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Richard L. Muller
Partner

September 28, 2010

Ms. Doris Senior
4002 Knight Road
Fresno, Texas 77545-2002

Re: Fort Bend County Toll Road Authority; Fort Bend Parkway Project B
Right-of-Way Acquisition - Parcels 33-1 and 33-2

Dear Ms. Senior:

I am writing on behalf of my client, Fort Bend County Toll Road Authority (the "Authority"), regarding the above-referenced property. The Authority wishes to purchase Parcel 33-1 (0.034 acres of land) and Parcel 33-2 (2.167 acres of land) for the construction of the Fort Bend Parkway Toll Road, Project B ("Parkway B"). Legal descriptions of the property to be acquired (Parcels 33-1 and 33-2) are enclosed. As its full and final offer, the Authority offers to pay (1) \$21,000 for Parcel 33-1; and (2) \$130,020 for Parcel 33-2.

The Authority will pay all closing costs, except taxes, which will be prorated to October 1, 2010. In addition to the offer price stated above, the Authority will: (i) pay up to \$6,000 in moving expenses if you notify the Authority that you wish to move from your current residence located on your property adjacent to Parcel 33-1, provided that you give written notice to the Authority within two years of the opening of Parkway B for public use, and (ii) to have a fence that is similar in design and materials to your existing fence built on the boundary between Parcel 33-2 and your property adjacent to Parcel 33-2. No further compensation will be paid by the Authority. Any personal property and improvements located on Parcels 33-1 and 33-2 may be removed prior to commencement of construction of Parkway B.


If this offer is acceptable to you, please sign both originals and return one to me in the enclosed postage-paid envelope. We will then make the necessary arrangements for approval by the Fort Bend County Commissioners Court, and to complete the transaction. If you have any questions concerning this matter, please do not hesitate to contact me directly at (713) 860-6415. Thank you for your attention to this matter.

Sincerely,



Richard L. Muller, Jr.
Attorney for the Authority

AGREED TO AND ACCEPTED:

By: 

Doris Senior

Enclosures

- (1) Legal description and map of Parcel 33-1
- (2) Legal description and map of Parcel 33-2
- (3) Postpaid return envelope

PARCEL NO. 33-1
FORT BEND PARKWAY PHASE "B"
FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 0.034 acre (1,460 square feet) of land in the Moses Shipman League, A-86, Fort Bend County, Texas, being part of Lot 1 of the Henry Watts Subdivision Of 125.4 Acres recorded in Volume "W", Page 432 of the District Court Minutes of said Fort Bend County, more particularly being part of that certain tract called 0.976 acre conveyed to R.O. Senior, Sr., by an instrument of record in Volume 1851, Page 117 of the Official Records of said Fort Bend County (F.B.C.O.R.), said 0.976 acre tract conveyed to Doris Senior by an instrument of record in Volume 114, Page 541 of the Probate Records of said Fort Bend County and being more particularly described by metes and bounds as follows, all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83), all coordinates and distances are surface and may be converted to grid by multiplying by the combined adjustment factor of 0.9998657;

COMMENCING for reference at a 1/2-inch iron pipe found marking the southwest corner of said Lot 1 and the southwest corner of said 0.976 acre tract, same being the northwest corner of Lot 2 of said Watts Subdivision, the northwest corner of that certain tract called 0.545 acre conveyed to R.O. Senior by an instrument of record in Volume 594, Page 27 of the Deed Records of said Fort Bend County, and conveyed to Doris Senior by an instrument of record in Volume 114, Page 541 of said Probate Records, same being on the east line of Lot 7 of said Watts Subdivision and on the east line of that certain tract called 0.659 acre conveyed to Bubba Hayes, Jr., and wife Irene Hayes, by instrument of record in Volume 684, Page 380 of the Deed Records of said Fort Bend County;

Thence North 03° 23' 19" West, 140.90 feet with the common line between said Lot 1 and Lot 7 and with the common line between said 0.976 acre and 0.659 acre tracts to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for the POINT OF BEGINNING of the herein described tract, same being on the south right-of-way line of the proposed Fort Bend Parkway, varying width, on the arc of a curve whose center bears North 26° 14' 10" West and having surface coordinates of X=3,078,665.79, Y=13,758,000.55;

Thence North $03^{\circ} 23' 19''$ West, continuing with said common lines, and departing said proposed south right-of-way, at 35.38 feet pass a found one (1) inch iron pipe and continue in all a total of 36.01 feet to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner on the south line of that certain tract called 5.485 acres conveyed to Fort Bend County Toll Road Authority by an instrument of record in File No. 2004060873 of the F.B.C.O.R. and from which point a one (1) iron pinched top iron pipe found marking the southwest corner of said 5.485 acre tract bears South $87^{\circ} 24' 00''$ West, 841.54 feet;

Thence North $87^{\circ} 24' 00''$ East, 80.28 feet with the south line of said 5.485 acre tract to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner on the south right-of-way line of the proposed Fort Bend Parkway, varying width, and on the arc of a curve whose center bears North $27^{\circ} 33' 05''$ West;

Thence 1.41 feet along the arc of a non-tangent curve to the right, with the south right-of-way line of said proposed Fort Bend Parkway, having a central angle of $00^{\circ} 01' 17''$, a radius of 3750.00 feet and a chord which bears South $62^{\circ} 27' 34''$ West, 1.41 feet to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner, a point of compound curve;

Thence 86.13 feet along the arc of a curve to the right, continuing with the south right-of-way of the proposed Fort Bend Parkway, having a central angle of $01^{\circ} 17' 37''$, a radius of 3814.50 feet and a chord which bears South $63^{\circ} 07' 01''$ West, 86.12 feet to the POINT OF BEGINNING and containing 0.034 acre (1,460 square feet) of land.

LJA Engineering & Surveying, Inc.

PARCEL NO. 33-2
FORT BEND PARKWAY PHASE "B"
FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 2.167 acres of land in the Moses Shipman League, A-86, Fort Bend County, Texas, being part of Lot 16, called 13 acres, of the Henry Watts Subdivision Of 125.4 Acres recorded by an instrument of record in Volume "W", Page 432 of the District Court Minutes of said Fort Bend County, more particularly being part of said called 13 acres conveyed to R.O. Senior by an instrument of record in Volume 449, Page 1 of the Deed Records of said Fort Bend County (F.B.C.D.R.), said 13 acre tract conveyed to Doris Senior by an instrument of record in Volume 114, Page 541 of the Probate Records of said Fort Bend County and being more particularly described by metes and bounds as follows, all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone (NAD 83), all coordinates and distances are surface and may be converted to grid by multiplying by the combined adjustment factor of 0.9998657;

COMMENCING for reference at a 1/2-inch iron rod found on the north right-of-way line of Watts Plantation Road, varying width, same being on the west line of that certain 60.0 foot wide private Road Easement as recorded in Volume 804, Page 48 of the F.B.C.D.R. and on the west line of that certain 60.0 foot wide H.L.&P Company Easement as recorded in Volume 843, Page 20 of the F.B.C.D.R.;

Thence North 03° 05' 39" West, 687.94 feet departing the north right-of-way line of said Watts Plantation Road, with the west line of said Private Road and H.L.&P. Company Easements and with an east line of that certain tract called 1.9747 acres conveyed to Ralph S. Senior, et ux, by an instrument of record in Volume 804, Page 56 of the F.B.C.D.R. to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for the POINT OF BEGINNING of the herein described tract, same being on the south right-of-way line of the proposed Fort Bend Parkway, varying width, and having surface coordinates of X=3,074,275.43; Y=13,757,454.56;

Thence North 03° 05' 39" West, continuing with the west line of said Private Road and H.L.&P. Company Easements and with the east line of said 1.9747 acre tract, at 94.76 feet pass the northeast corner of 1.9747 tract, same being the southeast corner of that certain tract called 1.9747 acres conveyed to R.W. Holford and wife Lynn by an instrument of record in Volume 804, Page 52 of the F.B.C.D.R., from which point a found 5/8-inch iron rod bears South 85° 50' 23" West, 0.24 feet, and continuing with the east line of said 1.9747 acre Holford tract in all a total of 350.36 feet to a 5/8-inch iron rod found for corner, the northeast corner of said Holford 1.9747 acre tract and on a south line of that certain tract called 1.0387 acres, described as Tract 21 of Oakwick Forest Estates Section 4 (unrecorded), conveyed to Geoffrey Hogno, et ux, by an instrument of record in Volume 2346, Page 1231 of the Official Records of said Fort Bend County (F.B.C.O.R.) and from which point a 1/2-inch iron rod found marking the southwest corner of said 1.0387 acre tract bears South 86° 49' 10" West, 117.82 feet;

Thence North 86° 49' 10" East, with the south line of said 1.0387 acre Tract 21, at 14.09 feet pass a 1/2-inch iron pipe found marking the southeast corner of said Tract 21 and the southwest corner of that certain tract called 1.0344 acres, described as Tract 22 of Oakwick Forest Estates Section 4 (unrecorded) conveyed to Dan R. Pustejovsky, et ux, by an instrument of record in Volume 2326, Page 868 of the F.B.C.O.R., at 142.25 feet pass a 1/2-inch iron pipe found marking the southeast corner of said 1.0344 acre Tract 22 and the southwest corner of that certain tract called 1.1452 acres, described as Tract 23 of Oakwick Forest Estates Section 4 (unrecorded) conveyed to Kim Oanh Cao by an instrument of record in File No. 2004007215 of the F.B.C.O.R., in all a total of 268.18 feet to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner, the northeast corner of said Lot 16 and the northwest corner of that certain tract called 13 acres described as Lot 15 of said Watts Subdivision, conveyed to Senior Real Estate & Investments, L.P., by an instrument of record in File No. 99000825 of the F.B.C.O.R. and from said point a found 1/2-inch iron rod bears North 03° 27' 06" West, 1.29 feet and a 1/2 inch iron pipe found marking the southeast corner of that certain tract called 1.0425 acres, described as Tract 24 of Oakwick Forest Estates Section 4 (unrecorded), conveyed to William Lee Swanson and wife Billie Jean Swanson by an instrument of record in Volume 2632, Page 2 of the F.B.C.O.R. bears North 86° 49' 10" East, 137.94 feet;

2.167 Acres

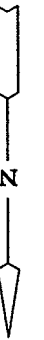
June 16, 2006
Job No. 1728-0002-202

Thence South $03^{\circ} 27' 06''$ East, 350.65 feet departing said 1.1482 acre Tract 23 and with the common line between Lot 16 and Lot 15 of said Watts Subdivision to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." Set for corner on the south right-of-way line of the proposed Fort Bend Parkway;

Thence South $86^{\circ} 52' 50''$ West, 270.37 feet departing the common line between said Lot 16 and Lot 15 and with the south right-of-way line of the proposed Fort Bend Parkway to the POINT OF BEGINNING and containing 2.167 acres of land.

LJA Engineering & Surveying, Inc.

MOSES SHIPMAN LEAGUE A-86



BASELINE CURVE DATA

P.I. STA. = 838+95.70 LT.
 $\Delta = 24^\circ 24' 37''$
 $D = 01^\circ 33' 49''$
 $R = 3,664.50'$
 $T = 792.64'$
 $L = 1,561.23'$
 $CH = S74^\circ 40' 31'' W$
 $1,549.45'$

PK 1011 W/SHINN
 CM 1009

EXISTING R.O.W.

18" RCP

KNIGHT ROAD

EXISTING R.O.W.

1/4" Fnd.

$\Delta = 00^\circ 01' 17''$
 $R = 3,750.00'$
 $L = 1.41'$
 $CH = S62^\circ 27' 34'' W$
 $1.41'$

LOT 3
 1/2" NO-CAP
 4' Chainlink Fence
 CALLED 0.545 ACRE
 LOT 2 WATTS SUBDIVISION
 R. O. SENIOR, SR.
 VOL. 594, PG. 27
 F.B.C.D.R.

LOT 2
 DORIS SENIOR
 VOL. 114, PG. 541
 F.B.C.P.R.
 F.B.C. PROBATE RECORDS

CALLED 0.976 ACRE
 LOT 1 OF THE
 HENRY WATTS SUBDIVISION
 OF 125.4 ACRES
 VOL. "W", PG. 432
 DISTRICT COURT MINUTES
 R. O. SENIOR, SR.
 VOL. 1851, PG. 117
 F.B.C.O.R.

DORIS SENIOR
 VOL. 114, PG. 541
 F.B.C. PROBATE RECORDS

P.O.C.
 PARCEL 33-1

Fnd. 1/2"

Fnd. 1/2"

LOT 1

P.O.B.
 PARCEL 33-1

X=3,078,665.79

Y=13,758,000.55

$\Delta = 01^\circ 17' 37''$
 $R = 3,814.50'$
 $L = 86.13'$
 $CH = S63^\circ 07' 01'' W$
 $86.12'$

CALLED 0.659 ACRE
 BUBBA HAYES JR.
 AND WIFE IRENE HAYES
 VOL. 684, PG. 380
 F.B.C.D.R.

LOT 7

1 Story
 Wood House

Shed

Propane Tank

PROPOSED R.O.W.

Clothes Line

80.28'
 $N87^\circ 24' 00'' E$
 B Sta 831+15.09
 L 150.00'

35.38'
 $N03^\circ 23' 19'' W$
 Fnd. 1"

841.54'

4' Barbed Wire Fence

SW Cor. 5.485 Ac.
 Fnd. 1" Pinched Top I.R.

PROPOSED FORT BEND PARKWAY (Width Varies)

F.B.C.T.R.A.
 CALLED 5.485 ACRES
 F.N. 2004060873
 F.B.C.O.R.

832+00
 PROJECT BASELINE

NOTES:

1. METES AND BOUNDS DESCRIPTION FOR SUBJECT TRACT PREPARED BY SEPARATE INSTRUMENT BY THE UNDERSIGNED, DATED JUNE 16, 2006.

2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83), WITH COORDINATES GIVEN IN FEET. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.9998657.

FOUND 5/8" IRON ROD (Unless otherwise noted)
 SET 5/8" IRON ROD WITH "LJA-ENG" CAP

■ PARCEL 33-1

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
0.976	0.034 AC. (1,460 S.F.)	0.942	

PARCEL PLAT
 SHOWING PROPERTY OF

DORIS SENIOR

FORT BEND PARKWAY, PHASE B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING & SURVEYING, INC. JUNE 2006

SCALE: 1" = 50'