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Richard L. Muller
Partner

September 28, 2010

Senior Real Estate & Investments, L.P.
13035 Highway 6
Rosharon, TX 77583-2015
Attn: Ralph Senior

Re: Fort Bend County Toll Road Authority; Fort Bend Parkway Project B
Right-of-Way Acquisition - Parcel 41

Dear Mr. Senior:

I am writing on behalf of my client, Fort Bend County Toll Road Authority (the "Authority"), regarding the above-referenced property.

As we have discussed, the Authority wishes to purchase all of your right, title and interest in 4.121 acres of land for the construction of the Fort Bend Parkway Toll Road, Project B ("Parkway B"). A legal description of the property to be acquired ("Parcel 41") is enclosed.

As its full and final offer, the Authority offers to pay \$247,980 for Parcel 41. The Authority will pay all closing costs, except taxes, which will be prorated to October 1, 2010. In addition, the Authority will construct a fence on the boundary between Parcel 41 and your property adjacent to Parcel 41 that is similar in design and materials to your existing fence. Any personal property and improvements on Parcel 41 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 Board of Directors of the Authority and 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:

SENIOR REAL ESTATE & INVESTMENTS, L.P.

By: Doris Senior Management, L.L.C., its General Partner

By: Doris M. Senior
Doris M. Senior
Manager

Enclosures:

- (1) Legal description and map of Parcel 41
- (2) Postpaid return envelope

PARCEL NO. 41
FORT BEND PARKWAY PHASE "B"
FORT BEND COUNTY, TEXAS

All that certain tract or parcel containing 4.121 acres of land in the Moses Shipman League, A-86, Fort Bend County, Texas, being part of Lot 15 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 that certain tract called 13 acres conveyed to Senior Real Estate & Investments, L.P., by an instrument of record in File No. 99000825 of the Official Records of said Fort Bend County (F.B.C.O.R.) 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 5/8-inch iron rod found on the north right-of-way of Watts Plantation Road, varying width, same being on the east line of that certain tract called 7.493 acres, (West 1/2 of Lot 14), conveyed to Wilma Farris Jebbia by an instrument of record in Volume 1175, Page 534 of the F.B.C.O.R. and on the west line of that certain tract called 7.493 acres (East 1/2 of Lot 14), conveyed to Jack A. Jebbia by an instrument of record in Volume 2636, Page 2099 of the F.B.C.O.R.;

Thence North $03^{\circ} 19' 14''$ West, 701.18 feet with the common line between the East 1/2 and West 1/2 of said Lot 14 and with the common line between said 7.493 acre tracts to a 5/8-inch iron rod with plastic cap marked "LJA ENG." set on the south right-of-way line of the proposed Fort Bend Parkway, varying width;

Thence South $86^{\circ} 52' 50''$ West, 292.05 feet departing said common lines and with the south right-of-way line of the proposed Fort Bend Parkway to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set on the common line between said Lot 14 and Lot 15, on the common line between said 7.493 acre tract, (West 1/2 of Lot 14), and the aforesaid 13-acre tract (Lot 15) of the Watts Subdivision and the POINT OF BEGINNING of the herein described tract and having surface coordinates of $X=3,075,056.30$; $Y=13,757,497.11$;

Thence South $86^{\circ} 52' 50''$ West, 511.66 feet with the south right-of-way of the proposed Fort Bend Parkway to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner on the west line of said 13 acre tract (Lot 15), and on the east line of Lot 16, called 13 acres, of said Watts Subdivision, conveyed to Doris Senior by an instrument of record in Volume 114, Page 541 of the Probate Records of said Fort Bend County;

Thence North $03^{\circ} 27' 06''$ West, 350.65 feet, departing the south right-of-way line of the proposed Fort Bend Parkway, with the common line between said Lot 15 and Lot 16 and with the common line between said 13 acre tracts to a 5/8-inch iron rod with a plastic cap marked "LJA ENG." set for corner, the common north corner of said Lot 15 and Lot 16, the common north corner of said 13 acre tracts and on the south line of that certain tract called 1.1452 acres described as Tract 23 of Oakwick Forest Estates Section IV, (unrecorded), conveyed to Kim Oanh Cao by an instrument of record in File No. 2004007215 of the F.B.C.O.R. and from which point a found 1/2 inch iron rod bears North $03^{\circ} 27' 06''$ West, 1.29 feet;

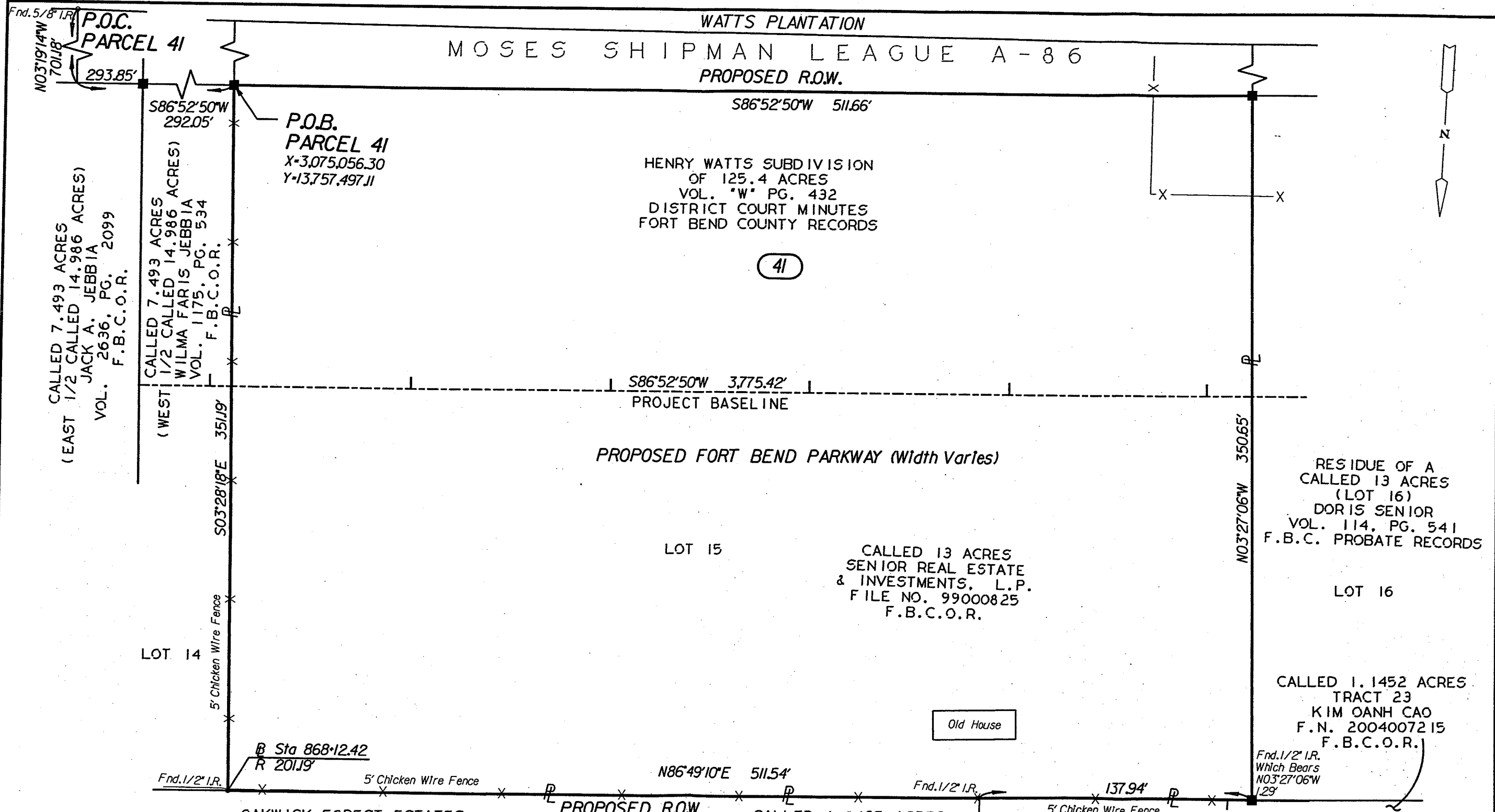
Thence North $86^{\circ} 49' 10''$ East, departing said common lines, with the north line of Lot 15 of said Watts Subdivision, with the south line of said 1.1452 acre tract, the south line of that certain tract called 1.0425 acres described as Tract 24 of said Oakwick Forest Section IV conveyed to William Lee Swanson, et ux, by an instrument of record in Volume 2631, Page 2 of the F.B.C.O.R., at 137.94 feet pass a 1/2 inch iron rod found marking the southeast corner of said 1.0425 acre tract and the southwest corner of that certain tract called 3.5287 acres conveyed to the Oakwick Forest Property Owners Association, Inc., by an instrument of record in Volume 1973, Page 1528 of the F.B.C.O.R. and continue with the common line between said Lot 15 and said 3.5287 acre tract in all a total of 511.54 feet to a 1/2 inch iron rod found for corner, the common north corner of Lot 15 and Lot 14 of said Watts Subdivision and the common north corner of the aforesaid 13 acre tract Lot 15, and the aforesaid 7.493 acre (West 1/2 of Lot 14) tract;

4.121 Acres

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

Thence South 03° 28' 18" East, 351.19 feet with the common line between said Lot 15 and Lot 14 and with the common line between said 13 acre Lot 15 and said 7.493 acre, (West 1/2 of Lot 14) to the POINT OF BEGINNING and containing 4.121 acres of land.

LJA Engineering & Surveying, Inc.



- 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

CALLLED 3.5287 ACRES
 OAKWICK FOREST PROPERTY
 OWNERS ASSOCIATION, INC.
 VOL. 1973, PG. 1528
 F.B.C.O.R.

CALLLED 1.0425 ACRES
 TRACT 24
 WILLIAM LEE SWANSON AND
 WIFE BILLIE JEAN SWANSON
 VOL. 2632, PG. 2
 F.B.C.O.R.

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
13	4.121 AC. (179,528 S.F.)	9	

PARCEL PLAT
 SHOWING PROPERTY OF
**SENIOR REAL ESTATE
 & INVESTMENTS, L.P.**
 FORT BEND PARKWAY, PHASE B
 FORT BEND COUNTY, TEXAS
 LJA ENGINEERING & SURVEYING, INC. JUNE 2006

SCALE: 1" = 50'

I:\APR\10\skl\SURVEY\1728\0002\Cad\FBTR-PHB-PAR-41.dgn 6/16/2006

MOSES SHIPMAN LEAGUE A-86

WATTS PLANTATION

LOT 15

PROPOSED R.O.W.

S86°52'50"W 270.37'

HENRY WATTS SUBDIVISION
OF 125.4 ACRES
VOL. "W", PG. 432
DISTRICT COURT MINUTES
FORT BEND COUNTY RECORDS

CALLLED 13 ACRES
SENIOR REAL ESTATE
& INVESTMENTS, L.P.
FILE NO. 99000825
F.B.C.O.R.

P.O.B.
PARCEL 33-2
X=3,074,275.43
Y=13,757,454.56

Old Coral
Split Rail & Wire Fence

(33-2)

LOT 16

CALLLED 1.9747 ACRES
RALPH S. SENIOR, ET UX
VOL. 804, PG. 56
F.B.C.D.R.

875+00
S86°52'50"W 3,775.42'
PROJECT BASELINE

PROPOSED FORT BEND PARKWAY (Width Varies)

RESIDUE OF A
CALLLED 13 ACRES
(LOT 16)
DORIS SENIOR
VOL. 114, PG. 541
F.B.C. PROBATE RECORDS.

CALLLED 1.9747 ACRES
R. W. HOLFORD AND WIFE LYNN HOLFORD
VOL. 804, PG. 52
F.B.C.D.R.

NOTES:

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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

CALLLED 1.0344 ACRES
DAN R. PUSTEJOVSKY, ET UX
VOL. 2326, PG. 868
F.B.C.O.R.

GEOFFREY HOGNO, ET UX
VOL. 2346, PG. 1231
F.B.C.O.R.

PROPOSED R.O.W.
N86°49'10"E 268.18'

Fnd. 1/2" I.R.
Which Bears
N03°27'06"W
129'

CALLLED 1.1452 ACRES
TRACT 23
KIM OANH CAO
F.N. 2004007215
F.B.C.O.R.

TRACT 22
* CALCULATED AREA

1.0387
ACRES
TRACT 21

EXISTING	TAKING	REMAINDER	
		LEFT	RIGHT
* 6.481	2.167 AC. (94,382 S.F.)	4.314	

CALLLED 3.5287 ACRES
OAKWICK FOREST PROPERTY
OWNERS ASSOCIATION, INC.
VOL. 1973, PG. 1528
F.B.C.O.R.

CALLLED 1.0425 ACRES
TRACT 24
WILLIAM LEE SWANSON AND
WIFE BILLIE JEAN SWANSON
VOL. 2632, PG. 2
F.B.C.O.R.

OAKWICK FOREST ESTATES
SECTION IV
(AN UNRECORDED SUBDIVISION)

PARCEL 33-2

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'