between subdivisions and the drainage channel.

The project site is in a portion of the county in which further residential development is expected south, north and west of the site.

The sites to be acquired connect with, extend or link the existing Cinco Ranch Trail along Buffalo Bayou.

The existing 8' wide trails owned by Cinco Residential Property Association (HOA) will become part of the trail system via a donated easement from the HOA. That easement will consist of a 25' wide area centered about the existing trail.

The intended use of the acquired land is primarily for preservation of natural areas and open space and for hiking, biking, walking, skating and other intensive recreational uses that can occur in a linear environment.

In a limited appraisal performed by George MacDonald, the lands to be donated appraised at a higher value than is needed for the desired match from the land value for the project.

**B. Development:** The Project will provide:

1. **Canoe Launches (3) into Buffalo Bayou** which will provide water access opportunities into a continuously flowing stream.
2. **Boat Safety Instructional Station** will be located near one of the Canoe Launches and will provide canoe and other watercraft safety instruction via photos, illustrations and written instructions. This will be primarily for those accessing Buffalo Bayou with personal watercraft.
3. **Wetlands Area Enhancement:** the existing wetlands on two sites—one of the parcels to be donated by TerraBrook and one within Barker Reservoir—will have undesirable species removed and more desirable species added. Some moderate modification of elevations in the wetland area will also be carried out to improve the wetland habitat.
4. **Duck Boxes (2 at each site)** will be added at 4 key locations among wetlands that connect with the existing trail and will also be added in the wooded area adjacent to the wetlands within the 19 acre parcel.
5. **Wetlands Nature Trail:** a 6' wide x 1500' long trail of crushed granite will be constructed and will connect with the main trail via the traffic bridge on Fry Road.

which has a pedestrian walkway, and will carry walkers along the trail easement upon the banks of Buffalo Bayou to the wetlands area. The trail will also be the route to get to the following element.

6. **Wetland & Aquatic Habitat Interpretive Stations** will provide interpretive information for both Buffalo Bayou and existing wetlands to be enhanced in this project. The six (6) stations will explain the natural setting for plants and animals of this ecosystem and will delve into the alterations to the environment that have come about with development of the area.
7. An **8' wide Concrete Trail** will be added to connect the existing Cinco Ranch Trail with the park in Barker Reservoir, which Fort Bend County leases from the Federal Government. The trail will also extend the planned developer-built trail between Cinco Ranch Boulevard and the Grand Parkway west of the Grand Parkway to the western edge of the current development. Approximately 10,000 linear feet of concrete trail will be constructed.
8. A **Shelter Bridge (1)** (labeled Proposed trail bridge on Interpretive Stations, & Conservation of Aquatic Habitat Locations map) will be constructed on the trail where it crosses Buffalo Bayou within the Park. The bridge will be unique in that it will have seating via benches and two (2) built in picnic tables and an all-weather roof at the midpoint of the bridge for protection from sun and rain. An interpretive station explaining additional information about Buffalo Bayou and its surrounding environs will be included at that point on the bridge as well.
9. **Historical and Cultural Interpretive Stations** will be provided at various places along the trail that parallels Buffalo Bayou and along the Wetlands Trail, explaining the historical and cultural setting of the park and trail.
10. A **Children's Interpretive Center and Play Area** will provide an area in the Park geared to the interests of children that will provide hands-on experiences with the environment along Buffalo Bayou and surrounding wetlands and forests. Through play experiences unique to this environment, children will be provided the tools to learn about the land and its uses now and in the past. An adjacent area within the Interpretive Center will contain picnic tables to provide a gathering space for lunches during student field trips, for day care centers, for day camp crafts, and for special parent/child educational events.
11. **One Little League field with bleachers** will be constructed to begin to provide additional ball fields in this part of Fort Bend County.
12. **A Full-Sized Irrigated Soccer Field** will be constructed to begin to meet the growing need for additional soccer fields in this part of Fort Bend County.

### III. OBJECTIVES AND NEED FOR ASSISTANCE (PROJECT JUSTIFICATION)

#### A. Recreation Needs to be accomplished:

1. The area of Fort Bend County to be served by this recreational facility currently has no public baseball or soccer fields or picnic facilities. This project will begin to meet some of those needs.
2. The trail system will connect the residents upstream along Buffalo Bayou with park

- and recreation facilities without crossing major thoroughfares.
3. The trail will also provide an area for intensive uses such as skateboarding, bicycling, skating, etc.
  4. Park goers are increasingly aware of the environment and want to spend time in outdoor settings left in a natural state as well as learn about that environment. This project will accomplish that.
  5. To provide services for commercial and residential developments similar to those to be served by this project, the residents of the developments and users of recreational facilities face two associated phenomena:
    - a) They are increasingly distanced from their government and from the decision-making process that must be pursued for the developments to be built. This project will provide cultural interpretive stations that will address many of these current cultural developmental issues.
    - b) The history of the land and the cultural practices that preceded the current development situation are often lost due to the physical changes on the land and uprooting of what community might have remained in an area. This project will provide historical and cultural interpretive stations that will attempt to show the history of the area prior to development.

**B. Why they are needed:**

1. Without this project, it is unknown when Fort Bend County will purchase land to meet park and recreational needs identified in the Master Plan or utilize wetlands and open space land for recreation, also identified as a priority in the Master Plan.
2. It is also not certain when development funds could be set aside to provide recreational facilities equal to those proposed in this project.

**C. Relationship of Project to current and future public recreation needs of the intended service area or within the sponsor's jurisdiction:**

1. **Relationship to current public recreation needs:** As mentioned above, the Master Plan shows a need for recreation of this nature in this rapidly growing area of Fort Bend County, one of the fastest growing counties in the nation. Harris County's George Bush Park, also within Barker Reservoir, will connect with these recreational facilities as well.
2. **Relationship to future public recreation needs:** The hike and bike trail will be extended upstream, downstream and on lateral drainage courses and other easements to reach many more neighborhoods along Buffalo Bayou. Terrabrook has plans for other developments upstream toward the City of Katy. Currently, other minor paved trails connect with the existing concrete trails and the planned trail corridor.

**D. Those who will benefit from the project:**

1. All ages of citizens of and visitors to Fort Bend County will benefit due to the uniqueness of the site and due to the new recreational features to be built to enhance the unique

features of the various sites. Trees, trails, water, and nice views uninterrupted by development will be enhanced and made accessible to a larger population.

2. Citizens living in the neighborhoods adjacent to Buffalo Bayou or connected to Buffalo Bayou and to Barker Reservoir will be able to access trails and active and passive recreational areas from their subdivisions without traveling on surface streets.
3. The types of facilities to be constructed with the proposed grant funds will be useable by all age groups and by church groups, civic groups, and for family outings. Young children, adolescents, teenagers, and sports leagues will be served by the facilities proposed.

**E. Specific Criteria addressed in the "Project Priority Scoring System" which will be realized as a result of the project:**

Listed below is each of the fourteen (14) points of the "Project Priority Scoring System" followed by a description of how the project realizes each criteria.

1. **Sponsor is in full compliance at previously assisted grant project sites and is progressing on schedule with all active grant projects in accordance with the "Summary of Guidelines for Administration of Local Park Grant Assistance Programs".**
  - Yes, the sponsor is in full compliance.
2. **The extent to which the project will provide for needs, as identified in a Department-approved sponsor-endorsed jurisdiction-wide parks, recreation and open space master plan.**
  - The current, TPWD-approved Master Plan is on file with the TPWD Recreation Grants office..
  - The following Priorities from the 2003 Master Plan are addressed in this project:
    1. Acquire land to expand the northern Fort Bend County Regional Park in Barker Reservoir serving Fort Bend County residents and visitors via land donations, leases, and use of existing public easements, undeveloped land, and rights of way.  
**The project addresses this Priority by acquiring land and a trail easement from private land holders.**
    2. Develop Trails of various types, including walking, jogging, biking, nature interpretive, and historical/cultural interpretive trails within the Regional Park in Barker Reservoir.  
**The project addresses this Priority by developing a multi-use concrete trail in the park and along easements connecting to the park, and by providing nature interpretive and historical/cultural interpretive stations along the concrete trail and along other trails connected to the concrete trail.**

3. Develop Athletic Fields within the Regional Park in Barker Reservoir.  
The project addresses this Priority by developing a little league field and a soccer field as part of a larger planned ball field complex.
4. Develop Canoeing or Kayaking opportunities and access points within the Regional Park in Barker Reservoir.  
The project addresses this Priority by developing two canoe or kayak launches into Buffalo Bayou.
5. Develop Outdoor Education and Self-Instruction opportunities within the Regional Park in Barker Reservoir.  
The project addresses this Priority by developing a Boating Safety Station, six (6) Wetlands and Aquatic Habitat Interpretive Stations, four (4) Historical/Cultural Interpretive Stations.
6. Preserve, conserve, and enhance unique natural areas or wildlife habitat areas or both within the Regional Park in Barker Reservoir.  
The project addresses this Priority by: acquiring 32 acres of wetlands or lowlands, natural landscape buffer, and trail easement; by enhancing existing wetlands by removal of invasive species, and by changing water elevations for improved habitat; and by providing improved wildlife habitat via eight (8) duck boxes at 4 locations.
7. Construct Picnic Facilities within the Regional Park in Barker Reservoir.  
The project addresses this Priority by constructing picnic facilities upon the Shelter Bridge crossing Buffalo Bayou and by constructing picnic facilities within the Children's Interpretive Center & Play Area.
8. Create Play Areas within the Regional Park in Barker Reservoir.  
The project addresses this Priority by combining creative play environments with learning opportunities that are sensitive to the setting in the park and along Buffalo Bayou via the Children's Interpretive Center & Play Area.

The project addresses the first eight (8) priorities listed in the Master Plan. The first seven (7) must be addressed to receive the full 20 points available. Therefore, the project should receive 20 points within this category.

3. The extent to which the project will provide a more balanced mix and wider variety of park and recreation opportunities/facilities within the sponsor's jurisdiction, or intended project service area.
  - The project provides twelve (12) recreational features, exceeding the maximum of 10 items for which points will be awarded. See page 2 of this narrative for the complete listing of recreational facilities in the project. Thus the project is eligible for 10 points within this section.
4. The extent to which the project will provide improved water-based park and recreation opportunities.
  - Project provides direct and complementary park and recreation or conservation opportunities which do not degrade the resource along a quality water body—

access to a continuously flowing stream( Buffalo Bayou), 2 Canoe Launches into the stream, Boating Safety Instructional Station along the stream, Nature Interpretive Stations along the stream, Historical and Cultural Interpretive Stations along the stream, and Wetland Observation Sites—and therefore qualifies for up to 5 points within this subcategory.

- Project proposes the acquisition of land that would provide needed public access to park and recreational waters—land adjacent to the flowing stream, providing access to water and land adjacent to and containing a pond in the form of a wetland oxbow, thus providing access to this water body. Therefore, the project qualifies for 2 points in this subcategory.

Project qualifies for up to 6 points in this category.

5. The extent to which the project will improve the geographic distribution of park and recreation lands and facilities in the Project's intended service area or within the sponsor's jurisdiction.

The project does not provide the first publicly accessible recreational facility within the one-half mile service radius of the park

BUT...

The Project *does* provide “the first public park or significantly new and different park and recreation opportunity (other than school facilities) in the sponsor's jurisdiction or intended service area”:

Following is a list of new and different facilities within the sponsor's jurisdiction to be provided in this project. A brief description is given for each item. A longer description is available on page 2 under the Development heading. Also shown in the right-hand column is the cost of the item.

Canoe Launches: ramps and tie up areas on the bank of Chocolate Bayou at 3 locations	\$ 15,000
Boating Safety Instructional Station: signs with photos, illustrations, and written information to promote safety in canoes and other watercraft	\$ 2,000
Wetlands Enhancement: improvements to existing wetlands that will include removal of invasive species, and adjusting the water depth to provide better aquatic habitat	\$ 5,000
Duck Boxes: construct protective "living quarter" for wood ducks that inhabit the woodlands	\$ 2,000
Wetlands Trail: construct an access trail into the large wetlands area	\$ 13,500
Wetland & Aquatic Habitat Interpretive Stations at Existing/Proposed Wetland Enhancements: install benches and interpretive signs containing photos, drawings and information about the existing environment in the wetlands and along Buffalo Bayou	\$ 6,000
Shelter Bridge: a bridge over Chocolate Bayou will be constructed with a shelter at the center of the bridge to shelter walkers, hikers and joggers from rain or heat on a long section of trail	\$158,000
Historical and Cultural Interpretive Stations: install benches and interpretive signs containing photos, drawings and information about the history of the area drained by Buffalo Bayou as well as past and current cultural practices that influenced the environment as it stands today.	\$ 4,000

Children's Interpretive Center & Play Area: provide an area in the Park geared to the interests of children that will provide hands-on experiences with the environment along Buffalo Bayou and surrounding wetlands and forests. Through play experiences unique to this environment, children will be provided the tools to learn about the land and its uses now and in the past. This item includes \$3,000 for 6 picnic tables & \$1,600 for 4 benches in this area	\$ 45,000
<b>TOTAL=</b>	<b>\$250,500</b>

The Project involves \$250,500 in New and Different Recreational Development within the intended service area of the park. That figure, when divided by the complete construction cost of \$835,500, results in a figure of approximately 30%. When multiplied by 6 (1 point for achieving at least 20% of development costs in new and different facilities, and 5 points for the difference between 15 & 20), the project scores 1.80. Taking one point away for the first 15 leaves .80 rounded up to 1 point to be added to this category.

Therefore, the project qualifies for at least 16 points in this category.

**6. The extent to which the project maximizes the use of development funds for basic park and recreation opportunities.**

- The project reaches a high level of use of development funds for basic park and recreation opportunities: .....
  - The estimated cost of constructing recreational facilities is: ..... \$835,500
  - Divide that number by the estimated cost of Total Facilities Costs-- park/recreation and support/infrastructure facilities, contingency, and all required program signage costs in excess of \$1,000:..... \$835,500
  - The percentage of the project funds spent directly on recreational facility development is: ..... 100%.

$\$835,500 / \$835,500 = 1.0 \times 25 \text{ points} = \underline{25 \text{ points}}$

Therefore, the project qualifies for 25 points within this category.

**7. The extent to which the project improves park and recreation opportunities for low income, minority, elderly or youth-at-risk citizens.**

- Project improves opportunities for low-income citizens in areas where such action is needed: The U.S. Census Bureau web site: <http://www.census.gov/acs/www/Products/Profiles/Single/2001/SS01/Tabular/050/05000US481573.htm> shows that out of the total number of households within Fort Bend County (114,777), 11% of the households (13,164) report income below the \$14,999 level. Multiplying the 4 points that are possible by 11 % results in .44 or less than 1 point within this subcategory.

- Project improves opportunities for minority citizens in areas where such action is needed: The U.S. Census Bureau web site: <http://www.census.gov/nsc/www/Products/Profiles/Single/2001/SS01/Tabular/050/05000US481571.htm> shows a population for the county of 374,901. The white population for the county, shown at that location is 223,279, or 60%. That leaves 40% of the population in Fort Bend County falling into the minority category. Multiplying the 4 points that are possible by 40% results in 1.6 rounded up to 2 points within this subcategory.
- Project improves opportunities for the elderly in areas where such action is needed: The following facilities to be constructed in the park would be particularly useable by the elderly:
  1. Trail for walking, biking and nature observation
  2. Interpretive Displays/Signs for nature study, historical and cultural study
  3. Wetlands Trail for nature observation and environmental study
  4. Wetlands Enhancement for nature observation and environmental study
  5. Duck Boxes for nature observation
  6. Bleachers at Little League Fields for watching grandchildren play ball
  7. Canoe Launch for entering canoes or kayaks for paddling trips.

Since only 4 items are required to qualify for up to 4 points, the project will qualify for 4 points within this subcategory.

- Project provides opportunities for youth-at-risk where such action is needed:

**The definition of Youth-At-Risk in Fort Bend County follows:**

1. Youth from the low-income areas of the county.
2. Teenagers who are involved in gang activity.
3. Students that have dropped out of school or are failing classes.
4. Youth who are already parents or girls that have gotten pregnant.
5. Physically, verbally or sexually abused youth.
6. Children in unstructured environments with little or no parental or adult supervision, oversight, or direction, including latchkey children whose parents are seldom at home

The following facilities to be constructed within the park will be utilized for the program or programs described that will meet Youth-At-Risk needs.

1. **Canoe Launches:** Structures will be used during a summer day camp that will be initiated by Fort Bend County PARD within this park to meet needs of older youth in this area of the county. The county will work with the existing YMCA in the Barker Reservoir.
2. **Boating Safety / Instructional Station:** Teen age Youth-At-Risk will be employed in a construction program during the summer to build these structures

and to pose for photographs or illustrations of the proper safety and handling procedures in canoes and boats. They will be given instruction from manuals accepted in the park and recreation profession and from TPWD as to correct boat handling methodologies. They will be instructed about handling boats in different environments.

3. **Wetlands Area Enhancement:** This will be a joint work/education program for the summer in cooperation with the YMCA and the School District. Students with an aptitude for nature work will work alongside volunteers in improving the wetland features of the oxbow. Photographs of the work project will be included in the Interpretive Signs associated with the Wetlands Enhancement.
4. **Duck Boxes:** The same group mentioned in 2 above will follow up in later months by constructing and placing the duck boxes with guidance from TPWD Resource Protection field personnel. Again, photographs of the construction process will be incorporated into Interpretive Signs to instruct park visitors in how to build similar boxes for their property or for other public areas where such structures might be needed.
5. **Wetlands Trail:** During the construction of the trail, instruction in proper trail building techniques will be given to YAR participants with an emphasis on how to avoid damage to sensitive wetland environments.
6. **Children's Interpretive Center & Play Area:** During summer day camps, this area will become the center of activities for children 5 through 12. YAR will be identified by working with Fort Bend ISD and those children will be encouraged to attend the day camps via scholarships and other incentives. Camp counselors, recruited from Environmental Science Departments of Texas universities, will lead children on learning adventures within the play area and on the adjacent trails.

The project should receive 4 points in this category because four or more facilities—six (6) are listed—to be constructed with project funds will be utilized in Youth-At-Risk Programs.

8. **The extent to which the project involves cooperation between the sponsor and other governmental or educational institutions to provide park and recreation opportunities at the project site(s).**
  - Project involves the contribution of resources from other governmental or educational institutions, which serves as all or part of the sponsor's matching share of funds. Up to 15 points may be awarded for this item. Points shall be awarded on a percentage basis, dependent on the amount of matching funds provided by the other governmental/educational institution, determined by dividing the total contribution value by the total match and multiplying the result by 15.

Three MUDs are contributing cash to the project: \$10,000 each totaling . . . **\$30,000.**

Fort Bend County Drainage District will carry out a majority of the excavation and grading work on portions of the trail at a cost in labor and equipment in-kind services of ..... **\$180,000**.  
 The total for other governmental participation is ..... **\$210,000**  
 or ..... **42%**  
 of the \$500,000 total match from the sponsor. Multiplying 42% by the 15 points available in this category results in 6 points for this subcategory for this project.

- Project involves cooperation between the sponsor and other governmental or educational institutions and resources are contributed to the overall project for non-grant assisted facilities: 1 point per activity, to a maximum of 5 points.
  - **Harris County, an adjoining county, will:**
    1. construct a trail northward from the Fort Bend Park site to connect with a trail currently funded to be constructed.
  - **Fort Bend County Drainage District is a separate Governmental Agency with separate taxing authority from Fort Bend County Commissioners' Court. However, the Commissioners serve as the Drainage District Commissioners. Fort Bend County Drainage District will carry out or construct the following four (4) items.**
    1. clear the land in preparation for the construction of the little league field and soccer field
    2. construct a parking lot for the soccer field area.
    3. construct a parking lot for the little league field area.
    4. construct additional practice little league and soccer fields for the project site.

The project includes the construction of 5 non-assisted grant facilities . Therefore the project should receive the 5 points available in this subcategory.

9. **The extent to which the project involves donations of land, cash, labor, equipment and/or materials from the private sector as part or all of the sponsor's matching share of the project.**

The project includes commitments from the following private sector entities:

- **Terrabrook:**
  - o Land Donation: 19 acres of wooded wetland valued at \$2,000/acre or **\$38,000**
  - o Recreational Trail Easement Donation: 3,500 linear feet by 25 feet wide or 2.acres valued at \$5 per linear foot or **\$17,500**
  - o Land Donation: 4.5 acres of landscape reserve valued at \$3 per square foot or **\$588,060**
- **Cinco Residential Property Association, Inc.:** Recreational Trail Easement Donation: 11,325 linear feet by 25 feet wide or 6.5 acres valued at **\$56,625**.

The total value of land to be donated is \$700,185. The sponsor project only needs \$164,500 to make up the match not provided through other fund sources:

- **Cinco Residential Property Association, Inc.:** Cash Donation of \$10,000 (see letter of commitment,
- **Westbrook Cinco East, LP :** Cash Donation of \$75,500 (see letter of commitment wherein this entity commits to \$169,000; however only \$75,500 is needed for the match)
- **Westbrook Cinco West, LP :** Cash Donation of \$10,000 (see letter of commitment)
- **Terrabrook Cinco Ranch Southwest, LP :** Cash Donation of \$10,000 (see letter of commitment)
- **Newland Properties, Inc.:** Cash Donation of \$10,000 (see letter of commitment)
- **Trendmaker Homes:** Cash Donation of \$10,000 (see letter of commitment)

The project includes donations from the Private Sector of \$164,000 in land and \$124,000 in cash totaling \$290,000 or 58% of the total match of \$500,000. 58% of the 15 points available is 9 points, which the project should receive in this category.

**10. Project provides for the ACQUISITION AND PRESERVATION/ CONSERVATION of park and recreation land which consist of unique or significant natural resources, provide needed open space, or provide needed parkland for future development.**

- Project provides for the acquisition and preservation/conservation of a significant wetland area, recognized by TPWD, which is usable for recreation, and meets at least one "threshold criteria" as defined in the National Wetlands Priority Conservation Plan (based on significance of acreage and quality).

**Mr. Andy Sipocz with the local TPWD Resource Protection Branch will provided a letter and the required forms showing that this site meets the above criteria when the project was submitted in 2003. Information provided by Mr. Sipocz is included in this application.**

This project should thus qualify for the 30-35 points available in this category.

**11. Project provides for the renovation of an existing obsolete park and recreation area, or facilities.**

- The project will upgrade a 4500 linear foot section of dirt trail. The trail cost is \$42 per linear foot. The cost of the renovation is \$189,000, or 23% of the total construction cost of \$835,500. 23% of the 5 points available in this subcategory will result in 1 point for the project.

**12. Project promotes the conservation of natural resources.**

- The following practices will be followed or materials used during construction of the park:
  - TREX (wood-plastic material) or similar material will be used in place of treated lumber for some bridge decks and especially hand rails as the material does not splinter, which reduces the replacement cost as well as reducing the dependency of the project on cut lumber.
  - Galvanized and Painted metals will also be used to preserve the life of materials used in construction. This material is very appropriate and will be used for playground standards, picnic table legs, barbecue grill supports, trash can supports and on attachment hardware used throughout the park, due to the high humidity in this area.
  - Treated lumber will be stained or painted to last longer. Most treatments fight against insects and bacteria but do little to curb deterioration from cracking and splitting as wood ages and dries out. Painting and staining will prolong the life of any woods used.
  - Stainless Steel and galvanized fasteners will be used to extend the life of constructed items, particular the structures in or near the water.
  - Trees will be preserved in future parking areas to reduce reflected heat and provide a cooler over all environment in the park.
  - Environmental education signs will be placed along the trails.
  - Crushed recycled concrete will be utilized for trail sub-base in some areas
  - The existing wetlands / pond will detain run-off water on-site for water table recharge and to prevent erosion from run-off
  - High efficiency lighting fixtures will be used in all applications where lighting is required
  - Mulching of vegetation removed during construction will be carried out when practical.

**13. Project provides a greenbelt linkage to other parks and recreation areas, neighborhoods, or public facilities (through means other than streets and sidewalks).**

- The Project provides a greenbelt linkage between the Barker Reservoir Park facilities operated by Harris County and the private parks and neighborhoods of Cinco Ranch.

Therefore, the project should qualify for 5 points for providing a park to park greenbelt linkage.

**14. Project provides park and recreation opportunities which enhance and encourage an appreciation and preservation of cultural (historical and archaeological) resources.**

- The project enhances and encourages an appreciation and preservation of cultural resources by creating a Progressive Historical/Cultural Display within the park:
  1. Providing interpretive signage that shows the original meandering path of Buffalo Bayou through historical photographs, maps, and aerial photographs and then explains the reasons for channelizing Buffalo Bayou and what the resultant channelized system does and does not do that the original bayou system handled in a different manner. A minor focus will be on the remaining oxbows and their unique environments and readers will be directed to the Wetlands Interpretive Signage elsewhere in the project.
  2. Providing interpretive signage about the development of Fort Bend County. Historical documents will be summarized and readers of the park interpretive materials will be encouraged to seek other materials at appropriate locations.
  3. Explaining the flood control reservoir system with diagrams, photographs, written explanations, and illustrations. How the system grew out of the 19<sup>th</sup> and early 20<sup>th</sup> Century channelization of various streams and bayous will be covered with current aerial photographs and maps superimposed over historic maps and aerial photographs.
  4. The government and economic system of Fort Bend County will be explained in relation to its location near Houston. Interpretive stations will explain how small communities protect themselves from a large community through laws that its representatives enact. County government autonomy and cooperation will be explained as well.
  5. The final display will deal with historical and cultural issues related to state government and history and Fort Bend County's and the Gulf Coast Region's part in that history.
  6. The Children's Interpretive Center and Play Area will also be a part of this interconnected and progressive Historical and Cultural interpretive system.

Maps and overlays will be used to show the cultural processes mentioned above. The route to each successive display will be explained near the park user's point of arrival at the parking lot.

Due to the six (6) Historical/Cultural Displays, the project should qualify for all 5 points in this category.

**F. Unique or innovative facilities, design features, special land uses, planning or community involvement:**

- The commitment to make all facilities disabled accessible.
- Preservation of trees and understory on large sections of the property to be

- acquired.
- Preservation and enhancement of the wetland areas with some conservation actions.
- Utilization of views on site and off-site to create a sense of being surrounded by nature when in the center of the park.
- The Historical/Cultural Interpretive Progressive Displays mentioned previously.
- The commitment to use environmentally friendly materials and construction practices.

**IV. PROJECT ACTION PLAN:** *(continued on next page)*

Action Plan Outline:	Tentative Time Schedule
Commission Approval	August 2004—Begin 3-year project period
Pre-Contract Documentation: Wetlands delineation & COE 404 Permit	February 15, 2005—Within 6 months of approval
Grant Agreement Execution	February 15, 2005—Within 6 months of approval
Quarterly Status Reports	Every 90 days after approval
Appraisal Approval	August 15, 2005—Within 6 months of agreement execution
Land Acquisition	Not applicable
Construction Plan Submission	February, 2006—Within 6 months of approval of appraisals
Periodic Reimbursement Billings	Every 60 to 90 days.
Project Completion and grant Close-Out	August 2007—Within 3 years after Commission approval

**V. SOURCE OF LOCAL MATCH AND RELATIONSHIP BETWEEN OTHER FEDERAL OR STATE ASSISTANCE**

- A. Value of Land:** The donated value of land to be used as match is \$164,500. All land is to be donated by the Private Sector.
- B. Value of Private Donated Funds:** The value of donated funds from the private sector is \$125,000.
- C. Value of Government Resources:**
- The value of donated funds from government agencies is \$30,000.
  - The remaining matching funds will be provided by the labor and equipment costs expended by Fort Bend County Drainage District to construct recreational facilities

during the three-year period of construction of the park. The value of those in-kind services is \$180,000.

- The total value of Government Resources is \$210,000.

D. **Total Value of Matching Funds:** The total value of the matching funds from all three sources listed above is \$500,000

E. **Relationship to other funding / other projects:**

- Cinco Ranch has developed a trail system along a portion of Buffalo Bayou, which this project will include. The trail connects with several existing homeowners association recreation areas. Additional recreational facilities will also be connected via the proposed trail development.
- Harris County has developed a number of recreation facilities north and east of the project site in George Bush Park, a park developed within Barker Reservoir.
- Harris County is currently constructing trails within Barker Reservoir, north of this project location that will connect to the Harris County George Bush Park facilities, thus this project will connect with the Harris County park facilities.

## VI. MAINTENANCE AND OPERATION AGREEMENT

- Fort Bend County will maintain the development with some assistance from Fort Bend County Drainage District.