

**REINVESTMENT ZONE ONE, CITY OF MISSOURI CITY EXPANSION  
PARTICIPATION AGREEMENT  
FORT BEND COUNTY**

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

THIS **INTERLOCAL AGREEMENT** ("Agreement") is made by and between the **CITY OF MISSOURI CITY, TEXAS** ("City") a home-rule municipality situated in Fort Bend and Harris Counties, Texas, acting by and through its City Council; **FORT BEND COUNTY** (the "County"), a political subdivision of the State of Texas, acting by and through its Commissioners Court; and **REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY** (the "Reinvestment Zone"), a reinvestment zone created by the City pursuant to Chapter 311 of the Texas Tax Code, acting by and through its Board of Directors. This Agreement is made pursuant to Chapter 791 of the Texas Government Code and Section 311.013 of the Texas Tax Code.

WHEREAS, the City created the Reinvestment Zone on August 2, 1999, by Ordinance No. O-99-42 and enlarged the Reinvestment Zone on December 18, 2000, by Resolution No. R-00-34; and

WHEREAS, pursuant to a Participation Agreement dated May 2, 2001, the County and the Fort Bend County Drainage District (the "District") agreed to participate in the Reinvestment Zone by contributing 100% of all taxes on the Captured Appraised Value collected by the County and the District for the duration of the Zone at the tax rate of .5791 per \$100 valuation, not including those portions of the County and the District tax rates used for debt service; and

WHEREAS, the City now desires to enlarge the Reinvestment Zone to include an additional 277.1 acres of land contiguous to the presently existing Reinvestment Zone; and

WHEREAS, the County desires to participate in the Reinvestment Zone as enlarged by the area described in Exhibit A hereto to the extent set forth in the Participation Agreement.

The City, the County, and the Reinvestment Zone hereby agree to the terms and conditions of this Agreement.

## **I. DEFINITIONS**

As used in this Agreement, the following terms shall have the meanings set out below:

“Agreement” means this agreement between the City, the County and the Reinvestment Zone.

“Captured Appraised Value” means the captured appraised value of property within the Expansion Area of the Reinvestment Zone as defined by Chapter 311, Texas Tax Code, with the base appraised value being established as of January 1, 2010.

“City” is defined in the introductory paragraph of this Agreement and includes its successors and assigns.

“County” is defined in the introductory paragraph of this Agreement and includes its successors and assigns.

“County Tax Increment Participation” means the amount of the County tax levy on the Captured Appraised Value which the County agrees to contribute to the Reinvestment Zone pursuant to Subsections A and B of Section II of this Agreement.

“Expansion Area” means that area added to the Reinvestment Zone by Resolution No. O-10-01 and described on Exhibit A.

“Original Participation Agreement” means the Participation Agreement among the City, County, District and Reinvestment Zone dated May 2, 2001.

“Project Plan” means the project plan and reinvestment zone financing plan for the Reinvestment Zone adopted by the board of directors of the Reinvestment Zone and approved by the City Council of the City as amended.

“Reinvestment Zone” is defined in the introductory paragraph of this Agreement and includes its successors and assigns.

“Tax Increment Fund” means the tax increment fund created by the City in the City Treasury for the Reinvestment Zone.

Otherwise, the terms used herein shall have the meanings ascribed to them in Chapter 311, Texas Tax Code, as applicable.

## **II. OBLIGATIONS OF THE COUNTY**

### **A. Tax Increment Participation by the County**

For and in consideration of the agreements of the parties set forth herein, and subject to the remaining subsections of this section, the County agrees to participate in the Expansion Area by contributing the below-specified amounts of the taxes, produced in the Expansion Area and collected by the County, to the Tax Increment Fund during the term of this Agreement.

In addition to the obligations of the County to contribute to the Tax Increment Fund under the Original Participation Agreement, for the duration of the Reinvestment Zone (tax year 2010 through tax year 2028) the County shall contribute the amount of taxes on the Captured Appraised Value of property within the Expansion Area collected by the County in each of such years at the 1999 County tax rate for the County General Fund and Road and Bridge Taxes. For the tax year 1999, this totaled a tax rate of .5451 per \$100 valuation (the "1999 benchmark"). The parties agree and acknowledge that the portion of the County tax rate used for Debt Service (also known as the Interest and Sinking Fund) will not be included in the calculation of the County's contribution. If the County tax rate is less than the 1999 benchmark for that tax year, the County Tax Increment Participation shall be the total amount of taxes collected by the County at the actual tax rate of the County on the Captured Appraised Value. The County's contribution for any tax year shall not be greater than the amount of taxes collected by the County at the 1999 benchmark on the Captured Appraised Value.

The County's Tax Increment Participation and obligation to participate in the Expansion Area shall be restricted to its tax increment collected on the Captured Appraised Value in the Expansion Area in the amounts shown above. The County shall not be obligated to pay its County Tax Increment Participation from other County taxes or revenues or

until the County Tax Increment Participation in the Expansion Area is actually collected. The obligation to pay the County Tax Increment Participation shall accrue as such County taxes are collected and payment shall be due on March 1 and August 1 of each year commencing March 1, 2011, for the 2010 tax year and ending August 1, 2029 for the 2028 tax year, or until 100 percent of the County's Tax Increment Participation has been paid, whichever is later.

**B. Further Expansion of the Investment Zone**

The obligation of the County under the Original Participation Agreement is limited to the Reinvestment Zone as expanded by Resolution No. R-00-34. The obligation of the County to participate in the Expansion Area is limited to the Expansion Area. The County's participation shall not extend to the tax increment on any additional property added to the Reinvestment Zone by the City unless the County approves the participation in the expanded area.

**III. OBLIGATIONS OF CITY AND THE REINVESTMENT ZONE**

Copies of the original Project Plan, the First Amended Project Plan, and the Second Amended Project Plan have been provided to the County and any amendments thereto shall be provided to the County before any such plan is finally approved by the Reinvestment Zone.

**IV. TERM**

This Agreement shall become effective as of the date of the final signature hereto. The first payment of the County Tax Increment Participation shall be for those taxes levied by the County in the year 2010 and the last payment by the County under this Agreement is for those taxes levied by the County in the year 2028.

## **V. MISCELLANEOUS**

### **A. Severability**

In the event any term, covenant or condition herein contained shall be held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained, provided that such invalidity does not materially prejudice either the County, the City or the Reinvestment Zone in their respective rights and obligations contained in the valid terms, covenants or conditions hereof.

In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on the County's contributions or participation, then this Agreement shall be void as to the County and the County shall have no liability for any incremental or other payments as may otherwise be provided for in this Agreement.

### **B. Written Amendment**

Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each party.

### **C. Notices**

All notices required or permitted hereunder shall be in writing and shall be deemed delivered when actually received or, if earlier, on the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested) addressed to the respective other party at the address set forth below or at such other address as the receiving party may have theretofore prescribed by notice to the sending party.

The initial addresses of the parties, which each party may change by giving written notice of its changed address to the other parties, are as follows:

<u>City</u>	<u>The County</u>	<u>The Reinvestment Zone</u>
City Manager City of Missouri City, Texas 1522 Texas Parkway Missouri City, Texas 77489	Fort Bend County Attn: County Judge 301 Jackson Street Richmond, Texas 77469	Reinvestment Zone No. One, City of Missouri City Attn: Chair, Board of Directors 1522 Texas Parkway Missouri City, TX 77489

Copy to:

Fort Bend County Tax  
Assessor/Collector  
P. O. Box 399  
Richmond, Texas 77406-0399

**D. Non-Waiver**

Failure of any party hereto to insist on the strict performance of any of the agreements herein, or to exercise any rights or remedies accruing hereunder, upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

**E. Assignment**

No party shall assign this Agreement without the prior written consent of the other parties. No party shall delegate any portion of its performance under this Agreement without the written consent of the other parties.

**F. Successors**

This Agreement shall bind and benefit the parties and their legal successors. This Agreement does not create any personal liability on the part of any officer or agent of the City; on the part of any trustee, officer, agent or employee of the County; or on the part of any trustee, officer, agent or employee of the Reinvestment Zone.

**G. No Waiver of Immunity**

No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

**H. Continuation of Prior Participation Agreement**

This Participation Agreement supplements the Original Participation Agreement among the City, the County, and the Reinvestment Zone. The terms, duties, and obligations of the Parties thereto set forth in said Original Participation Agreement continue in full force and effect.

[Signature pages follow]

IN WITNESS HEREOF, the City, the County, and the Reinvestment Zone have made and executed this Agreement in multiple copies, each of which is an original.

CITY OF MISSOURI CITY, TEXAS,  
a home-rule municipality



Allen Owen, Mayor

Date: 4-19-10

ATTEST:



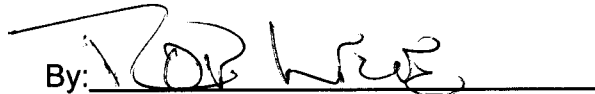
Patrice Fogarty, City Secretary

APPROVED AS TO FORM:



Caroline Kelley, City Attorney

REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY

By:   
Chairman, Board of Directors  
Ron Lee

Date: 4-28-2010

ATTEST/SEAL:


By:   
Secretary, Board of Directors

APPROVED AS TO FORM:

By:   
Caroline Kelley, City Attorney



FORT BEND COUNTY

By:   
Robert Hebert, County Judge

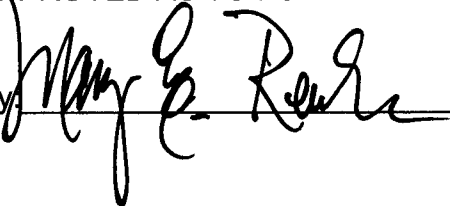
Date: 5-11-2010

ATTEST/SEAL:

By:   
Dianne Wilson, County Clerk



APPROVED AS TO FORM:

By: 



MISSOURI CITY LIMITS

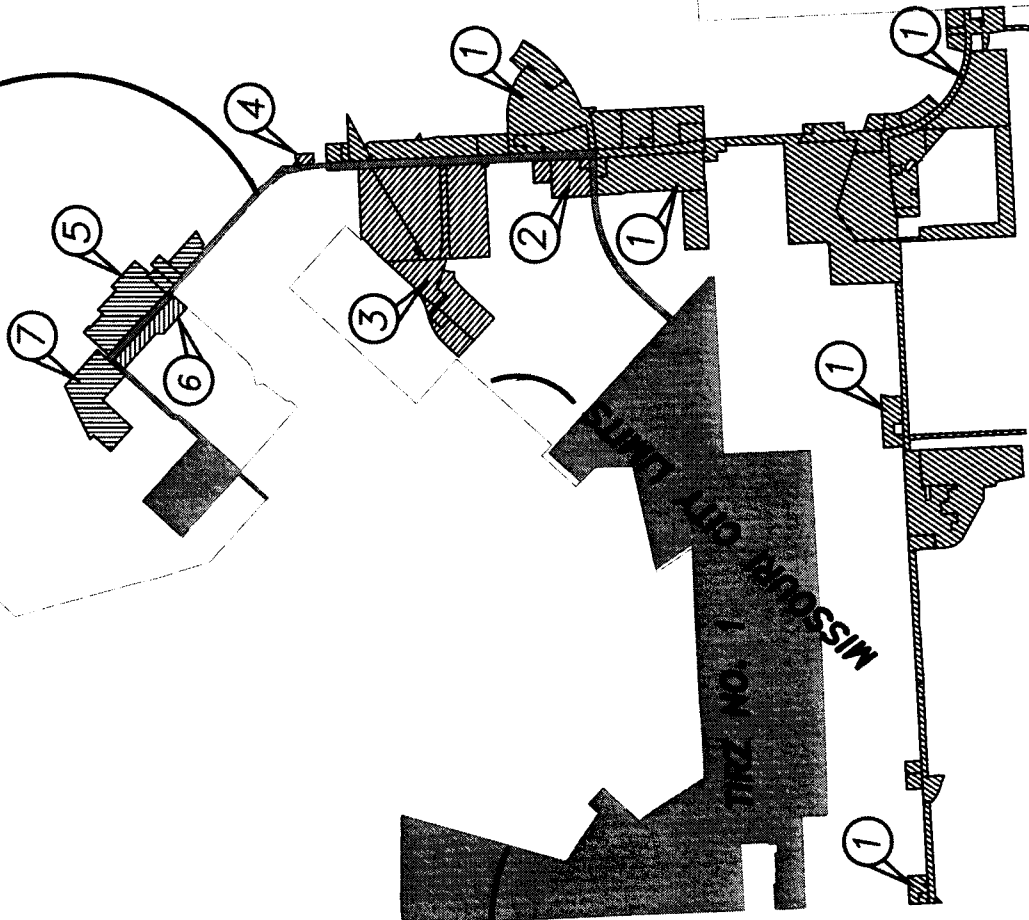
# EXHIBIT A

PARCEL LOCATION MAP

SECOND EXPANSION OF  
MISSOURI CITY TIRZ NO 1  
FORT BEND COUNTY, TEXAS

JUNE 25, 2009

MISSOURI CITY LIMITS



MISSOURI  
CITY LIMITS

MISSOURI CITY LIMITS

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 1  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-000-0102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00-000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010-907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00-000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00-000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District

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(FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 3853-00-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-000-0120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145-907;

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THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-000-0102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-000-0020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01-000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner

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of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045-907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-07-0013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-000-0010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430-907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00-000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02-000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 5862-02-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and it's southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being

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the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 0013-00-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 5864-01-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01-000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner,

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said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01-000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01-000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

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THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 5726-01-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 0013-00-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 0013-00-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 0013-00-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080-

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907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 5726-01-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080-907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 5726-01-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01-000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00-000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort

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Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-000-0001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00-000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00-000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-004-0810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having

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Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400-907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00-000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006-907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

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THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011-907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018-907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

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THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333-907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-000-0017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02-000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010-907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595

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and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-000-0001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00-000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, an continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-000-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01-000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02-000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

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number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02-000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

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THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

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THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00-000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00-000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-000-0010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-000-0020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00-000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00-000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-000-0598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00-000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00-000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

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Metes and Bounds Description of City of Missouri TIRZ No. 1 – Tract 2

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THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 875 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00-000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00-000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-000-0500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020-907;

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THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3 Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the **POINT OF BEGINNING**, and containing a total of approximately 83.81 acres.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-000-0010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 3860-01-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01-000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 3860-01-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-049-0001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000-907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 5050-00-051-0000-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 5050-00-051-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend

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Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400-907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-000-1725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500-907, for a distance of approximately 184 feet to a point, said point being the east corner of said

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parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 0118-00-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500-907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000-907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00-000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-048-0101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002-907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 2750-00-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001-907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 5050-00-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also

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being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number 5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

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**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the weseterly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

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THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-000-0015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016-907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.



## Deputy City Secretary

1522 Texas Parkway  
Missouri City, Texas 77489

Phone: 281.403.8500  
[www.ci.mocity.tx.us](http://www.ci.mocity.tx.us)

THE STATE OF TEXAS  
COUNTY OF FORT BEND

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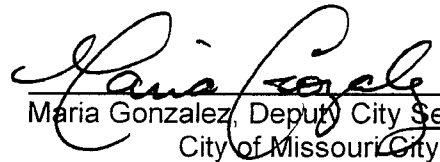
### CERTIFICATE TO COPY OF PUBLIC RECORD

I hereby certify in the performance of the functions of my office that the foregoing instrument is a true and correct copy of Ordinance No. O-10-17, adopted by the City Council of the City of Missouri City, Texas, on May 3, 2010, as the same appears of record in my office and that said document is an official record from the office of the City Secretary, City of Missouri City, Fort Bend County, State of Texas, and is kept in said office.

I further certify that I, Maria Gonzalez, am the Deputy City Secretary of the City of Missouri City, that I have legal custody of said record, and that I am a lawful possessor and keeper of the records in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of said office this 6th day of May, 2010.



  
Maria Gonzalez, Deputy City Secretary  
City of Missouri City, Texas

CITY OF MISSOURI CITY

**ORDINANCE NO. O-10-17**

**AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SECOND AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF MISSOURI CITY; AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Missouri City ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number One, City of Missouri City (the "Zone") by Ordinance No. O-99-42, adopted on August 2, 1999; and

**WHEREAS**, the Board of Directors of the Zone adopted and recommended and the City approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone by Ordinance No. O-99-48, adopted on August 16, 1999; and

**WHEREAS**, the City enlarged the Zone by Resolution No. R-00-34, adopted on December 18, 2000; and

**WHEREAS**, by Ordinance No. O-01-06, adopted on February 5, 2001, the City Council approved the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Amended Plan") that reflected the enlargement of the Zone; and

**WHEREAS**, the Board of Directors of the Zone considered and adopted the Second Amended Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One (the "Second Amended Plan") that reflects the enlargement of the Zone, and recommended the Second Amended Plan for approval by City Council; and

**WHEREAS**, the City enlarged the Zone, pursuant to Sec. 311.007, Texas Tax Code, a second time by Resolution No. R-10-07, adopted on April 19, 2010;

**WHEREAS**, after public notice thereof was given in accordance with the law, the City Council conducted a public hearing on April 19, 2010, on the Second Amended Plan, at which property owners and other interested persons were allowed to speak; and



**WHEREAS**, evidence was received and presented at the public hearing in favor of the Second Amended Plan;

**WHEREAS**, Chapter 311 of the Texas Tax Code authorizes the enlargement of the Zone and amendments to the Plan; and

**WHEREAS**, the City now desired to amend the Plan by the adoption of the Second Amended Plan; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS THAT:

**Section 1.** The findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** The Plan is hereby amended to reflect the Second Amended Plan shown as Exhibit A attached hereto. The Second Amended Plan is determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amended Plan.

**Section 3.** The City Secretary is directed to provide copies of the Second Amended Plan to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** All ordinances and resolutions or parts of ordinances and resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.


**Section 5.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was


discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED and APPROVED on first reading this 19th day of April, 2010.

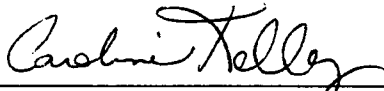
PASSED, APPROVED and ADOPTED on second and final reading this 3<sup>rd</sup> day of May, 2010.

  
Allen Owen, Mayor

ATTEST:

  
Patrice Fogarty, City Secretary

APPROVED AS TO FORM:

  
Caroline Kelley, City Attorney

**REINVESTMENT ZONE NUMBER ONE,  
CITY OF MISSOURI CITY**

**SECOND AMENDED  
PROJECT PLAN AND  
FINANCING PLAN**

February 22, 2010

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### 4. Appendix

Boundary Description

## 1. OVERVIEW

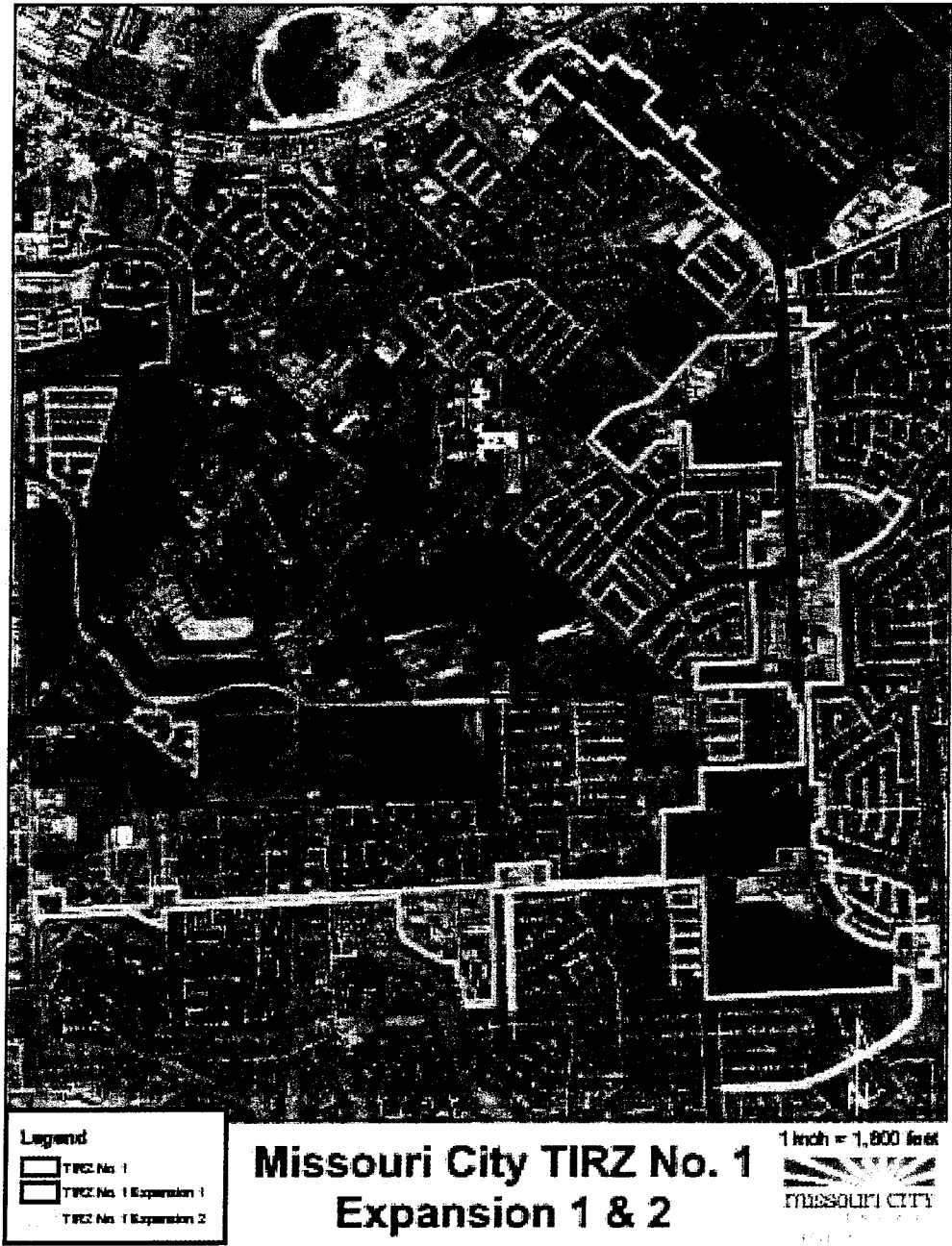
The City of Missouri City created Reinvestment Zone Number One, City of Missouri City, (the "Zone") on August 2, 1999. The Project Plan and Reinvestment Zone Financing Plan (the "Plan") was adopted on August 16, 1999. The First Amended Project Plan and Reinvestment Zone Financing Plan (the "First Amended Plan") was adopted on February 5, 2001. This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan".)

This Second Amended Plan supports the original purpose of the Zone which was to provide for the design and construction of water, wastewater, and drainage facilities; for transportation and access improvements and other specific project costs in order to facilitate the development of new residential and commercial properties; and the redevelopment of public facilities and commercial properties where infrastructure was absent and where residential and commercial development and redevelopment would not occur "but for" the creation of such a Zone.

This Second Amended Plan will facilitate the expansion of the Zone boundaries to include an additional 277.1 acres and to include approximately \$21 million in new Eligible Project Costs in the expanded area of the Zone.

Map 1 on the following page depicts the original boundaries of the Zone, the area included as an expansion of the Zone in the First Amended Plan and the area included as an expansion in this Second Amended Plan.

MAP 1



## **2. SECOND AMENDED PROJECT PLAN**

### **Existing Conditions and Proposed Improvements and Uses [311.011(b)(1)]**

The expansion area of the Second Amended Plan is located south of the northern city limit line, between Murphy Road on the west and along Texas Parkway on the east, and north of and along Cartwright Road.

Map 2 shows the existing land uses within the expansion area for the Second Amended Plan, a mixture of civic, open space, commercial and low and high density residential.

Map 3 shows the planned location of proposed improvements in the expansion area which include new and rehabilitated sidewalks, drainage, landscape and new trails.

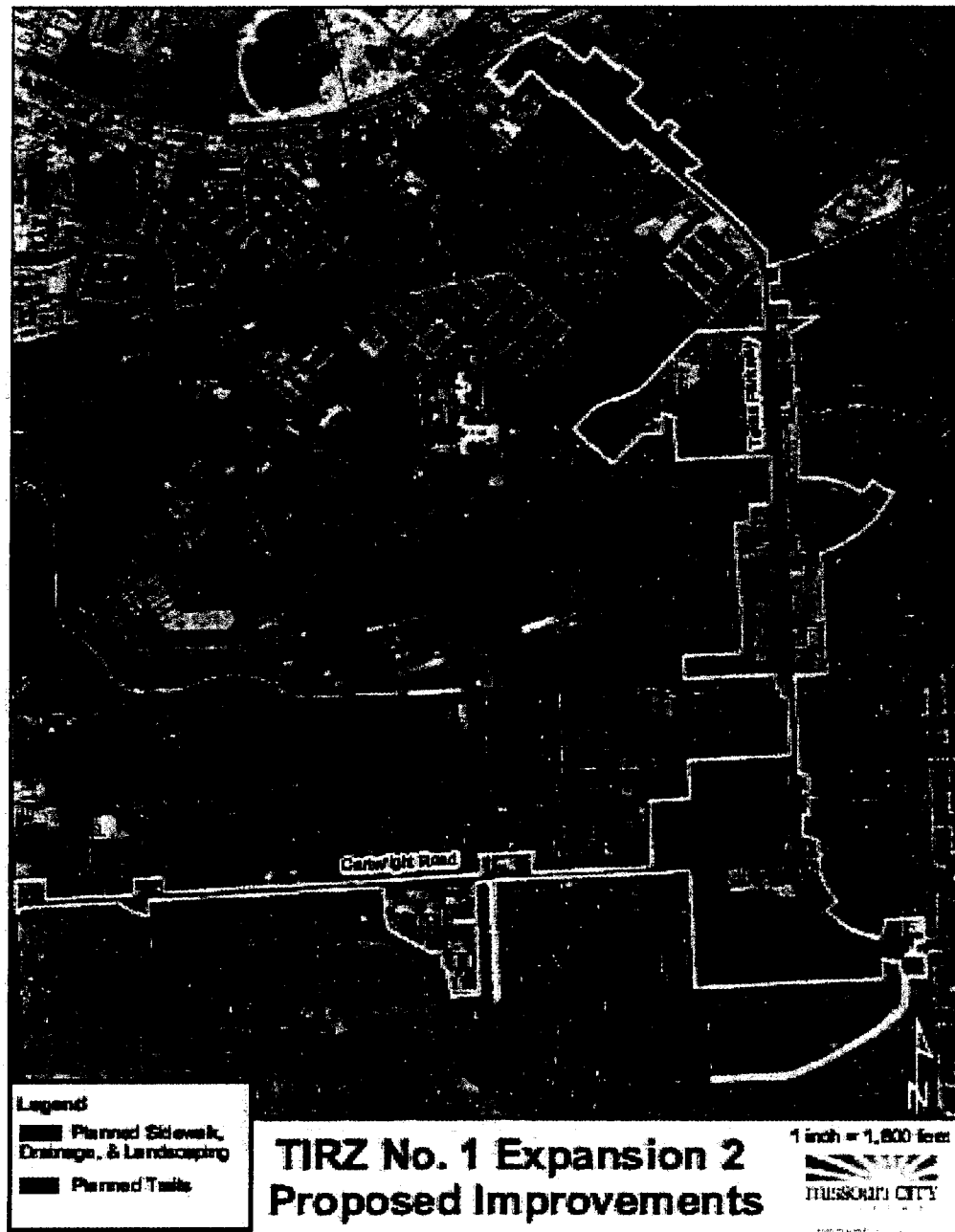
Map 4 shows areas within the expansion area targeted for development as facilitated by the proposed improvements. This new development will be comprised of new commercial and residential uses on several large vacant tracts within the expansion area. These areas targeted for new development are as proposed in the Texas Parkway / Cartwright Redevelopment Plan, by George E. Johnson and Civic-Design Associates.

## MAP 2

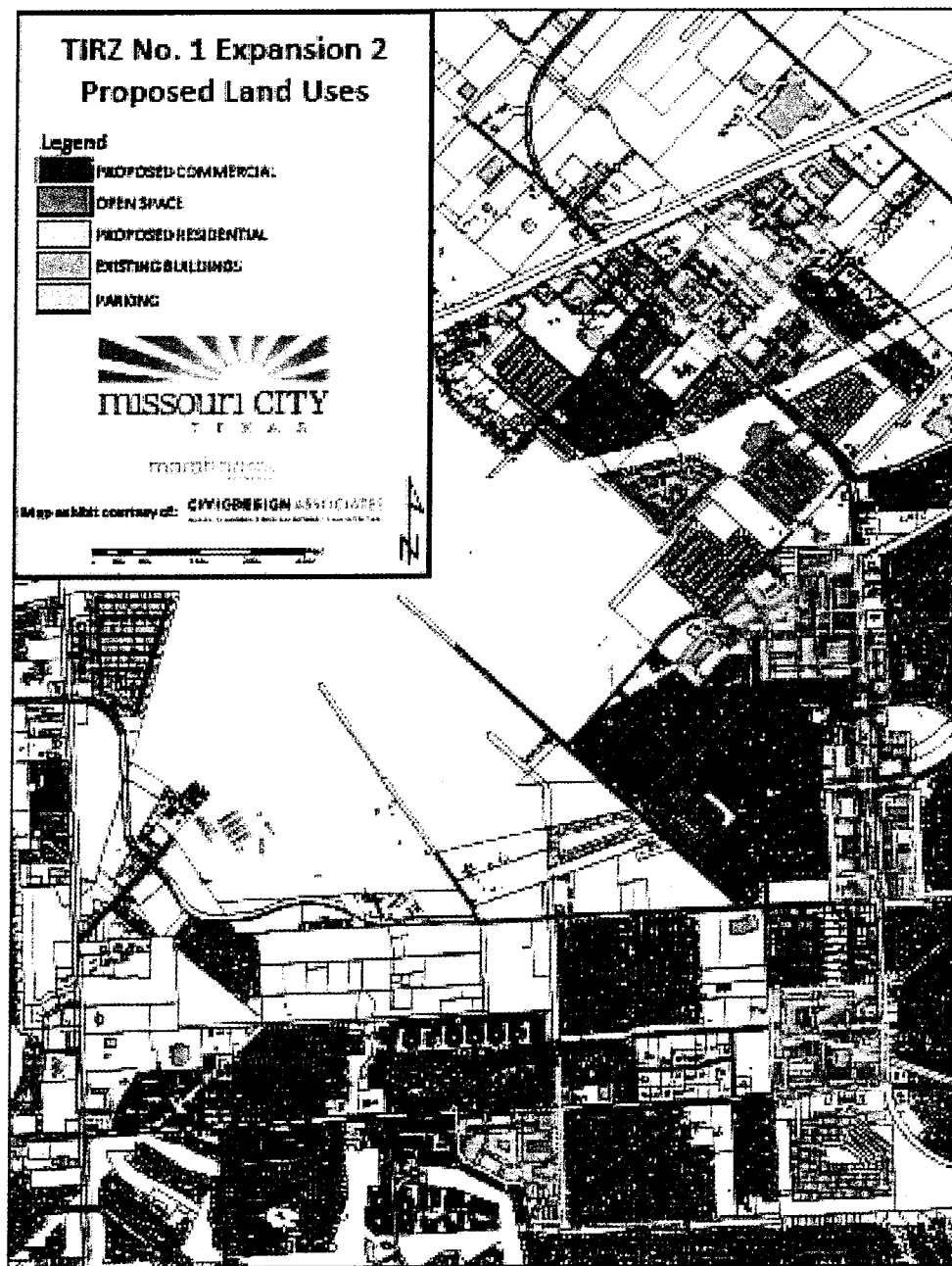




### MAP 3



## MAP 4



**Municipal Ordinances [311.011(b)(2)]**

All construction will be done in conformance with the most current existing building code regulations of the City. There are no proposed changes to any city ordinance, master plan or building codes.

**Estimated Non-Project Costs [311.011(b)(3)]**

Zone non-project costs include those development costs or investments that will result from the proposed improvements and for which no tax increment reimbursement is expected. It is estimated that non-project investments in the expansion are may range from \$700 to \$765 million.

**Method of Relocation [311.011(b)(4)]**

Relocation is not currently contemplated; however, should redevelopment require relocation it may be considered an Eligible Project Cost.

### 3. SECOND AMENDED REINVESTMENT ZONE FINANCING PLAN

#### Estimated Project Costs [311.011(c)(1)]

Estimates of Projects Costs are listed in the table below.

Project Items	Estimated Cost
<b>Public Infrastructure to Support Business Development</b>	
Water, Wastewater and Drainage	\$ 683,000
Paving and Sidewalks	701,000
Street Lighting	28,000
Landscape/Streetscape	80,000
Related Improvements	324,000
Engineering Design & Contingencies	548,000
<b>Subtotal</b>	<b>\$ 2,364,000</b>
<b>Public Infrastructure to Support Residential Development</b>	
Water, Wastewater and Drainage	\$ 4,700,000
<b>Subtotal</b>	<b>\$ 4,700,000</b>
<b>Fifth Street (FM 1092 to City Limits)</b>	
Water, Wastewater and Drainage	\$ 272,000
Paving and Sidewalks	325,000
Related Improvements	78,000
Engineering Design & Contingencies	169,000
<b>Subtotal</b>	<b>\$ 844,000</b>
<b>Independence Boulevard</b>	
Phase I	\$ 3,539,000
Phase II	4,156,000
<b>Subtotal</b>	<b>\$ 7,543,000</b>
<b>Hike and Bike Trail</b>	
<b>Subtotal</b>	<b>\$ 851,000</b>
<b>Independence Park</b>	
Phase I	\$ 388,000
Phase II	2,217,000
Phase III	2,409,000
Phase IV	1,574,000
<b>Subtotal</b>	<b>\$ 6,588,000</b>
<b>Texas Parkway/Cartwright Road Redevelopment (Second Amended Plan)</b>	
Streetscape Texas Parkway & Cartwright Road	\$ 2,500,000
Texas Parkway sidewalks	\$ 1,500,000
Texas Parkway median and intersection improvements	\$ 3,000,000
Public infrastructure and improvements for public facilities	\$ 5,000,000
Grants and assistance to support business development	\$ 9,000,000
<b>Subtotal</b>	<b>\$ 21,000,000</b>
<b>Other Project Costs</b>	
Financing Costs	\$ 27,290,000

Creation and Administration Costs for the life of the Zone	162,000
<b>Subtotal</b>	<b>\$ 27,452,000</b>
<b>Total</b>	<b>\$ 71,342,000</b>

**Kind, Number and Location of Proposed Improvements [311.011(c)(2)]**

- Business Park Road (FM 1092 600' north of Lexington/Independence) to run east and west. Includes esplanade, road paving, street lights and landscaping.
- Business Park Road (North from new Independence Blvd. 500' east of intersection of FM 1092). Includes esplanade, road paving, street lights and landscaping.
- Independence 100' ROW from FM 1092 to Fifth Street.
- Fifth Street (FM 1092 to City Limits). Includes utilities, paving, sidewalks, landscaping and engineering.
- Silvestri collector road south. Includes esplanade entrance, street paving, landscaping and one-acre parkland.
- Water, wastewater and drainage facilities to support residential development within the Zone.
- Independence Blvd. from Silvestri to Staffordshire. Includes 100' ROW, landscaping and streetlights.
- Collector through residential area next to Staffordshire north of Court Street. Includes esplanade entrance, street paving, landscaping, 1.5-acre parkland and work on siphon at canal.
- Collector for commercial area northwest of Staffordshire and Court intersection. Includes esplanade entrance, street paving, landscaping and streetlights.
- 14,000 linear feet hike and bike trail from Staffordshire to southeast corner of Independence Park, west to FM 1092.
- Implementation of Independence Park Master Plan.
- Texas Parkway/Cartwright Road Redevelopment. Streetscape for Texas Parkway and Cartwright Road; Texas Parkway sidewalks; Texas Parkway medians and intersection improvements; Public infrastructure and improvements for public facilities; and demolition assistance, façade and access improvements to support business development.
- Financing and relocation costs.
- Establishment, administration, and operation of one or more economic development programs for the public purposes of developing and diversifying the economy of the Zone and developing or expanding transportation, business, and commercial activities in the Zone ("Economic Development Programs"). The authorized Economic Development Programs include making grants and loans from the tax increment fund for public infrastructure improvements, parking facilities, façade improvements, demolition assistance, access improvements, financing and relocation costs and the establishment or promotion of public or private facilities that demonstrate public benefit and enhance the economic development of the Zone through increased business and commerce. Pursuant to Section 311.010(h), Texas Tax Code, the Zone Board of Directors will develop and submit for approval its Economic Development Programs.

### **Economic Feasibility Study [311.011(c)(3)]**

The firms of George E. Johnson Development and Civic-Design Associates were authorized to produce the Texas Parkway / Cartwright Road Corridors Redevelopment Plan (the "Study".) The Study identified a number of constraints inhibiting the redevelopment of the two corridors including fragmented ownership, a perceived lack of positive area image, and relatively low land values. The Study also identified a number of opportunities including several large vacant tracts, the emergence of US Highway 90A as a growing employment center, and a strong interest in the area by the community at large. The Study's a number of issues that needed to be addressed for revitalization goals to be met. Among those issues are: aging structures and infrastructure, lack of visual appeal, low expectations of property owners, and fragmented ownership. The Study concluded that inclusion of the area in the Zone would provide public/private partnership opportunities critical to any revitalization effort's success.

### **Estimate of Bonded Indebtedness [311.011(c)(4)]**

The estimated bonded indebtedness to be incurred is an amount sufficient to yield proceeds to reimburse or pay for the TIRZ project costs currently estimated at \$71,342,000.

### **Time When Monetary Obligations are Incurred [311.011(c)(5)]**

Monetary obligations will be incurred as the stream of tax increment revenues allow. Developer partners will be reimbursed only after completion, inspection and acceptance by the City of the eligible public improvements or as detailed in the agreements to be executed between the TIRZ, the Missouri City Development Authority (the "Authority") and the City.

### **Method of Financing, Sources of Revenue and Percent Participation [311.011(c)(6)]**

#### **- Method of Financing**

In accordance with Section 311.015, Texas Tax Code, [Tax Increment Financing Act (the "Act")], the City may issue tax increment bonds or notes, the proceeds of which may be used to pay project costs on behalf of the Zone. The Authority is authorized to incur debt and issue debt or obligations to satisfy developer reimbursements for eligible project costs. If such bonds are issued, bond proceeds shall be used to provide for the project-related costs outlined in this Plan. When appropriate, developers will advance project-related costs and be reimbursed through the issuance of tax increment bonds or from increment revenues of the Zone.

It is anticipated that developers and the City will advance funds for the public infrastructure improvements and will be reimbursed as provided in separate agreements

and other documentation between the developers, the Authority and the Zone. It is anticipated that the City and County will advance funds for public facility improvements and will be reimbursed through separate agreements between the City, the Authority and the Zone and/or between the County, the Authority and the Zone.

No bonds will be issued until adequate tax increment has been created in the Zone to support bond debt service. Tax increment revenues will be applied to pay or reimburse all debt service on the Zone's bonds. This approach protects the City and other taxing jurisdictions from development financing risks.

**- Sources of Revenue**

It is estimated that development projects identified in this Second Amended Plan will result in approximately \$765 million in new property value. The sources of revenue will be the tax increments from the participants in the Zone, the City and Fort Bend County. Exhibit A, on page 15, shows the projected increase in value per year and sources of revenue expected to be derived from that value by jurisdiction.

**- Percent of Participation**

<b>Taxing Unit</b>	<b>2009 Tax Rate</b>	<b>% of Participation</b>
Missouri City	\$0.52840/\$100 valuation	100%
Fort Bend County	\$0.47900/\$100 valuation	100%

**Current Appraised Value of Taxable Real Property [311.011(c)(7)]**

The current appraised value of taxable real property in the area of expansion in the Second Amended Plan is \$59,657,173, based on 2009 certified values of the Ft. Bend County Appraisal District. Tax year 2010 will be the base year value for the expansion area.

**Estimated Future Captured Appraised Value of Real Property [311.011(c)(8)]**

See Exhibit A, page 15.

**Duration of Zone [311.011(c)(9)]**

The Zone took effect upon creation by City Council on August 2, 1999 and termination of the operation of the Zone shall occur on December 31, 2029. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.



## Exhibit A

City of Missouri City  
TIRZ 1  
2nd Amendmended Project Plan

Value and Revenue Projections  
Proposed Annexation Area

Tax Year	Ad Valorem Value			Missouri City Revenue		Fort Bend County Revenue		Total Revenue	
	Base Value (1)	Annual (New)	Cumulative	Annual (2)	Cumulative	Annual (3)	Cumulative	Annual	Cumulative
1 2010	59,657,173	-	-	-	-	-	-	-	-
2 2011		-	-	-	-	-	-	-	-
3 2012		-	-	-	-	-	-	-	-
4 2013		-	-	-	-	-	-	-	-
5 2014		2,480,000	2,480,000	12,449	12,449	11,285	11,285	23,734	23,734
6 2015		14,927,500	17,407,500	74,933	87,382	67,928	79,213	142,861	166,595
7 2016		14,927,500	32,335,000	74,933	162,315	67,928	147,140	142,861	309,456
8 2017		6,758,667	39,093,667	33,927	196,242	30,755	177,896	64,682	374,138
9 2018		23,386,167	62,479,833	117,394	313,636	106,419	284,314	223,813	597,951
10 2019		48,901,167	111,381,000	245,474	559,110	222,525	506,839	467,999	1,065,950
11 2020		101,200,875	212,581,875	508,008	1,067,118	460,515	967,354	968,523	2,034,472
12 2021		61,486,875	274,068,750	308,652	1,375,770	279,796	1,247,150	588,448	2,622,920
13 2022		109,375,000	383,443,750	549,041	1,924,811	497,711	1,744,861	1,046,752	3,669,672
14 2023		109,375,000	492,818,750	549,041	2,473,852	497,711	2,242,572	1,046,752	4,716,423
15 2024		51,375,000	544,193,750	257,892	2,731,744	233,782	2,476,354	491,674	5,208,097
16 2025		51,375,000	595,568,750	257,892	2,989,636	233,782	2,710,136	491,674	5,699,772
17 2026		54,171,875	649,740,625	271,932	3,261,568	246,509	2,956,645	518,441	6,218,213
18 2027		85,210,625	734,951,250	427,740	3,689,308	387,751	3,344,396	815,491	7,033,704
19 2028		31,038,750	765,990,000	155,808	3,845,117	141,242	3,485,637	297,050	7,330,754
20 2029		-	765,990,000	-	3,845,117	-	3,485,637	-	7,330,754
		765,990,000			28,535,176		25,867,429		54,402,605

**Notes:**

- 1 Base Value based on Fort Bend Central Appraisal District January 1, 2009 Certified Values as supplied by City of Missouri City.
- 2 New Annual Revenue projection based on City of Missouri City 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate. Value projections based on redevelopment plan prepared by Civic Design Associates and George E. Johnson Development.
- 3 New Annual Revenue projection based on Fort Bend County 2010 Tax Rate, 100 % participation level, and 95 % Collection Rate.

**APPENDIX**  
**BOUNDARY DESCRIPTION**

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

**Beginning at a point** which is the northwest corner of a 2.35 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36809 and FBCAD parcel account number 0064-00-000-3105-907 according to the FBCAD Tax Year 2000 Roll, said point being in the east right-of-way boundary of F.M. 1092 and the north boundary of the City of Missouri City city limits;

THENCE, in an easterly direction along said City of Missouri City city limit line, for a distance of approximately 1,696.94 feet to a point for corner, said point being the northeast corner of the City of Missouri City corporate limits, also being the northeast corner of a 90.4863 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36807 and FBCAD parcel account number 0064-00-000-3100-907;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, for a distance of approximately 2,650 feet to a point for corner, said point being the northwest corner of a 2.961 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36848 and FBCAD parcel account number 0064-00-000-3600-907;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 932.12 feet to a point for corner, said point being the northeast corner of a 2.0 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification numbers R36854 and R36855 and FBCAD parcel account numbers 0064-00-000-3698-907 and 0064-00-000-3699-907;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 200 feet to a point for corner, said point being the northwest corner of the Bowen Street right-of-way;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 325 feet to a point for corner, said point being the northeast corner of the Bowen Street right-of-way, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along said City of Missouri City city limit line, said city limit line also being the northern right-of-way boundary of Fifth Street, for a distance of approximately 780 feet to a point for corner, said point being at or near the southwest corner a 1.953 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36872 and FBCAD parcel account number 0064-00-000-3860-907, said point being where the City of Missouri City city limit line turns in a southeasterly direction across Fifth Street;

**METES AND BOUNDS DESCRIPTION OF CITY OF MISSOURI CITY  
TIRZ NO.1  
ORIGINAL AND 1<sup>ST</sup> ENLARGEMENT**

THENCE, in a southeasterly direction along said City of Missouri City city limit line, crossing the Fifth Street right-of-way, for a distance of approximately 70 feet to a point, said point being the northwest corner a 0.421 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R203458 and FBCAD parcel account number 0064-00-000-2804-907 said point also being in the southern right-of-way boundary of Fifth Street;

THENCE, in a southeasterly direction along said City of Missouri City city limit line, for a distance of approximately 579.77 feet to a point for corner, said point being the northwest corner a 14.634 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36693 and FBCAD parcel account number 0064-00-000-2000-907;

THENCE, in an easterly direction along said City of Missouri City city limit line, crossing the Packer Road and Moore Road rights-of-way, for a distance of approximately 3,670 feet to a point for corner, said point being in the western boundary line of a 12.667 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36475 and FBCAD parcel account number 0064-00-000-0555-907, said point also being in the eastern right-of-way boundary of Moore Road;

THENCE, in a northwesterly direction along said City of Missouri City city limit line, said city limit line also being the eastern right-of-way boundary of Moore Road, for a distance of approximately 710 feet to a point for corner, said point being the northwest corner a 14.54 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36473 and FBCAD parcel account number 0064-00-000-0550-907;

THENCE, in an east, northeasterly direction along said City of Missouri City city limit line, for a distance of approximately 1,658 feet to a point for corner, said point being the southwest corner a 1.520 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180779 and FBCAD parcel account number 0064-00-000-0602-907, said parcel number 0064-00-000-0602-907 being a portion of the American Canal right-of-way;

THENCE, in a northerly, then curving northwesterly, direction along said City of Missouri City city limit line, and along the western boundary of the American Canal right-of-way, for a distance of approximately 870 feet to a point for corner, said point being the northwest corner a 0.563 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R180778 and FBCAD parcel account number 0064-00-000-0702-907, said parcel number 0064-00-000-0702-907 being a portion of the American Canal right-of-way;

THENCE, in a northeasterly direction along said City of Missouri City city limit line, crossing the American Canal right-of-way, for a distance of approximately 100 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0702-907, said point also being in the eastern boundary of American Canal right-of-

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way, said point also being the southwest corner of a 1.51 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36482 and FBCAD parcel account number 0064-00-000-0820-907;

THENCE, in a northwesterly direction, along the City of Missouri City city limit line, and along the eastern boundary of the American Canal right-of-way, for a distance of approximately 117.39 feet to a point for corner, said point being the northwest corner of said parcel number 0064-00-000-0820-907

THENCE, in a northeasterly direction, along the City of Missouri City city limit line, and along the northern boundary of said parcel number 0064-00-000-0820-907, for a distance of approximately 550.00 feet to a point for corner, said point being the northeast corner of said parcel number 0064-00-000-0820-907, said point also being in the western boundary line of the Staffordshire Road right-of-way;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 2,882 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 60 feet to a point, said point being the northwest corner of the Independence Boulevard right-of-way boundary;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,800 feet to a point for corner, said point being the northwest corner of the intersection of the northern right-of-way boundary of Independence Boulevard with the western right-of-way boundary of Texas Parkway (FM 2234);

THENCE, in a northerly direction along the western right-of-way boundary of Texas Parkway, for a distance of approximately 4,065 feet to a point for corner, said point being the northeast corner of a 17.964 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210-907, said point also being in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in an easterly direction along said mutual city boundary line, for a distance of approximately 70 feet to a point for corner, said point being within the Texas Parkway right-of-way;

THENCE, in a northerly, then northwesterly, direction along said mutual city boundary line and within the Texas Parkway right-of-way, for a distance of approximately 3,710 feet to a point for corner, said point being approximately 50 feet in a perpendicular direction from the southwest corner of the intersection of the western right-of-way of

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Texas Parkway with the southern right-of-way of Adams Street (labeled on tax map # Z-71 as Heifer Lane);

THENCE, in a westerly direction along said mutual city boundary line and across the Texas Parkway right-of-way, for a distance of approximately 50 feet, to a point for corner, said point being said southwest corner of the intersection of the western right-of-way of Texas Parkway with the southern right-of-way of Adams Street, said point also being the southeast corner of a 1.415 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169127 and FBCAD parcel account number 0118-00-000-0013-907;

THENCE, in a northerly direction along the western boundary of the Texas Parkway right-of-way, for a distance of approximately 1,360 feet to a point for corner, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Fifth Street;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Fifth Street, for a distance of approximately 3,920 feet to a point for corner, said point being located in the northwest corner of Lot 1 of Block 9 of Woodland West Section 3 subdivision, said point also being located in the mutual boundary line of the City of Missouri City and City of Stafford city limits;

THENCE, in a northwesterly direction following said mutual city limits across the Fifth Street right-of-way for a distance of approximately 40 feet to a point for corner said point being inside the Fifth Street right-of-way;

THENCE, in a southwesterly direction following said mutual city limits along and inside the Fifth Street right-of-way, for a distance of approximately 23 feet to a point for corner said point being inside the Fifth Street right-of-way, and in a perpendicular direction across the Fifth Street right-of-way from the southwest corner of a 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41406 and FBCAD parcel account number 0118-00-000-3500-907;

THENCE, in a northwesterly direction across the Fifth Street right-of-way, for a distance of approximately 30 feet to a point, said point being the southwest corner of a said parcel number 0118-00-000-3500-907, said point also being in the northern right-of-way boundary of Fifth Street;

THENCE, in a northwesterly direction along the western boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 1,295.83 feet to a point for corner, said point being the northwest corner of a said parcel number 0118-00-000-3500-907;

THENCE, in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3500-907, for a distance of approximately 407.51 feet to a point, said point

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being the northeast corner of a said parcel number 0118-00-000-3500-907, said point also being the northwest corner of a second 12.1049 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41407 and FBCAD parcel account number 0118-00-000-3600-907;

THENCE, continuing in a northeasterly direction along the northern boundary of said parcel number 0118-00-000-3600-907, for a distance of approximately 407.51 feet to a point for corner, said point being the northeast corner of a said parcel number 0118-00-000-3600-907, said point also being the westernmost northwest corner of the boundary of the Martin Lane right-of-way;

THENCE, in a southeasterly direction along the western boundary of the Martin Lane right-of-way, for a distance of approximately 1,299.81 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Martin Lane with the northern right-of-way boundary of Fifth Street;

THENCE, in a northeasterly direction along the northern right-of-way boundary of Fifth Street, for a distance of approximately 3,130 feet to a point, said point being the northwest corner of the intersection of the northern right-of-way boundary of Fifth Street with the western right-of-way boundary of Texas Parkway;

THENCE, in an easterly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 80 feet to a point for corner, said point being the northeast corner of the intersection of the northern right-of-way boundary of Fifth Street with the eastern right-of-way boundary of Texas Parkway;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, for a distance of approximately 8,790 feet to a point for corner, said point being the southeast corner of the intersection of the eastern right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a westerly direction, crossing the Texas Parkway right-of-way, for a distance of approximately 120 feet to a point, said point being the southwest corner of the intersection of the western right-of-way boundary of Texas Parkway with the southern right-of-way boundary of Independence Boulevard;

THENCE, in a southwesterly direction along the southern right-of-way boundary of Independence Boulevard, for a distance of approximately 2,840 feet to a point for corner, said point being the southeast corner of the intersection of the southern right-of-way boundary of Independence Boulevard with the eastern right-of-way boundary of Staffordshire Road;

THENCE, in a southwesterly direction crossing the Staffordshire Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Staffordshire Road from the southwest corner of the

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Independence Boulevard right-of-way boundary, said point being in the western right-of-way boundary of Staffordshire Road;

THENCE, in a southeasterly direction along the said western right-of-way boundary of Staffordshire Road, for a distance of approximately 860 feet to a point for corner, said point being the northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road;

THENCE, in a southerly direction crossing the Court Road right-of-way, for a distance of approximately 70 feet to a point for corner, said point being in a perpendicular direction across Court Road from said northwest corner of the intersection of the western right-of-way boundary of Staffordshire Road with the northern right-of-way boundary of Court Road, said point being in the southern right-of-way boundary of Court Road;

THENCE, in a westerly direction along the said southern right-of-way boundary of Court Road, for a distance of approximately 2,740 feet to a point for corner, said point being the northwest corner Lot 1 of Block 13 of Meadowcreek Section 3, said point also lying in the eastern boundary of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said parcel number 0013-00-000-9006-907 being a portion of the American Canal right-of-way;

THENCE, in a southerly direction along the said eastern right-of-way boundary of the American Canal right-of-way, for a distance of approximately 1,330 feet to a point for corner, said point lying directly east of the southeast corner of a 24.824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31309 and FBCAD parcel account number 0013-00-000-3510-907;

THENCE, directly west crossing the American Canal right-of-way, for a distance of approximately 110 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-3510-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-3510-907, for a distance of approximately 937.90 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3510-907, said point also being the southeast corner of a 4.21 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31325 and FBCAD parcel account number 0013-00-000-3702-907, said parcel number 0013-00-000-3702-907 being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3702-907, for a distance of approximately 3,383.59 feet to a point, said point being the southwest corner of said parcel number 0013-00-000-3702-907, said point also being the southeast corner of a 1.900 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31332 and



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FBCAD parcel account number 0013-00-000-3851-907, said parcel number 0013-00-000-3851-907 also being a portion of a Reliant Energy HL&P right-of-way;

THENCE, continuing in a westerly direction along the southern boundary of said parcel number 0013-00-000-3851-907, for a distance of approximately 1,278.08 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-3851-907, said point also lying in the eastern boundary line of a 3.943 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R207213 and FBCAD parcel account number 0013-00-000-4302-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 4 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-4302-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 427.42 feet to a point for corner, said point being the southwest corner of said parcel number 0013-00-000-4302-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4302-907, for a distance of approximately 411.37 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4302-907, said point also being the northeast corner of a 9.39 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31340 and FBCAD parcel account number 0013-00-000-4300-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4300-907, for a distance of approximately 994.31 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4300-907, said point also being the southwest corner of a 18.614 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31341 and FBCAD parcel account number 0013-00-000-4400-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 455 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0013-00-000-4400-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00-000-4400-907, for a distance of approximately 370.38 feet to a point, said point being in the northern boundary of said parcel number 0013-00-000-4400-907, said point also being the westernmost northwest corner of a 4.024 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R211001 and FBCAD parcel account number 0013-00-000-4453-907;

THENCE, in an easterly, then northerly, then easterly, then northerly, then easterly direction along the northern and western boundary boundary of said parcel number 0013-

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00-000-4453-907, for a distance of approximately 968.64 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4453-907, said point also being the southeast corner of a 1.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136432 and FBCAD parcel account number 0013-00-000-4499-907, said parcel number 0013-00-000-4499-907 containing a water tower owned by the Quail Valley Utility District;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 216.00 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4499-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4499-907, for a distance of approximately 210.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4499-907, said point also being the northeast corner of a 1.966 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R213745 and FBCAD parcel account number 0013-00-000-4454-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 0013-00-000-4454-907, for a distance of approximately 418.86 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4454-907, said point also being the northeast corner of a 1.841 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31343 and FBCAD parcel account number 0013-00-000-4451-907;

THENCE, continuing in a westerly direction along the northern boundary of said parcel number 0013-00-000-4451-907, for a distance of approximately 400.00 feet to a point for corner, said point being the northwest corner of said parcel number 0013-00-000-4451-907, said point also being the southwest corner of a 0.716 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R36799 and FBCAD parcel account number 0064-00-000-2995-907, said point also being in the eastern right-of-way boundary of F.M. 1092 (Murphy Road);

THENCE, in a northerly direction along said eastern right-of-way boundary of F.M. 1092, for a distance of approximately 5,225 feet to the **POINT OF BEGINNING**, and containing a total of approximately 595.54 acres.

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**Beginning at a point** which is the southwest corner of a 3.73 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907, said point being the northwest corner of a 1.8759 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76588 and FBCAD parcel account number 4180-00-000-0010-907, at the intersection of the easterly extension of the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD parcel account number 1800-00-000-0035-907, with the easterly right-of-way line Texas Parkway having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030-907, said point being also an exterior corner of the existing boundary of TIRZ No. 1;

THENCE, in a northerly direction along east right-of-way boundary of Texas Parkway, for a distance of approximately 4172 feet to a point for corner, said point being the northwest corner a 0.650 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44973 and FBCAD parcel account number 0264-00-000-0195907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0264-00000-0195-907, for a distance of approximately 302 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0195-907, also being the northwest corner of a 4.499 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R68318 and FBCAD parcel account number 3725-00-000-0010907;

THENCE, in a southerly direction along the western boundary of said parcel number 3725-00000-0010-907, for a distance of approximately 348 feet a point, said point being the southwest corner of said parcel number 3725-00-000-0010-907, also being in the northern boundary of a 2.461 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44974 and FBCAD parcel account number 0264-00-000-0196907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0196-907, for a distance of approximately 466 feet to a point corner, said point being the east corner of a 0.6339 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R255688 and FBCAD parcel account number 0264-00-000-0100-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 0264-00-000-0100-907, for a distance of approximately 568 feet to a point, said point being the northeast corner of a 1.4679 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73082 and FBCAD parcel account number 3853-00-000-0010-907;

THENCE, in a southeasterly direction along the eastern boundary of said parcel number 385300-000-0010-907, for a distance of approximately 96 feet to a point, said point being in the eastern boundary of said parcel number 3853-00-000-0010-907, also being the northwest corner Lot 5 of Block 1 of Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71271 and FBCAD parcel account number 3850-01-001-0500-907;

THENCE, in a southerly direction along the western boundary line of Hunters Glen Section 1, for a distance of approximately 708 feet to a point, said point being the southwest corner Lot 4 of Block 5 of

Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71372 and FBCAD parcel account number 3850-01-005-0400-907, and being an interior corner in the eastern boundary of a 1.550 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212421 and FBCAD parcel account number 0264-00-000-0125-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 0264-00-000-0125-907, for a distance of approximately 126 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0125-907, also being an angle point in the southern boundary of Lot 5 of Block 5 Hunters Glen Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R71373 and FBCAD parcel account number 3850-01-005-0500-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0125-907, for a distance of approximately 98 feet to a point, said point being the northeast corner a 1.914 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44967 and FBCAD parcel account number 0264-00-0000120-907;

THENCE, in a southerly direction along the western boundary of said Hunters Glen Section 1 Subdivision, crossing Lexington Boulevard and continuing in a southerly direction along western boundary of Block 1, Hunters Point Estates Subdivision, for a distance of 1,348 feet to a point, said point being the southeast corner of Reserve "C" of Block 1 of Grand Park Center, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66789 and FBCAD parcel account number 3522-00-000-0030-907, being in the northern right-of-way boundary of Grand Park Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44962 and FBCAD parcel account number 0264-00-000-0050-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Grand Park Drive, for a distance of approximately 1,029 feet to a point, said point being the southwest corner of a 1.528 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R281899 and FBCAD parcel account number 0264-00-000-0145907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 265 feet to a point for corner, said point being the most northerly corner of said parcel number 0264-00-000-0145-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0264-00-000-0145-907, for a distance of approximately 364 feet to the northeast corner of said parcel number 0264-00-000-0145-907, being in the northwesterly right-of-way boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44965 and FBCAD parcel account number 0264-00-0000102-907;

THENCE, in a southwesterly direction along the northwesterly right-of-way boundary of said Independence Boulevard, for a distance of approximately 1,405 feet to a point, said point being in the southern boundary of a 3.9787 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R317738 and FBCAD parcel account number 3859-01-000-0065-907, also being in said northerly right-of-way boundary of Independence Boulevard;

THENCE, in a southerly direction, crossing said Independence Boulevard, and continue for a total distance of approximately 220 feet to a point for corner, said point being the westernmost southwest corner of a 1.638 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R72053 and FBCAD parcel account number 3850-03-000-0010-907, also

being in the northern boundary of a 8.945 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44961 and FBCAD parcel account number 0264-00-000-0040-907;

THENCE, in a westerly direction along the northern right-of-way boundary of said parcel number 0264-00-000-0040-907, for a distance of approximately 58 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0040-907, also being the southwest corner of a 0.1 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132579 and FBCAD parcel account number 4180-00-000-0022-907;

THENCE, in a southerly direction along the western boundary of said parcel number 0264-00000-0040-907, for a distance of approximately 1,660 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0040-907, also being the southeast corner of a 2.473 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R76589 and FBCAD parcel account number 4180-00-0000020-907, being in the northern boundary of a 1.738 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R189487 and FBCAD parcel account number 5862-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 5862-01000-0020-907, for a distance of approximately 516 feet to a point for corner, said point being in the eastern right-of-way boundary of Texas Parkway, said point also being the southwest corner of a 2.5266 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126162 and FBCAD parcel account number 4180-00-000-0045907;

THENCE, in a southerly direction along eastern right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique account number 1111-09-070013-00-0, for a distance of approximately 1,541 feet to a point, said point being the northwest corner of a 0.517 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R89171 and FBCAD parcel account number 5295-00-0000010-907, said point also being the southwest corner of Lot 43, Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95240 and FBCAD parcel account number 5862-01-003-0430907;

THENCE, in an easterly direction along the northern right-of-way boundary said parcel number 5295-00-000-0010-907, for a distance of approximately 150 feet to a point for corner, said point being the northeast corner said parcel number 5295-00-000-0010-907, said point also being the northwest corner of Lot 46 Block 3 of the Quail Green Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95243 and FBCAD parcel account number 5862-01-003-0460-907

THENCE, in a southerly direction along the eastern boundary of said parcel number 5295-00000-0010-907 and it's southerly extension, crossing Greendale drive, and continuing, in all for a distance of approximately 627 feet to a point, said point being the southeast corner of a 0.4212 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95354 and FBCAD parcel account number 5862-02-000-0010-907, said point also being the northeast corner of Lot 11, Block 5 of the Quail Green Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95478 and FBCAD parcel account number 5862-02-005-0110-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5862-02000-0010-907, for a distance of approximately 154 feet to a point, said point being the southwest corner of said

parcel number 5862-02-000-0010-907, said point also being northeast corner of said Lot 11, Block 5 of the Quail Green Section 2 subdivision, being said parcel number 586202-005-0110-907 in the easterly right-of-way boundary of Texas Parkway, being parcel number 1111-09-07-0013-00-8;

THENCE, in a southerly direction along the eastern right-of-way boundary of Texas Parkway, being said parcel number 1111-09-07-0013-00-8, and it's southerly projection, for a distance of approximately 295 feet to a point, said point being the northwest corner of a 1.262 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R151741 and FBCAD parcel account number 0013-00-000-2101-907;

THENCE, in an southeasterly direction along the northwestern boundary of said parcel number 0013-00-000-2101-907, for a distance of approximately 283 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-2101-907, said point also being the northwest corner of Lot 3, Block 1 of the Quail Green South Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R278881 and FBCAD parcel account number 5864-02-001-0030-907;

THENCE, in a southeasterly direction along the western boundary of the Quail Green South Section 2 subdivision, for a distance of approximately 1,010 feet to a point for corner, said point being the southeast corner of a 2.1488 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31252 and FBCAD parcel account number 0013-00-000-2100-907, also being in the north boundary of Lot 20, Block 3 of the Quail Green South Section 3 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246134 and FBCAD parcel account number 5864-01-003-0200-907;

THENCE, in a southwesterly direction along the southern boundary of said parcel number 001300-000-2100-907, for a distance of approximately 219 feet to a point, said point being the southern corner of said parcel number 0013-00-000-2100-907, also being in the northeasterly right-of-way boundary of Texas Parkway, same being parcel number 1111-09-07-0013-00-0;

THENCE, in a southeasterly direction along the northeastern right-of-way boundary Texas Parkway, being said parcel number 1111-09-07-0013-00-0, for a distance of approximately 943 feet to a point, said point being the southwest corner of a 0.14 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245497 and FBCAD parcel account number 5864-01-000-0030-907;

THENCE, in a northerly direction along the northwestern boundary of said parcel number 586401-000-0030-907, at approximately 26 feet pass the southwest corner of a 1.457 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245303 and FBCAD parcel account number 5864-01-000-0100-907, and continue, in all for a distance of approximately 272 feet to a point for corner, said point being the northwest corner of said parcel number 5864-01-000-0100-907, said point also being the northeast corner of Lot 5, Block 3 of the Quail Green South Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R246119 and FBCAD parcel account number 5864-01-003-0050-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5864-01000-0100-907 crossing Turtle Creek Drive, and continue, in all for a distance of approximately 599 feet to a point for corner, said point being the northeast corner of a 1.785 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R245304 and FBCAD parcel account number 5864-01-000-0200-907, said point also being the southeast corner of a 1.0661 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification

number R245382 and FBCAD parcel account number 5864-01-000-0090-907, in the existing easterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southerly direction along the existing easterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 895 feet to a point for corner, said point being the southeast corner of a 0.675 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102488 and FBCAD parcel account number 5922-01-000-0041-907, said point also being the northeast corner of a 9.83 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136433 and FBCAD parcel account number 5922-00-000-0010-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0041-907, for a distance of approximately 296 feet to a point for corner, said point being the southwest corner of said parcel number 5922-01-000-0041-907, said point also being the northeast corner of the right-of-way boundary of Turtle Creek Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167277 and FBCAD parcel account number 5922-00-000-0016-907;

THENCE, in a southwesterly direction along the southeastern right-of-way boundary of said Turtle Creek Drive, said parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the east right-of-way boundary of Hilton Head Drive, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167248 and FBCAD parcel account number 5922-00-000-0001-907;

THENCE, in a northwesterly direction along the northeastern right-of-way boundary of said Hilton Head Drive, said parcel account number 5922-00-000-0001-907, for a distance of approximately 60 feet to a point for corner, said point being the intersection of the east right-of-way boundary of Hilton Head Drive with the northwest right-of-way boundary of said Turtle Creek Drive, said parcel number 5922-00-000-0016-907;

THENCE, in a northeasterly direction along the northwestern right-of-way boundary of said Turtle Creek Drive, being parcel account number 5922-00-000-0016-907, for a distance of approximately 2410 feet to a point for corner, said point being the southeast corner of a 1.718 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102491 and FBCAD parcel account number 5922-01-000-0050-907;

THENCE, in a northerly direction along the west right-of-way boundary of Turtle Creek Drive, being said parcel number 1111-09-07-0013-00-0, being also the east boundary line of said parcel number 5922-01-000-0050-907, for a distance of approximately 258 feet to a point, said point also being the northeast corner of said parcel number 5922-01-000-0050-907, said point also being the southeast corner of a 0.517 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R102493 and FBCAD parcel account number 5922-01-000-0052-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5922-01000-0052-907, for a distance of approximately 275 feet to a point, said point being the southwesterly corner of said parcel number 5922-01-000-0052-907, said point also being the eastern boundary of a 0.758 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R375120 and FBCAD parcel account number 0013-00-000-2121-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 0013-00000-2121-907, for a distance of approximately 310 feet to a point for corner, said point being the southeast corner of said parcel number 0013-00-000-2121-907, said point also being the southwest corner of said parcel

number 5922-01-000-0050-907, said point also being in the north boundary line of a 9.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136434 and FBCAD parcel account number 5922-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,170 feet to a point, said point being the southwest corner of a 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907, said point also being the southeast corner of a 15.792 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in a westerly direction along the northern boundary line of the Quail Valley Thunderbird North subdivision, for a distance of approximately 1,725 feet to a point, said point being the southwest corner of said parcel number 5726-01-000-0020-907, said point also being the southeast corner of a 1.197 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136429 and FBCAD parcel account number 0013-00-000-0020-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 572601-000-0020-907, for a distance of approximately 1464 feet to a point, said point being the northwest corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of a 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in a northerly direction along the western boundary line of said parcel number 001300-000-2000-907, for a distance of approximately 357 feet to a point, said point being the northwest corner of said parcel number 0013-00-000-2000-907, said point also being in the southerly boundary line of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 001300-000-2000-907, same being the southerly boundary line of said Cartwright Road, for a distance of approximately 44 feet to a point, said point being the northeast corner of said parcel number 0013-00-000-2000-907, said point also being the northwest corner of a 2.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31251 and FBCAD parcel account number 0013-00-000-2080-907;

THENCE, in a southerly direction along the eastern boundary line of said parcel number 001300-000-2000-907, same being the westerly boundary of said parcel number 0013-00-000-2080 907, for a distance of approximately 356 feet to a point, said point being the southeast corner of said parcel number 0013-00-000-2000-907, said point also being in the northerly boundary line of said 15.792 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308811 and FBCAD parcel account number 5726-01-000-0020-907;

THENCE, in an easterly direction along the northern boundary line of said parcel number 572601-000-0020-907, same being the southerly boundary of said parcel number 0013-00-000-2080907, for a distance of approximately 161 feet to a point, said point being the northeast corner of said parcel number 5726-01-000-0020-907, said point also being the northwest corner of said 0.05 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308813 and FBCAD parcel account number 5726-01-000-0040-907;



THENCE, in a southerly direction along the eastern boundary line of said parcel number 572601-000-0020-907, same being the westerly boundary line of Park Gate Section One subdivision, for a distance of approximately 1234 feet to a point, said point being an interior corner of said parcel number 5726-01-000-0020-907, said point also being the southwest corner of said 13.7765 acre parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5726-01000-0020-907, for a distance of approximately 1,495 feet to a point, said point being the easternmost northeasterly corner of said parcel number 5726-01-000-0020-907, also being in the western boundary of said 19.7824 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31253 and FBCAD parcel account number 0013-00-000-2120-907;

THENCE, in a northerly direction along the western boundary of said parcel number 0013-00000-2120-907, for a distance of approximately 737 feet to a point, said point being the southernmost corner of a 1.455 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110896 and FBCAD parcel account number 7130-00-000-0040-907, said point also being in the western boundary of a 2 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R382126 and FBCAD parcel account number 0013-00-000-2122-907;

THENCE, in a northwesterly direction along southwestern boundary of said parcel number 7130-00-000-0040-907, for a distance of approximately 718 feet to a point, said point being an interior corner on the southern boundary of a 10.3363 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R110898 and FBCAD parcel account number 7130-00-000-0060-907, said point also being the northeast corner of Lot 73, Block 1 of the Park Gate Section 1 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308858 and FBCAD parcel account number 5726-01-001-0730-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 7130-00000-0060-907 and it's westerly projection, for a distance of approximately 806 feet to a point for corner, said point being the southwest corner of a 1.1209 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R188672 and FBCAD parcel account number 7130-00-000-0063-907, said point also being in the eastern right-of-way boundary of Summer Lane, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R308802 and FBCAD parcel account number 5726-01-0000001-907;

THENCE, in a northerly direction along the eastern right-of-way boundary of Summer Lane, being said parcel number 5726-01-000-0001-907, for a distance of approximately 377 feet to a point, said point being the northernmost northwesterly corner of said parcel number 7130-00000-0063-907, said point also being the intersection of the eastern right-of-way boundary of said Summer Lane with the southern right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 419 feet to a point, said point being the northwest corner of said 13.7765 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel identification number R31250 and FBCAD parcel account number 0013-00-000-2000-907, said point also being the northeast corner of a 0.123 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120135 and FBCAD parcel account number 9560-00-000-0030907;

THENCE, in a southerly direction along the western boundary of said parcel number 0013-00000-2000-907, and the easterly boundary of said parcel number 9560-00-000-0030-907, for a distance of approximately 25 feet to a point, said point being the southeast corner of said parcel number 9560-00-000-0030-907, said point also being the northeast corner of Lot 81, Block 4 in The Woods subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R120611 and FBCAD parcel account number 9560-00-0040810-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 9560-00000-0030-907, for a distance of approximately 540 feet to the intersection of the eastern right-of-way boundary of Hawks Road, being said parcel number 9560-00-000-0008-907, with the south right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along the southern right-of-way boundary of said Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 2,442 feet to a point, said point being the intersection of the southern right-of-way boundary of said Cartwright Road with the eastern right-of-way boundary of Quail Valley East Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166333 and FBCAD parcel account number 5910-01-000-0001-907;

THENCE, in a southerly direction along the eastern right-of-way boundary of Quail Valley East Drive parcel number 5910-01-000-0001-907, for a distance of approximately 1,805 feet to a point for corner, said point being the southwest corner of a 1.712 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99383 and FBCAD parcel account number 5910-01-000-2600-907, said point also being in the northern boundary of the American Canal easement and 2.784 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168322 and FBCAD parcel account number 5910-02-000-0010-907;

THENCE, in a westerly direction along the said northern boundary of the American Canal easement, being said parcel number 5910-02-000-0010-907, crossing Quail Valley East Drive for a distance of approximately 60 feet to a point for corner, said point being the southeast corner of a 0.615 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99382 and FBCAD parcel account number 5910-01-000-2400907;

THENCE, in a northerly direction along the western right-of-way boundary of Quail Valley East Drive, being said parcel number 5910-01-000-0001-907, for a distance of approximately 1,806 feet to a point, said point being the intersection of the western right-of-way boundary of Quail Valley East Drive with the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, said point being the northeast corner of Lot 1, Block 5 of the Quail Valley East Section 1 Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R99502 and FBCAD parcel account number 5910-01-005-0100-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 226 feet to a point, said point being the northeast corner of a 0.0206 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136421 and FBCAD parcel account number 5904-00-000-0199-907, said point also being the northwest corner of the American Canal easement parcel number 1111-09-07-0013-00-0;

THENCE, in a southerly direction along said western right-of-way boundary of the American Canal easement parcel number 1111-09-07-0013-00-0, for a distance of approximately 1,753 feet to a point for corner, said point being the southeast corner of a 4.294 acre parcel, said parcel having Fort Bend Central

Appraisal District (FBCAD) unique parcel identification number R98412 and FBCAD parcel account number 5904-00-000-2003-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 5904-00000-2003-907, for a distance of approximately 435 feet to a point for corner, said point being the southwest corner of said parcel number 5904-00-000-2003-907, also being the northwest corner of a 0.7649 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98413 and FBCAD parcel account number 5904-00-000-2006907, also being in the eastern right-of-way boundary of Cypress Point Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167563 and FBCAD parcel account number 5904-00-000-0011-907;

THENCE, in a northerly direction along said east right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 406 feet to a point, said point being the northwest corner of said parcel number 5904-00-000-2003-907;

THENCE, in a northwesterly direction crossing Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 84 feet to a point, said point being the southeast corner of Lot 18 of the Quail Valley Patio Homes Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R98381 and FBCAD parcel account number 5903-02-000-1800-907, said point also being in the western right-of-way boundary of said Cypress Point Drive, parcel number 5904-00-000-0011907;

THENCE, in a northerly direction along said western right-of-way boundary of Cypress Point Drive, being said parcel number 5904-00-000-0011-907, for a distance of approximately 185 feet to a point, said point being the intersection of the western right-of-way boundary of said Cypress Point Drive with the southern right-of-way boundary of Kingsbrook Lane, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169307 and FBCAD parcel account number 5903-02-000-0001-907;

THENCE, in a northwesterly direction along said southern right-of-way boundary of Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, for a distance of approximately 1,670 feet to a point, said point being the intersection of the western right-of-way boundary of said Kingsbrook Lane, being said parcel number 5903-02-000-0001-907, with the southern right-ofway boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 3,540 feet to a point, said point being the northeast corner of a 0.027 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R144047 and FBCAD parcel account number 5902-00-000-1011-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road with the western right-of-way boundary of Bermuda Dunes Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167360 and FBCAD parcel account number 5902-00-000-0018907;

THENCE, in a southerly direction along said western right-of-way boundary of Bermuda Dunes Drive, same being parcel number 5902-00-000-0018-907, for a distance of approximately 228 feet to a point for corner, said point being the most easterly southeast corner of a 0.923 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97772 and FBCAD parcel account number 5902-00-000-1010-907, said point also being the intersection of the western right-of-way boundary of Bermuda Dunes Drive with northern right-of-way boundary of Palm Desert Lane,

said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167358 and FBCAD parcel account number 5902-00-000-0017-907;

THENCE, in a northwesterly direction along said northern right-of-way boundary of Palm Desert Lane, same being parcel number 5902-00-000-0017-907, for a distance of approximately 531 feet to a point, said point being the northwest corner of a 0.587 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97771 and FBCAD parcel account number 5902-00-000-1000-907, said point also being the intersection of the southern right-of-way of Cartwright Road parcel number 0013-00-000-3333907 with eastern right-of-way of said Palm Desert Lane, being parcel number 5902-00-0000017-907;

THENCE, in a westerly direction along said southern right-of-way boundary of Cartwright Road parcel number 0013-00-000-3333-907, for a distance of approximately 1,597 feet to a point for corner, said point being the most westerly northwest corner of an 8.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R97753 and FBCAD parcel account number 5902-00-000-0100-907, said point also being the intersection of the southern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, with the eastern right-of-way boundary of Murphy Road, being parcel number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along said eastern right-of-way boundary of Murphy Road, being said parcel number 0013-00-000-3333-907, crossing Cartwright Road, for a distance of approximately 445 feet to a point for corner, said point being the northwest corner of a 1.9515 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31334 and FBCAD parcel account number 0013-00-000-4001-907, said point also being the southwest corner of a 3.443 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31338 and FBCAD parcel account number 0013-00-000-4120-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-4001-907, for a distance of approximately 418 feet to a point for corner, said point being the northeast corner of said parcel number 0013-00-000-4001-907, said point also being in the western boundary of a 6.94 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167596 and FBCAD parcel account number 5960-02-000-0000-907;

THENCE, in a southerly direction along said western boundary of said parcel number 5960-02000-0000-907, for a distance of approximately 311 feet to a point, said point being the southwest corner of said parcel number 5960-02-000-0000-907, said point also being the southeast corner of a 0.627 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31335 and FBCAD parcel account number 0013-00-000-4010907, in the northern right-of-way boundary of Cartwright Road, being said parcel number 001300-000-3333-907;

THENCE, in an easterly direction along said northern right-of-way boundary of Cartwright Road, being said parcel number 013-00-000-3333-907, for a distance of approximately 1,358 feet to a point, said point being the southeast corner of a 5.995 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167595 and FBCAD parcel account number 5960-00-000-0000-907, said point also being the southwest corner of a 0.042 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R231814 and FBCAD parcel account number 5550-00-0000001-907;

THENCE, in a northerly direction along said eastern right-of-way boundary of said parcel number 5960-00-000-0000-907, for a distance of approximately 268 feet to a point for corner, said point being the northwest corner of a 0.6980 acre parcel, said parcel having Fort Bend Central Appraisal District

(FBCAD) unique parcel identification number R89682 and FBCAD parcel account number 5550-00-000-0020-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 5550-00000-0020-907, and it's easterly projection, crossing Bermuda Dunes Drive, an continuing, in all for a distance of approximately 436 feet to a point for corner, said point being the northeast corner of a 0.221 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R318636 and FBCAD parcel account number 1537-01-0000010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 1537-01000-0010-907, and it's southerly projection, for a distance of approximately 244 feet to a point, said point being the southeast corner of a 0.886 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R103289 and FBCAD parcel account number 6025-00-000-0010-907, said point also being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907;

THENCE, in an easterly direction along the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907, for a distance of approximately 4,910 feet to the southwest corner of a 0.280 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82589 and FBCAD parcel account number 4960-02-000-0020-907, said point being also the southeast corner of a 6.821 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166601 and FBCAD parcel account number 0013-00-000-9006-907, said point also being in the north right-of-way boundary of Cartwright Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R132195 and FBCAD parcel account number 0013-00-000-3333-907;

THENCE, in a northerly direction along the eastern boundary of said parcel number 0013-00000-9006-907, for a distance of approximately 296 feet to a point for corner, said point being the northwest corner of a 0.078 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376870 and FBCAD parcel account number 4960-02-000-0022-907;

THENCE, in an easterly direction along the northern boundary of said parcel number 4960-02000-0022-907, crossing Quail Valley East Drive and continuing, in all for a distance of approximately 808 feet to a point, said point being the northeast corner of a 3.659 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82587 and FBCAD parcel account number 4960-02-000-0010-907, said point also being the northwest corner of Lot 4, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82605 and FBCAD parcel account number 4960-02-011-0040-907;

THENCE, in a southerly direction along said eastern boundary of said parcel number 4960-02000-0010-907, for a distance of approximately 310 feet to a point, said point being the southeast corner of said parcel number 4960-02-000-0010-907, said point also being the southwest corner of Lot 1, Block 11 of Meadowcreek Section 2 subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R82602 and FBCAD parcel account number 4960-02-011-0010-907, being in the northern right-of-way boundary of Cartwright Road, being said parcel number 0013-00-000-3333-907 ;

THENCE, in an easterly direction along the north right-of-way boundary of Cartwright Road, same being parcel number 0013-00-000-3333-907, for a distance of approximately 1,777 feet to a point, said point being the intersection of said northern right-of-way boundary of Cartwright Road, being parcel number 0013-00-000-3333-907, with the western right-of-way boundary of Hawkes Road, having Fort Bend

Central Appraisal District (FBCAD) unique parcel identification number R165985 and FBCAD parcel account number 0013-00-000-9004-907;

THENCE, in a northerly direction along the western right-of-way boundary of Hawkes Road, same being parcel number 0013-00-000-9004-907, for a distance of approximately 989 feet to a point, said point being the intersection of the western right-of-way boundary of Hawkes Road and the southern right-of-way boundary of Evans Road, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165987 and FBCAD parcel account number 0013-00-000-9002-907;

THENCE, in an easterly direction along the southern right-of-way boundary of Evans Road, same being parcel number 0013-00-000-9002-907, for a distance of approximately 574 feet to a point, said point being the northeast corner of a 10.00 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R206012 and FBCAD parcel account number 0013-00-000-3101-907, also being in the western right-of-way boundary of Columbia Blue Drive;

THENCE, in a northeasterly direction across Columbia Blue Drive, for a distance of approximately 84 feet to a point, said point being the southwest corner of a 2.482 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31259 and FBCAD parcel account number 0013-00-000-2421-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in a northerly direction along the eastern right-of-way boundary of Columbia Blue Drive, for a distance of approximately 589 feet to a point for corner, said point being the northwest corner of a 7.4391 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R31256 and FBCAD parcel account number 0013-00-000-2400-907, also being in the eastern right-of-way boundary of Columbia Blue Drive;

THENCE, in an easterly direction along the northern boundary of said parcel number 0013-00000-2400-907, for a distance of approximately 1,564 feet to a point, said point being the original southeast corner of Lot 5, Block 4 of Fieldcrest subdivision, said point also being in the western right-of-way boundary of Texas Parkway, before widening, said parcel having Fort Bend Central Appraisal District (FBCAD) parcel account number 1111-09-07-0013-00-0;

THENCE, in a northerly direction along the western boundary of said Texas Parkway parcel number 1111-09-07-0013-00-0, for a distance of approximately 910 feet to a point, said point being the southeast corner of Lot 6, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64486 and FBCAD parcel account number 3050-00-001-0600-907, said point also being the intersection of the western right-of-way boundary of Texas Parkway with the northern right-of-way boundary of Flicker Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166187 and FBCAD parcel account number 3050-00-000-0001-907;

THENCE, in a westerly direction along the northern right-of-way boundary of Flicker Drive, being said parcel number 3050-00-000-0001-907, for a distance of approximately 74 feet to a point for corner, said point being the southwest corner of said Lot 6, Block 1 of the Fieldcrest subdivision, being said parcel number 3050-00-001-0600-907, said point also being the southeast corner of Lot 7, Block 1 of the Fieldcrest Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64487 and FBCAD parcel account number 3050-00-001-0700-907 ;

THENCE, in a northerly direction along the western boundary of said Lot 6, Block 1 of the Fieldcrest subdivision, for a distance of approximately 142 feet to a point, said point being the northwest corner of

said Lot 6, Block 1 of the Fieldcrest subdivision, said point also being in the southern boundary of Lot 5, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64485 and FBCAD parcel account number 3050-00-001-0500-907;

THENCE, in a westerly direction along the rear lot line of said Block 1 of the Fieldcrest subdivision, for a distance of approximately 148 feet to a point for corner, said point being the southwest corner of Lot 3, Block 1 of the Fieldcrest subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64483 and FBCAD parcel account number 3050-00-001-0300-907;

THENCE, in a northerly direction along the western boundary of said Lot 3, Block 1 of the Fieldcrest subdivision crossing Court Road, for a distance of approximately 205 feet to a point for corner, said point being in the northern boundary of a 0.1093 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53649 and FBCAD parcel account number 1800-00-000-0030-907, also being in the southern boundary of said 2.033 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53645 and FBCAD parcel account number 1800-00-000-0020-907;

THENCE, in a westerly direction along the northern boundary of said parcel number 1800-00000-0030-907, for a distance of approximately 322 feet to a point, said point being the northwest corner of said parcel number 1800-00-000-0030-907, said point being also in the east boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020907;

THENCE, in a southerly direction along the easterly boundary of said parcel number 0264-00000-0020-907, for a distance of approximately 10 feet to a point, said point being the southeast corner of said parcel number 0264-00-000-0020-907, said point being also in the north right-of-way boundary of Court Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44958 and FBCAD parcel account number 0264-00-0000010-907;

THENCE, in a westerly direction along the north right-of-way boundary of said Court Road, said parcel number 0264-00-000-0010-907, for a distance of approximately 1000 feet to a point, said point being the most southerly southwest corner of a 6.69 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R96095 and FBCAD parcel account number 5863-02-000-0010-907, said point being in the east right-of-way boundary of Columbia Blue Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167219 and FBCAD parcel account number 5863-02-000-0005-907;

THENCE, in a northerly direction along the east right-of-way boundary of said Columbia Blue Drive, being the west boundary of said parcel number 5863-02-000-0010-907, for a distance of approximately 368 feet to a point, said point being the northwest corner of said parcel number 5863-02-000-0010-907;

THENCE, in an easterly direction along the north boundary of said parcel number 5863-02-0000010-907, for a distance of approximately 896 feet to a point, said point being the northeast corner of said parcel number 5863-02-000-0010-907, in the west boundary of a 4.754 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44959 and FBCAD parcel account number 0264-00-000-0020-907;

THENCE, in a northerly direction along the west boundary of said parcel number 0264-00-0000020-907, for a distance of approximately 1336 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0020-907, in the south right-of-way boundary of Independence Boulevard, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R53650 and FBCAD

parcel account number 1800-00-000-0035-907, said point being also in the existing south boundary of TIRZ No. 1;

THENCE, in an easterly direction along the south right-of-way boundary of said Independence Boulevard parcel number 1800-00-000-0035-907 and the existing south boundary of TIRZ No. 1, for a distance of approximately 704 feet to the **POINT OF BEGINNING**, and containing a total of approximately 360.04 acres.



**METES AND BOUNDS DESCRIPTION OF TRACT NO. 2  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the southeast corner of a 0.5580 acre Lot 3 of Fuqua Ridge Subdivision, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66057 and FBCAD parcel account number 3425-00-000-0030-907, said point being in the western right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-0000030-907, at it's intersection with the northern boundary of Independence Boulevard, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R136345 and FBCAD parcel account number 3425-00-000-0000-907, being in the existing boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a westerly direction along said northern right-of-way boundary of Independence Boulevard, and the existing north boundary line of the City of Missouri City TIRZ No. 1, for a distance of approximately 583 feet to a point for corner, said point being the southwest corner of a 4.245 acre Lot 1 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66055 and FBCAD parcel account number 3425-00-000-0010-907;

THENCE, in a northerly direction along said western boundary of said parcel number 3425-00000-0010-907, for a distance of approximately 608 feet to a point for corner, said point being the northwest corner of a 3.369 acre Lot 2 of Fuqua Ridge Subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R66056 and FBCAD parcel account number 3425-00-000-0020-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 3425-00000-0020-907, for a distance of approximately 245 feet to a point, said point being the southwest corner of 2.1592 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R133007 and FBCAD parcel account number 0264-00-0000598-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 276 feet to a point, said point being the northwest corner of said parcel number 0264-00-000-0598-907;

THENCE, in a easterly direction along said northern boundary of said parcel number 0264-00000-0598-907, for a distance of approximately 337 feet to a point for corner, said point being the northeast corner of said parcel number 0264-00-000-0598-907, also being in the western right-of-way boundary of said Texas Parkway, and being the existing westerly boundary line of the City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing westerly boundary line of the City of Missouri City TIRZ No., for a distance of approximately 75 feet to the **POINT OF BEGINNING**, and containing a total of approximately 10.331 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 3  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northeast corner of a 17.873 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-0000210-907, said point also being the southeast corner of a 0.303 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44982 and FBCAD parcel account number 0264-00-000-0710-910, said point being in the west right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44960 and FBCAD parcel account number 0264-00-000-0030907, and said point also being in the existing west boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southerly direction along said western right-of-way boundary of Texas Parkway and the existing west boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1,962 feet to a point for corner, said point being the southeast corner of a 19.795 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44978 and FBCAD parcel account number 0264-00-000-0300-907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 1,442 feet to a point, said point being the southwest corner of said parcel number 0264-00-000-0300-907;

THENCE, in a northerly direction along said western boundary of said parcel number 0264-00000-0300-907, for a distance of approximately 672 feet to a point, said point being the southeast corner of a 7.478 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44979 and FBCAD parcel account number 0264-00-0000500-907;

THENCE, in a northwesterly direction along the southwestern boundary of said parcel number 0264-00-000-0500-907, for a distance of approximately 191 feet to a point, said point being on the northeasterly boundary of a 10.774 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R117389 and FBCAD parcel account number 0264-00-000-0501-907, being the northwest corner of the right-of-way boundary of Freshmeadow Drive, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166886 and FBCAD parcel account number 5863-01-000-0004-907;

THENCE, in a southerly direction along the western right-of-way boundary of Freshmeadow Drive, for a distance of approximately 185 feet to a point for corner, said point being the southeast corner of said parcel number 0264-00-000-0501-907, also being the northeast corner of a 0.809 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95577 and FBCAD parcel account number 5863-01-000-0020907;

THENCE, in a westerly direction along the southern boundary of said parcel number 0264-00000-0501-907, for a distance of approximately 136 feet to a point, said point being the interior angle point said parcel number 0264-00-000-0501-907, also being the northwest corner of a said parcel number 5863-01-000-0020-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 026400-000-0501-907, for a distance of approximately 857 feet to a point for corner, said point being the southwest corner of said parcel number 0264-00-000-0501-907, also being the westerly corner of Lot 14 of Block 3

Quail Green West Section 1, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R95633 and FBCAD parcel account number 5863-01-003-0140-907;

THENCE, in a northwesterly direction along said southwestern boundary of said parcel number 0264-00-000-0501-907, for a distance of approximately 813 feet to a point for corner, said point being the west corner of a 4.9186 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41379 and FBCAD parcel account number 0118-00-000-0102-907, also being in the southern right-of-way boundary of Scanlin Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R293538 and FBCAD parcel account number 0118-00-000-0120-907;

THENCE, in a northeasterly direction along the southeastern right-of-way boundaries of Scanlin Road, parcel identification numbers R293538, R300115, R346238, R346360, and R293736, for a distance of approximately 2,431 feet to a point for corner, said point being the northwest corner of a 17.873 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44977 and FBCAD parcel account number 0264-00-000-0210907; also being the southwest corner of a 8.6543 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R44980 and FBCAD parcel account number 0264-00-000-0700-910;

THENCE, in an easterly direction, along the city limit line of the City of Missouri City, and along the northern boundary of said parcel number 0264-00-000-0210-907, for a distance of approximately 1,041 feet to the **POINT OF BEGINNING**, and containing a total of approximately 83.81 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 4  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the northwest corner of a 1.0711 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73440 and FBCAD parcel account number 3860-01-0000010-907, said point being in the south right-of-way boundary of Buffalo Run, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160679 and FBCAD parcel account number 0626-00-000-9003-907, said point also being in the east right-of-way boundary of Texas Parkway, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169175 and FBCAD parcel account number 0626-00-000-0007-907, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said northern boundary of said parcel number 386001-000-0010-907, for a distance of approximately 189 feet to a point, said point being the northeast corner of said parcel number 3860-01-000-0010-907, also being the northwest corner of a 0.1642 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73444 and FBCAD parcel account number 3860-01-001-0010-907;

THENCE, in a southerly direction along the eastern boundary of said parcel number 3860-01000-0010-907, for a distance of approximately 289 feet to a point, said point being the southeast corner of said parcel number 3860-01-000-0010-907, also being the southwest corner of a 0.1762 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R73448 and FBCAD parcel account number 3860-01-001-0050-907, said point being in the northern right-of-way boundary of Mimosa Road, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167528 and FBCAD parcel account number 3860-01-000-0008-907;

THENCE, in a westerly direction along the northern boundary of Mimosa Road, for a distance of approximately 135 feet to a point, said point being the southwest corner of said parcel number 3860-01-000-0010-907, also being the southeast corner of a 0.012 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130229 and FBCAD parcel account number 3860-01-000-0011-907;

THENCE, in a northwesterly direction along said western boundary of said parcel number 386001-000-0011-907, for a distance of approximately 226 feet to a point, said point being an angle point on the boundary of said parcel number 3860-01-000-0011-907 and in the east right-of-way boundary of Texas Parkway, said point also being in the existing east boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northerly direction along said east right-of-way boundary of Texas Parkway, being the existing east boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 43 feet to the **POINT OF BEGINNING**, and containing a total of approximately 1.0831 acres.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 5  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the west corner of a 0.0467 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R331380 and FBCAD parcel account number 5050-00-0490001-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the east right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northeasterly direction along said southeast right-of-way boundary of Fifth Street, for a distance of approximately 532 feet to a point for corner, said point being the north corner of a 8.112 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88609 and FBCAD parcel account number 5050-00-049-0000907, also being a westerly corner of a 5.00 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88610 and FBCAD parcel account number 5050-00-051-0000-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 120 feet to the easterly corner of said parcel number 5050-00-049-0000-907, also being an interior corner of said parcel number 505000-051-0000-907;

THENCE, in a southwesterly direction along the southeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 29 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of said parcel number 505000-051-0000-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 287 feet to an interior corner of said parcel number 5050-00-049-0000-907, also being a southerly corner of said parcel number 505000-051-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 97 feet to a northerly corner of said parcel number 5050-00-049-0000-907, also being a westerly corner of a 5.026 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88622 and FBCAD parcel account number 5050-00-062-0002-907;

THENCE, in a southeasterly direction along the northeastern boundary of said parcel number 5050-00-049-0000-907, for a distance of approximately 412 feet to a point for corner, said point being in the southeastern right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167101 and FBCAD parcel account number 5050-00-000-0003-907, also being on the northwestern boundary of a 6.25 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88624 and FBCAD parcel account number 5050-00-064-0000-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 5050-00-064-0000-907 and the southeast right-of-way boundary of Texas Avenue, for a distance of approximately 90 feet to the north corner said parcel number 5050-00-064-0000-907, also being the west corner of a 5.250 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88626 and FBCAD parcel account number 5050-00-065-0010-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 5050-00-064-0000-907, for a distance of approximately 530 feet to a point for corner, said point being in the southeastern right-of-way boundary of Adams Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169117 and FBCAD parcel account number 0118-00-000-0014-907, also being on the northwestern boundary of a 0.8217 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41393 and FBCAD parcel account number 0118-00-000-1400907;

THENCE, in a southwesterly direction along said southwestern right-of-way boundary of Adams Street, for a distance of approximately 139 feet to a point for corner, said point being the north corner of a 0.2145 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41397 and FBCAD parcel account number 0118-00-0001725-907, also being the west corner of a 0.258 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41395 and FBCAD parcel account number 0118-00-000-1600-907;

THENCE, in a southeasterly direction along said northeastern boundary of said parcel number 0118-00-000-1725-907, for a distance of approximately 126 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1725-907, also being in the northern boundary of a 1.782 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41396 and FBCAD parcel account number 0118-00-000-1700-907;

THENCE, in a northeasterly direction along said northwestern boundary of said parcel number 0118-00-000-1700-907, for a distance of approximately 92 feet to a point for corner, said point being the north corner of said parcel number 0118-00-000-1700-907, also being in the southwest boundary of a 0.844 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41394 and FBCAD parcel account number 0118-00-000-1500-907;

THENCE, in a southeasterly direction along said northeast boundary of said parcel number 0118-00-000-1700-907 and the southwest boundary of said parcel number 0118-00-000-1500907, for a distance of approximately 184 feet to a point, said point being the east corner of said parcel number 0118-00-000-1700-907, also being the south corner of said parcel number 011800-000-1500-907;

THENCE, in a southwesterly direction along the southeast boundary of said parcel number 011800-000-1700-907, for a distance of approximately 155 feet to a point for corner, said point being the north corner of a 4.605 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41389 and FBCAD parcel account number 0118-00-000-1000-907, said parcel also being the west corner of a 0.2185 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R376982 and FBCAD parcel account number 2754-00-001-0050-907;

THENCE, in a southeasterly direction along the northeast boundary of said parcel number 011800-000-1000-907, for a distance of approximately 679 feet to a point for corner, said point being the east corner of said parcel number 0118-00-000-1000-907, also being the south corner of a 0.1771 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R377027 and FBCAD parcel account number 2754-00-001-0500907, also being in the northwest boundary of 9.079 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41422 and FBCAD parcel account number 0118-00-000-5200-907;

THENCE, in a southwesterly direction along said southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 238 feet to a point, said point being in the northeast boundary of a 0.1470 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel

identification number R41417 and FBCAD parcel account number 0118-00-000-5100-907;

THENCE, in a northwesterly direction along said northeast boundary of said parcel number 0118-00-000-5100-907, for a distance of approximately 55 feet to the north corner of said parcel number 0118-00-000-5100-907, being an interior corner of parcel number 0118-00-000-1000907;

THENCE, in a southwesterly direction along said northwest boundary of said parcel 0118-00000-5100-907, being the southeast boundary of said parcel number 0118-00-000-1000-907, for a distance of approximately 66 feet to a point, said point being the south corner of said parcel number 0118-00-000-1000-907 and being in the northeast right of way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130384 and FBCAD parcel account number 0118-00-000-0801-907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a northwesterly direction along said northeast right-of-way boundary of Texas Parkway, being the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 2215 feet to the POINT OF BEGINNING and containing approximately 26.12 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 6  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the north corner of a 0.0406 acre parcel, and according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R328030 and FBCAD parcel account number 5050-00-0480101-907, said point being in the southeast right-of-way boundary of Fifth Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, and in the southwest right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002907, being the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southeasterly direction along the southwest right-of-way boundary of said Texas Parkway, being said parcel number 5050-00-000-0002-907, and the existing boundary line of City of Missouri City TIRZ No. 1, for a distance of approximately 1363 feet to a point for corner, said point being the north corner of a 0.8 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R41410 and FBCAD parcel account number 0118-00-000-4200-910, said point also being in the southeast right-of-way boundary of Adam Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R168318 and FBCAD parcel account number 2750-00-000-0002907, said point also being in the existing southeasterly boundary line of the incorporated limits of the City of Missouri City;

THENCE, in a southwesterly direction along the southeast right-of-way boundary of said Adam Street, same being parcel number 2750-00-000-0002-907, being also along the existing southeasterly boundary line of the incorporated limits of the City of Missouri City, for a distance of approximately 282 feet to a point for corner;

THENCE, in a northwesterly direction, crossing Adam Street, being said parcel number 275000-000-0002-907, and continuing along the southwest boundary of a 3.053 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88629 and FBCAD parcel account number 5050-00-066-0003-907, for a distance of approximately 542 feet to a point for corner, said point being the west corner of said parcel number 5050-00-066-0003-907, said point also being in the southeasterly right-of-way boundary of Texas Avenue, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167099 and FBCAD parcel account number 5050-00-000-0001907,

THENCE, in a northerly direction, crossing said Texas Avenue, being said parcel number 505000-000-0001-907, for a distance of approximately 73 feet to a point for corner, said corner being in the northwesterly right-of-way boundary of said Texas Avenue, being said parcel number 5050-00-000-0001-907, said point also being a southerly corner of a 1.1386 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88615 and FBCAD parcel account number 5050-00-056-0001-907, said point also being an easterly corner of Lot 1, Block 5, Fifth Ave Estates subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R64594 and FBCAD parcel account number 3100-00-005-0100-907;

THENCE, in a northwesterly direction along said northeast boundary of said Block 5, Fifth Ave Estates subdivision, for a distance of approximately 777 feet to point for corner, said point being a westerly corner of a 0.033 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R339138 and FBCAD parcel account number 5050-00-048-0901-907, said point being in the southeasterly right-of-way boundary of said Fifth Street, said parcel account number



5050-00-000-0004-907;

THENCE, in a northeasterly direction along the southeasterly right-of-way boundary of said Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 213 feet to the POINT OF BEGINNING and containing approximately 7.48 acres, more or less.

**METES AND BOUNDS DESCRIPTION OF TRACT NO. 7  
CITY OF MISSOURI CITY TIRZ NO. 1**

**Beginning at a point** which is the most easterly southeast corner of a 0.1993 acre parcel, according to the FBCAD Tax Year 2009 Roll, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88575 and FBCAD parcel account number 5050-00-004-0500-907, said point being in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907, at the intersection with the projected northeast right-of-way boundary of Texas Parkway, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167100 and FBCAD parcel account number 5050-00-000-0002-907, being the existing the most northerly corner on the existing boundary line of City of Missouri City TIRZ No. 1;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, for a distance of approximately 400 feet to a point for corner, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167104 and FBCAD parcel account number 5050-00-000-0006-907, also being the east corner of a 0.4637 acre parcel, said having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88592 and FBCAD parcel account number 5050-00-023-0300-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Douglas Street, for a distance of approximately 520 feet to a point for corner, said point being the east corner of Lot 4, Block 31, in Missouri City subdivision, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88600 and FBCAD parcel account number 5050-00-031-0400-907, said point being in the southwest right-of-way boundary of Douglas Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167109 and FBCAD parcel account number 5050-00-000-0011-907, and the northwest right-of-way boundary of Third Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167106 and FBCAD parcel account number 5050-00-000-0008-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Third Street, said parcel number 5050-00-000-0008-907, for a distance of approximately 620 feet to a point for corner, said point being an interior corner of a 14.5959 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124159 and FBCAD parcel account number 5050-00-032-0000-907, said point being in the westerly corner of the right-of-way boundary of Third Street, parcel number 5050-00-000-0008-907;

THENCE, in a northwesterly direction, crossing said 14.5959 acre parcel number 5050-00-032-0000-907, for a distance of approximately 495 feet to a point for corner, said point being in the original center of the right-of-way boundary of First Street, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167107 and FBCAD parcel account number 5050-00-000-0009-907;

THENCE, in a northeasterly direction along the original center of the right-of-way boundary of First Street, being said parcel number 5050-00-000-0009-907, for a distance of approximately 360 feet to a point for corner, said point being the southeasterly corner of a 0.427 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number

R277331 and FBCAD parcel account number 5050-00-041-0001-907, said point being in the southwest right-of-way boundary of Louisiana Street, having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167108 and FBCAD parcel account number 5050-00-000-0010-907;

THENCE, in a northwesterly direction along said southwest right-of-way boundary of Louisiana Street, being said parcel number 5050-00-000-0010-907, for a distance of approximately 80 feet to a point for corner, said point being in the westerly corner of the right-of-way boundary of said Louisiana Street, said point being in the south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907;

THENCE, in a northeasterly direction along said south right-of-way boundary of Hwy 90A, for a distance of approximately 902 feet to a point for corner, said point being in the southwest right-of-way boundary of Orchard Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167113 and FBCAD parcel account number 5050-00-0000015-907 and the aforementioned south right-of-way boundary of Hwy 90A having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R169124 and FBCAD parcel account number 0118-00-000-0007-907, being also the north corner of a 0.2295 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R262285 and FBCAD parcel account number 5050-00-002-0000-907;

THENCE, in a southeasterly direction along said southwest right-of-way boundary of Orchard Street, for a distance of approximately 754 feet to the east corner of a 0.4743 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R88576 and FBCAD parcel account number 5050-00-004-0900-907, said point being in the southwest right-of-way boundary of Orchard Street, said parcel number 5050-00-000-0016907, and in the northwest right-of-way boundary of Fifth Street having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R167102 and FBCAD parcel account number 5050-00-000-0004-907;

THENCE, in a southwesterly direction along said northwest right-of-way boundary of Fifth Street, being said parcel number 5050-00-000-0004-907, for a distance of approximately 186 feet to the **POINT OF BEGINNING**, and containing a total of approximately 18.92 acres, more or less.