

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

TO THE HONORABLE COUNTY JUDGE AND COMMISSIONERS OF FORT BEND
COUNTY, TEXAS:

The undersigned, the owners of the land hereinafter described (herein the
"Petitioners"), acting pursuant to the provisions of Chapter 57, Texas Water Code, as
amended, and in keeping with the provisions of Article XVI, Section 59, of the
Constitution of Texas, respectfully petitions for the creation, organization and
establishment of a levee improvement district and would show the following:

I.

The name of the proposed levee improvement district is FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 21 (the "District").

II.

The District's boundaries will contain an area of 5,583.61 acres of land, more or
less, situated wholly within Fort Bend County, Texas, described by metes and bounds
in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land").
All of the Land proposed to be included may properly be included in the District.

III.

The Petitioners hold fee simple title to a majority of the acreage comprising the
Land. The Petitioners represent that there are no lienholders on the Land.

IV.

The District shall be organized for the following purposes:

1. to construct and maintain levees and other improvements on, along, and
contiguous to rivers, creeks, and streams;
2. to reclaim lands from overflow from these streams;

3. to control and distribute the waters of rivers and streams by straightening and otherwise improving them;
4. to provide for the proper drainage and other improvement of the reclaimed land; and
5. to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, structures and facilities therefore, for the purpose of purchasing, constructing and maintaining park and recreational facilities, and to maintain same within the boundaries of the District;

all as contemplated by Chapters 49 and 57, Texas Water Code, as amended, and Article XVI, Section 59, of the Constitution of Texas. The District shall operate pursuant to Chapters 49 and 57, Texas Water Code, as amended.

V.

The general nature of the work proposed to be done at this time by the District is the building, acquisition, construction, completion, carrying out, maintaining, protection, and, in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to fully accomplish a reclamation plan for draining the Land, constructing and maintaining levees on the Land, and reclaiming the Land from overflow or damage by waters from streams inside or adjacent to the District and, where necessary, the straightening of streams, which may injure the Land inside or adjacent to the District.

VI.

There is a necessity for the organization of the District and the proposed improvements for the reason that the territory to be included in the District is being or will be developed for residential and/or commercial, and the health and welfare of the present and future residents of the District and the protection of lands, property, residences, and commercial establishments within the District requires the construction of such proposed improvements.

VII.

The proposed improvements are feasible in that the necessary levees, bridges, drains, and other reclamation improvements can be acquired or constructed at reasonable costs, and taxes at reasonable rates can be levied within the District which will be sufficient to amortize all debt incurred by the District for the purpose of acquiring or constructing the needed improvements and to provide for the payment of all costs of proper maintenance, upkeep, and repair, and additions to the levees and other improvements in the District, and other costs or improvements authorized by

Chapters 49 and 57, Texas Water Code, as amended.

VIII.

The Petitioners propose that taxes to be levied by the District be levied on an ad valorem basis.

IX.

The sum of Fifty Dollars (\$50.00) has been deposited with the County Clerk of Fort Bend County to cover expenses incident to the hearing on this petition.

WHEREFORE, Petitioners pray (1) this petition be properly filed as provided by law; (2) that upon filing of this petition, the Honorable Commissioners Court of Fort Bend County, Texas, if it be in session, and if not, then the Honorable County Judge of Fort Bend County, Texas, order that a hearing be set on this petition before said Commissioners Court or County Judge during the period beginning with the fifteenth (15th) day and ending with the thirtieth (30th) day after the date of such order; (3) that the County Clerk be ordered to issue notice informing all persons concerned of the time and place of such hearing and of their right to appear at the hearing and contend for or contest the creation of the District; (4) that such notice be given and posted as required by law by posting notice of such hearing at the courthouse door and at four different places inside the proposed District for at least ten days before the date of the hearing; (5) that the County Clerk be ordered to mail notice of the hearing to the Texas Commission on Environmental Quality, Austin, Texas, stating that this petition has been filed and including a statement of its general purpose and the time and place of the hearing; (6) that said hearing be held and conducted as required by law and, if upon such hearing it be found that this petition sets forth and conforms to the requirements of law and is signed by the owners of a majority of the acreage in the proposed District, that notice of the hearing was given, that the proposed improvements are desirable, feasible, and practicable and would be a public utility and benefit and conducive to public health, and that the District should be created, that the Commissioners Court so find and render its judgment reciting such findings and creating and establishing the District; (7) that the Commissioners Court appoint Chuck Hewell, James Michael Flory, and Larry Nemecek to serve as directors of the District in the manner provide by law; and (8) for such other proceedings and orders are proper and necessary and appropriate to the creation and organization of said District and to the execution of the purposes for which said District shall be created and organized.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 3 day of June, 2015.

PETITIONERS:

FOSTER FARMS, INC.

By: [Signature]
Name: Robert Lynch
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 3rd day of June, 2015, by Robert Lynch, President of Foster Farms, Inc., a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas

(NOTARY SEAL)



THE STATE OF TEXAS

§

COUNTY OF FORT BEND

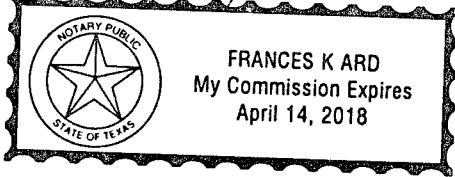
§

§

This instrument was acknowledged before me on the 24 day of July, 2015, by Ellanor A. Beard, of the Fash Family Partnership '92, on behalf of said partnership.

Frances K. Ard
Notary Public, State of Texas

(NOTARY SEAL)



RESPECTFULLY SUBMITTED this 4 day of Aug., 2015.

DAVID M. UNDERWOOD

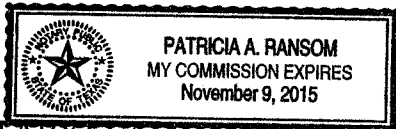
By: Lynda K. Underwood
Name: David M. Underwood, by Lynda K. Underwood as attorney-in-fact and agent for and on behalf of David M. Underwood

I, Lynda K. Underwood, represent and warrant that certain Statutory Durable Power of Attorney executed by David M. Underwood and dated, and effective July 2, 2002, remains in full force and effect as of this 4, day of August, 2015, and has not been revoked in any manner whatsoever.

By: Lynda K. Underwood
Name: Lynda K. Underwood

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 4 day of August, 2015, by Lynda K. Underwood as attorney-in-fact and agent for and on behalf of David M. Underwood and on his own behalf.



(NOTARY SEAL)

Patricia A. Ransom
Notary Public, State of Texas

Exhibit A

Metes and Bounds Description of the Land

EXHIBIT A

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES

FEBRUARY 25, 2014
JOB NO. 2207-00
PAGE 1 OF 10

DESCRIPTION OF A 5,583.61 ACRE TRACT OF LAND SITUATED
IN THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26
AND THE RANDON & PENNINGTON LEAGUE, ABSTRACT NO. 75
FORT BEND COUNTY, TEXAS

BEING a 5,583.61 acre tract of land situated in the John Foster 2-1/2 League Grant, Abstract No. 26 and the Randon & Pennington League, Abstract No. 75 of Fort Bend County, Texas and being part of a called 3,063.45 acre tract of land described as First Tract and of a called 1,410.69 acre tract of land described as Second Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.) also being all of a called 1,081.9 acre tract of land described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9231591, said 5,583.61 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly Northwest corner of said 3,063.45 acre tract and the Northeast corner of a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. also the Southwest corner of a called 314 acre tract described and recorded in Volume 465, Page 585 of the F.B.C.D.R.;

THENCE, S 89° 43' 00" E, a distance of 1,834.00 feet to the most northerly northeast corner of said 3063.45 acre tract and being in the western right-of-way line of Winner-Foster Road (Width Varies);

THENCE, along the western and northern right-of-way lines of said Winner-Foster Road the following courses and distances:

S 00° 12' 10" W, a distance of 1,613.96 feet to a point for corner;

S 00° 23' 10" W, a distance of 2,431.50 feet to a point for corner;

S 12° 46' 40" W, a distance of 62.54 feet to a point for corner;

S 02° 56' 10" W, a distance of 213.03 feet to a point for corner;

S 00° 09' 30" E, a distance of 2,657.90 feet to a point for corner;

S 00° 06' 10" W, a distance of 1,724.00 feet to a point for corner;

THENCE, S 27° 37' 18" E, a distance of 56.51 feet to a point for corner in the west line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

THENCE, along the West and South lines of said 34.2634 acre tract the following courses and distances:

S 00° 55' 00" W, a distance of 1,406.40 feet to a point for corner;

N 89° 23' 37" E, a distance of 1,270.51 feet to a point for corner;

THENCE, S 17° 30' 13" E, a distance of 40.58 feet to a point for corner and being in the western line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 2

THENCE, along the western and southern lines of said 34.2634 acre tract the following courses and distances:

- S 65° 29' 00" W, a distance of 117.65 feet to a point for corner;
- S 42° 36' 00" W, a distance of 195.00 feet to a point for corner;
- S 18° 58' 00" W, a distance of 200.00 feet to a point for corner;
- S 00° 28' 00" W, a distance of 176.00 feet to a point for corner;
- S 19° 47' 00" E, a distance of 400.00 feet to a point for corner;
- S 36° 17' 00" E, a distance of 500.00 feet to a point for corner;
- S 38° 17' 00" E, a distance of 275.00 feet to a point for corner;
- S 53° 47' 00" E, a distance of 117.00 feet to a point for corner;
- S 37° 17' 00" E, a distance of 150.00 feet to a point for corner;
- S 57° 20' 00" E, a distance of 300.00 feet to a point for corner;
- S 38° 20' 00" E, a distance of 200.00 feet to a point for corner;
- S 50° 14' 00" E, a distance of 800.00 feet to a point for corner;
- S 61° 40' 00" E, a distance of 685.00 feet to a point for corner;
- S 72° 40' 00" E, a distance of 11.59 feet to a point for corner being in the West line of said 1,410.69 acre tract;

THENCE, N 00° 03' 10" E, a distance of 212.73 feet to a point for corner being in the centerline of Jones Creek;

THENCE, along the centerline of Jones Creek the following courses and distances:

- S 78° 51' 08" E, a distance of 391.70 feet to a point for corner;
- N 84° 10' 17" E, a distance of 331.68 feet to a point for corner;
- N 76° 23' 23" E, a distance of 204.37 feet to a point for corner;
- N 70° 21' 24" E, a distance of 176.10 feet to a point for corner;
- N 65° 02' 57" E, a distance of 120.94 feet to a point for corner;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 3

N 73° 07' 51" E, a distance of 134.93 feet to a point for corner;
N 40° 10' 10" E, a distance of 140.10 feet to a point for corner;
N 29° 07' 50" E, a distance of 206.30 feet to a point for corner;
N 36° 42' 30" E, a distance of 179.60 feet to a point for corner;
N 46° 15' 10" E, a distance of 231.00 feet to a point for corner;
N 57° 46' 30" E, a distance of 210.50 feet to a point for corner;
N 60° 28' 30" E, a distance of 234.75 feet to a point for corner;
N 63° 30' 20" E, a distance of 209.90 feet to a point for corner;
N 75° 53' 50" E, a distance of 245.40 feet to a point for corner;
N 84° 23' 30" E, a distance of 314.25 feet to a point for corner;
S 87° 35' 30" E, a distance of 228.80 feet to a point for corner;
S 78° 18' 00" E, a distance of 302.14 feet to a point for corner;
S 71° 40' 10" E, a distance of 173.50 feet to a point for corner;
S 79° 09' 30" E, a distance of 326.40 feet to a point for corner;
N 79° 30' 30" E, a distance of 151.50 feet to a point for corner;
N 50° 57' 20" E, a distance of 209.40 feet to a point for corner;
N 29° 11' 50" E, a distance of 147.40 feet to a point for corner;
N 02° 35' 50" E, a distance of 202.20 feet to a point for corner;
N 07° 38' 30" W, a distance of 560.65 feet to a point for corner;
N 06° 01' 40" W, a distance of 671.97 feet to the most northerly northwest corner of the herein described tract;

THENCE, S 78° 30' 50" E, a distance of 117.07 feet to the Southwest corner of a called 0.72 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R.;

THENCE, N 11° 29' 10" E, a distance of 23.31 feet to Northwest corner of said 0.72 acre tract and being in the southern right-of-way line of F. M. 359 (100-foot wide);

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 4

THENCE, along the southern right-of-way lines of said F. M. 359 the following courses and distances:

S 69° 55' 20" E, a distance of 1,402.20 feet to the point of curvature of a curve to the right;

In an Southeasterly direction along said curve to the right, a distance of 92.41 feet, having a radius of 3,770.00 feet, a central angle of 01° 24' 16" and a chord which bears S 69° 13' 12" E, 92.41 feet to the most easterly Northeast corner of the herein described tract and being the Northwest corner of a called 26.00 acre tract described and recorded under F.B.C.C.F. No. 9725243;

THENCE, S 00° 39' 06" E, a distance of 4,527.65 feet along the line common to said 26.00 acre tract and said 1,410.69 acre tract to a point being in the southern right-of-way line of Beadle Drive (80-foot wide)

THENCE, S 00° 40' 10" E, a distance of 222.50 feet to a point for corner;

THENCE, S 88° 36' 40" E, a distance of 331.42 feet to a point for corner being in the West line of a called 174.27 acre tract described and recorded in Volume 495, Page 841 of the F.B.C.D.R.;

THENCE, along the East lines of said 1,410.69 acre tract and the West lines of said 174.27 acre tract and a called 6.5331 acre tract described and recorded under F.B.C.C.F. No. 9818471 and a called 3.6430 acre tract described and recorded under F.B.C.C.F. No.9812369 also a called 194.2072 acre tract described and recorded under F.B.C.C.F. No. 2001015964 the following courses and distances:

S 00° 06' 00" E, a distance of 8,803.69 feet to a point for corner;

S 03° 02' 20" W, a distance of 1,460.00 feet to the Southeast corner of the herein described tract and the Northwest corner of a called 132 acres described and recorded under F.B.C.C.F. No. 9465434;

THENCE, along the southern lines of said 1,410.69 acre tract and the northern lines of Evans Road (40-foot wide) the following courses and distances:

S 70° 59' 40" W, a distance of 193.60 feet to a point for corner;

S 83° 22' 20" W, a distance of 94.60 feet to a point for corner;

N 78° 41' 00" W, a distance of 123.30 feet to a point for corner;

N 70° 30' 40" W, a distance of 196.30 feet to a point for corner;

N 60° 46' 40" W, a distance of 154.40 feet to a point for corner;

N 54° 14' 30" W, a distance of 2,586.55 feet to a point for corner;

N 60° 10' 20" W, a distance of 167.80 feet to a point for corner;

N 64° 29' 30" W, a distance of 1,714.80 feet to a point for corner;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 5

THENCE, S 16° 49' 30" W, a distance of 40.16 feet over said Evans Road to the Northeast corner of a called 16.3 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R. also the Northwest corner of a called 30 acre tract described and recorded under F.B.C.C.F. No. 2002110527;

THENCE, S 00° 20' 00" W, a distance of 1,525.20 feet along the line common to said 16.3 acre tract and said 30 acre tract to a point for corner on the northern high bank of the Brazos River;

THENCE along the northern high bank of the Brazos River the following twenty-four (24) courses and distances:

- N 59° 41' 40" W, a distance of 152.20 feet to an angle point;
- N 44° 27' 50" W, a distance of 258.50 feet to an angle point;
- N 45° 43' 20" W, a distance of 328.10 feet to an angle point;
- N 21° 50' 30" W, a distance of 292.20 feet to an angle point;
- N 19° 53' 20" W, a distance of 461.00 feet to an angle point;
- N 33° 23' 30" W, a distance of 889.20 feet to an angle point;
- N 23° 21' 00" W, a distance of 381.20 feet to an angle point;
- N 33° 07' 30" W, a distance of 705.90 feet to an angle point;
- N 59° 50' 40" W, a distance of 535.00 feet to an angle point;
- N 75° 30' 40" W, a distance of 643.50 feet to an angle point;
- S 87° 13' 00" W, a distance of 259.31 feet to an angle point;
- S 68° 53' 20" W, a distance of 397.00 feet to an angle point;
- S 51° 47' 20" W, a distance of 756.00 feet to an angle point;
- S 47° 20' 20" W, a distance of 470.70 feet to an angle point;
- S 44° 25' 20" W, a distance of 240.25 feet to an angle point;
- S 13° 24' 20" W, a distance of 130.20 feet to an angle point;
- S 31° 44' 00" W, a distance of 429.30 feet to an angle point;
- S 22° 44' 00" W, a distance of 149.10 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 6

S 29° 42' 00" W, a distance of 104.75 feet to an angle point;

S 31° 45' 20" W, a distance of 163.70 feet to an angle point;

S 27° 51' 40" W, a distance of 210.40 feet to an angle point;

S 34° 59' 10" W, a distance of 374.80 feet to an angle point;

S 27° 43' 40" W, a distance of 463.00 feet to an angle point;

N 59° 47' 10" W, a distance of 39.22 feet to a point for corner being in the East line of a called 218.562 acre tract described and recorded under F.B.C.C.F. No. 9677436;

THENCE, N 00° 28' 00" W, a distance of 5,120.00 feet along the East line of said 218.562 acre tract and the East line of a called 101.314 acre tract described and recorded under F.B.C.C.F. No. 9677438 to a point for corner;

THENCE, N 89° 52' 00" W, a distance of 1,756.82 feet along the North line of said 101.314 acre tract to an angle point;

THENCE, S 89° 59' 20" W, a distance of 1,582.72 feet to a point for corner being in the East right-of-way line of Stratmore Road (Width Varies);

THENCE, N 00° 05' 10" W, a distance of 1,682.65 feet along said East right-of-way line to a point for corner;

THENCE, N 89° 59' 10" W, a distance of 3,011.45 feet to a point for corner on the high bank of the Brazos River;

THENCE, N 31° 19' 40" W, a distance of 440.85 feet to a point for corner being in the West line of said 3,063.45 acre tract and the East line of said 1,081.9 acre tract also being the western line of said John Foster 2-1/2 League Grant and the eastern line of said Randon & Pennington League;

THENCE along the northern high bank of the Brazos River the following sixteen (16) courses and distances:

N 61° 15' 51" W, a distance of 413.67 feet to an angle point;

N 63° 38' 25" W, a distance of 127.39 feet to an angle point;

N 69° 57' 21" W, a distance of 231.42 feet to an angle point;

N 84° 02' 56" W, a distance of 177.77 feet to an angle point;

S 81° 49' 31" W, a distance of 243.96 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 7

- S 76° 50' 40" W, a distance of 262.11 feet to an angle point;
- S 83° 30' 54" W, a distance of 117.69 feet to an angle point;
- S 63° 26' 12" W, a distance of 532.25 feet to an angle point;
- S 54° 50' 09" W, a distance of 356.23 feet to an angle point;
- S 44° 22' 37" W, a distance of 544.99 feet to an angle point;
- S 28° 38' 41" W, a distance of 555.68 feet to an angle point;
- S 20° 42' 53" W, a distance of 316.44 feet to an angle point;
- S 14° 05' 57" W, a distance of 773.72 feet to an angle point;
- S 06° 56' 47" E, a distance of 674.56 feet to an angle point;
- S 00° 51' 45" E, a distance of 899.67 feet to an angle point;

SOUTH, a distance of 583.32 feet to a point for corner;

THENCE, WEST, a distance of 830.56 feet to the Southwest corner of the herein described tract and the Southwest corner of said 1,081.9 acre tract being a interior ell corner of a called 251.075 acre tract described and recorded in Volume 671, Page 876 of the F.B.C.D.R.;

THENCE, NORTH, a distance of 14,347.22 feet along the East lines of said 251.075 acre tract and a called 391.47 acre tract described and recorded in Volume 569, Page 765 of the F.B.C.D.R. also a called 514.321 acre tract described and recorded in Volume 801, Page 410 of the F.B.C.D.R. and a called 110.8 acre tract described and recorded in Volume 343, Page 276 of the F.B.C.D.R. to the Northwest corner of the herein described tract and the Northwest corner of said 1,081.9 acre tract and the Southwest corner of a called 367.199 acre tract described and recorded in Volume 422, Page 474 of the F.B.C.D.R., said point being in the centerline of Jones Creek;

THENCE, along the North lines of said 1,081.9 acre tract and the South lines of said 367.199 acre tract and with the centerline meanders of said Jones Creek the following seventeen (17) courses and distances:

- S 35° 54' 45" E, a distance of 404.28 feet to an angle point;
- S 53° 07' 30" E, a distance of 178.46 feet to an angle point;
- S 71° 31' 00" E, a distance of 300.73 feet to an angle point;
- S 78° 57' 15" E, a distance of 300.54 feet to an angle point;
- S 73° 50' 05" E, a distance of 206.79 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 8

S 87° 53' 05" E, a distance of 183.89 feet to an angle point;
N 85° 48' 00" E, a distance of 311.23 feet to an angle point;
N 82° 02' 35" E, a distance of 191.06 feet to an angle point;
N 87° 46' 05" E, a distance of 300.24 feet to an angle point;
N 84° 02' 40" E, a distance of 200.07 feet to an angle point;
N 87° 05' 55" E, a distance of 211.83 feet to an angle point;
N 87° 13' 25" E, a distance of 315.20 feet to an angle point;
S 75° 09' 25" E, a distance of 348.37 feet to an angle point;
S 52° 33' 35" E, a distance of 301.30 feet to an angle point;
S 37° 42' 30" E, a distance of 172.73 feet to an angle point;
S 61° 05' 10" E, a distance of 146.38 feet to an angle point;
S 73° 10' 00" E, a distance of 269.73 feet to the Northeast corner of said 1,081.9 acre tract and the most westerly Northwest corner of said 3,063.45 acre tract;

THENCE, continuing along the meanders of said Jones Creek and with the Northwestern lines of said 3,063.45 acre tract also being the Southwestern lines of a called 208.59 acre tract described and recorded in Volume 2227, Page 2203 of the F.B.C.D.R. and a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. the following sixteen (16) courses and distances:

S 68° 04' 50" E, a distance of 2,041.63 feet to an angle point;
S 76° 02' 10" E, a distance of 999.67 feet to an angle point;
S 79° 34' 20" E, a distance of 320.08 feet to an angle point;
N 73° 55' 30" E, a distance of 196.72 feet to an angle point;
N 52° 35' 50" E, a distance of 658.02 feet to an angle point;
N 48° 44' 00" E, a distance of 247.46 feet to an angle point;
SOUTH, a distance of 54.85 feet to an angle point;
N 48° 44' 00" E, a distance of 37.99 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 9

N 72° 44' 20" E, a distance of 277.48 feet to an angle point;

N 63° 43' 20" E, a distance of 114.44 feet to an angle point;

N 54° 03' 20" E, a distance of 145.76 feet to an angle point;

N 43° 36' 20" E, a distance of 706.04 feet to an angle point;

N 42° 01' 20" E, a distance of 285.46 feet to an angle point;

N 34° 49' 20" E, a distance of 345.87 feet to an angle point;

N 30° 43' 15" E, a distance of 402.71 feet to an angle point;

N 00° 06' 00" W, a distance of 80.27 feet to the most southern corner of a called 27.66 acre tract described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2005020109;

THENCE, along the East and North lines of said 27.66 acre tract the following seventeen (17) courses and distances:

N 28° 53' 21" E, a distance of 59.08 feet to an angle point;

N 23° 57' 27" E, a distance of 299.97 feet to an angle point;

N 16° 15' 51" E, a distance of 331.81 feet to an angle point;

N 19° 01' 38" E, a distance of 580.70 feet to an angle point;

N 44° 58' 18" E, a distance of 189.22 feet to an angle point;

N 66° 56' 01" E, a distance of 188.69 feet to an angle point;

N 77° 44' 37" E, a distance of 323.41 feet to an angle point;

N 81° 28' 55" E, a distance of 55.99 feet to an angle point;

N 12° 18' 48" W, a distance of 107.20 feet to an angle point;

N 07° 07' 38" E, a distance of 117.89 feet to an angle point;

N 15° 08' 03" W, a distance of 58.15 feet to an angle point;

N 25° 50' 24" W, a distance of 58.30 feet to an angle point;

N 34° 49' 05" W, a distance of 274.94 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 10

N 38° 03' 02" W, a distance of 118.88 feet to an angle point;

N 16° 17' 08" W, a distance of 54.86 feet to an angle point;

N 03° 12' 23" E, a distance of 7.00 feet to an angle point;

N 86° 00' 03" W, a distance of 239.04 feet to an angle point;

N 84° 46' 54" W, a distance of 585.18 feet to the Northwest corner of said 27.66 acre tract and being in the East line of said 339.63 acre tract;

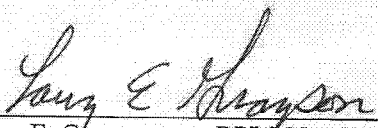
THENCE, N 00° 06' 00" W, a distance of 4,823.96 feet along the line common to said 339.63 acre tract and said 3,063.45 acre tract to the **POINT OF BEGINNING** and containing 5,583.61 acres of land.

Bearing orientation is based on the west line of the called 3,063.45 acre tract described as First Tract in the deed recorded in Volume 362, Page 549 of the Fort Bend County Deed Records and called to be South.

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 25th day of February, 2014.



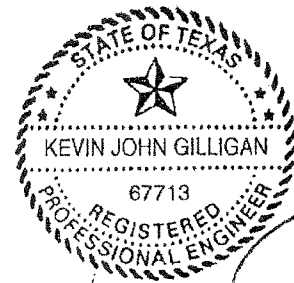

Larry E. Grayson RPLS No. 5071
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

PRELIMINARY ENGINEERING REPORT

**CREATION OF FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 21**

Fort Bend County, Texas

**March 2015
BGE Job No. 2207-00**



Kevin J. Gilligan
3/31/2015

PRELIMINARY ENGINEERING REPORT
ON THE CREATION OF
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 21

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
281-558-8700

March 2015

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	INTRODUCTION	1
II.	GENERAL CONSIDERATIONS	2
	A. Location and Description	2
	B. Access	2
	C. Topography	3
	D. Flood Plain	3
	E. Existing Development	3
	F. Other Utilities	4
III.	PROPOSED IMPROVEMENTS	5
	A. Plan of Improvements	5
	B. Levee System	6
	C. Internal Drainage Facilities	7
	D. Facilities for Off-Site Drainage	8
IV.	ENVIRONMENTAL CONSIDERATIONS	10
	A. Land Elevations	10
	B. Subsidence	10
	C. Groundwater	10
	D. Drainage	11
	E. Water Quality	11
V.	SUMMARY OF COSTS	12
VI.	FEASIBILITY	14
	A. Projected District Tax Rate	14
	B. Overlapping Tax Rates	14
	C. Projected Revenues	15

VII. JUSTIFICATION FOR CREATION OF DISTRICT

16

LIST OF TABLES

1. Preliminary Cost Comparison Summary
2. Preliminary Bond Summary
3. Preliminary Tax Summary
4. Conceptual Land-Use Summary
5. Preliminary Bond Issuance Requirements
6. Preliminary District Tax Requirements
7. Preliminary Opinion of Total Probable Construction Costs
8. 2013 Tax Rates
9. District Consultants

LIST OF EXHIBITS

1. Vicinity Map
2. District Boundary Map
3. Legal Descriptions
4. Boundary Closures
5. Flood Insurance Rate Map
6. Flood Profile
7. Preliminary District Levee & Off-Site Drainage Layout
8. Aerial Topography Map

I. INTRODUCTION

This report contains the results of a preliminary engineering study to determine the engineering and economic feasibility of creating proposed Fort Bend County Levee Improvement District (LID) No. 21 ("the District"). The purpose of this study was to develop the economic and engineering data necessary to evaluate the feasibility of creating the District.

The District, proposed as 5,631.58 acres, will encompass two tracks of land owned by two separate entities. Track one is 956 acres and is owned by River Ranch Properties. Track two is 4,675.58 acres and is owned by Foster Farms Inc. Track two consists of Fort Bend County Municipal Utility District No. (MUD) 208, 209, 210, 211 and 212. There have been no MUDs created on tract one. Within the District, 3,431.59 acres are identified in FEMA Zone AE and 147.71 acres are identified in FEMA Zone A located within the 100-year flood plain. There is also 1,057.00 acres located in FEMA Zone X outside of the 100-year flood plain. At this point, the District will need to recover 2,262.59 acres from the 100-year flood plain in order to allow for development.

The scope of the engineering report for the District includes the following:

1. District boundary map;
2. Preliminary investigations to analyze overall drainage patterns, and flood hazards;
3. Review of the proposed land use within the District for consistency with environmental and economic requirements;
4. Preliminary layout of facilities and infrastructures;
5. Preliminary cost estimates based on the preliminary design of facilities;
6. Evaluation of the economic feasibility of the District using projected bond issue requirements, projected assessed values, and calculated tax rates; and
7. Recommendations on creation of the District.

II. GENERAL CONSIDERATIONS

A. Location and Description

The proposed District is located in southeast Fort Bend County approximately 30 miles southwest of the City of Houston Central Business District. The District is located southwest of FM 359, west of FM 723, and north of the Brazos River. The District is completely within the Fulshear extraterritorial jurisdiction (ETJ) on Key Map 563 and 564, as shown on **Exhibit 1**.

The total area of the District is 5,631.58 acres within the John Foster 2-1/2 League Grant, Abstract No. 26 and Randon & Pennington League Abstract No. 75. The District boundary map is enclosed as **Exhibit 2**. Legal descriptions and boundary closures are included as **Exhibits 3 and 4**, respectively.

B. Access

The District is currently accessible on the north side by the way of Winner Foster Road and FM 359 and to the west side by way of Montgomery Road. The District will be enhanced in the future by the proposed construction of Fulshear Parkway. Fulshear Parkway is proposed to connect the District with the Westpark Tollway to the north and then run easterly across the District connecting it to FM 723. Access within the District will be provided with collector boulevards with 100 feet of right-of-way (ROW) and other internal paving improvements.

The District is bounded by Montgomery Road to the west and FM 723 to the east. Currently, Beadle Lane, which is paved asphalt, runs east and west through the District. The current Beadle Lane right-of-way will be reconstructed as the Fulshear Parkway. Currently, Stratman Road runs north and south through the district connecting Beadle Lane to Winner Foster Road to the north.

***PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21
CREATION REPORT***

C. Topography

From United States Geological Survey (USGS) topography, existing natural ground elevations range from approximately 97 feet above mean sea level (msl) at Winner Foster Road to approximately 90 feet towards the Brazos River. The area naturally drains south towards the Brazos River via existing creeks within the District. An aerial topography map is available as **Exhibit 8**. The elevation contours were interpolated from United States Geological Survey (USGS) data.

D. Flood Plain

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 48157C0095L, 48157C0115L, 48157C0225L and 48157C0230L revised April 2, 2014, the District is identified within 100-year flood plain Zone A, AE, unshaded Zone X (500 year floodplain) and adjacent to the floodway of the Brazos River, as shown on **Exhibit 5**.

Within the District, 3,431.59 acres are located within the 100-year flood plain Zone AE, 147.71 acres are within the 100-year flood plain Zone A and 1,057.00 acres are located within Zone X outside of the 100-year flood plain. The District also contains 995.28 acres within the Brazos River Floodway that will not be developed. The District is located between the base flood elevations (BFE) of 94.0 and 99.0 feet of the Brazos River, as indicated on the flood profile for **Exhibit 6**. Elevations are based on the National American Vertical Datum 1988 (NAVD 88, 2001 Adjustment).

E. Existing Development

Land and roadways within the District are mostly unimproved. The District currently consists of land segments primarily for agricultural use; improved and native pastureland; and miscellaneous rural acreage. The land is vegetated with various grasses and shrub growth.

PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21

CREATION REPORT

F. Other Utilities

Private utilities in the local area will serve the District's requirements for electric power, natural gas, telecommunications, and cable services. The service providers will be determined upon further development of the District.

III. PROPOSED DEVELOPMENT

A. Plan of Improvements

The preliminary development plan for the District will be mainly single-family residential units. The District includes property owned by two separate entities. The first entity, River Ranch Properties, has approximately 207 acres that lie within the FEMA flood plain. The second entity, Foster Farms Inc, has approximately 2,055 acres that lie within the FEMA flood plain.

Flood protection must be provided for the area in the flood plain to allow for development in order to safeguard lives and properties within the District. Since the flood plain area is too vast to fill above the base flood elevation (BFE), an alternate and more feasible plan for reclaiming the land from flooding caused by the Brazos River is to construct a levee. The levee could be built to serve either just the 2,262.00 acres shown in the flood plain; or include approximately 649.68 acres to the north that is outside of the flood plain in FEMA Zone X. FBCMUD 208 and 47.97 acres of FBCMUD 212 would not need to be included within the levee because the tract can be raised above the BFE using fill.

Although the levee can be built to exclude the areas outside of the flood plain, the area shown in Zone X can benefit by being included within the levee system. A major advantage is that the levee will provide additional flood protection since it will be built with freeboard above the BFE. The flood area would extend farther if the Brazos River reached flood levels higher than the stated BFE. There are also portions of the northern tract which would flood due to overflow from Jones Creek in an extreme event. Moreover, there is no guarantee that this area identified outside of the flood plain will not flood because of the limited accuracy of the flood study and mapping. The current flood map used survey data from USGS, which was limited to five (5)-foot contours suggesting that actual flood boundaries could vary significantly.

A second advantage is that the area outside of the flood plain can utilize the same drainage and detention systems that will be internal to the levee system; otherwise a

PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21

CREATION REPORT

separate drainage system will need to be developed for areas outside of the levee. Developing a separate drainage system can result in higher cost per acre and less efficient land use. For instance, FBCMUD 208 and the northern portion of MUD 212 would need to route its drainage around the levee since it would be closed to off-site drainage.

Regardless of whether the levee includes or excludes areas outside of the flood plain, the length of the levee remains approximately the same in this instance since the entire flood plain area must be encompassed to provide adequate flood protection. Therefore, the levee system is proposed to surround the entire area of the District south of Winner Foster Road to the southern floodway boundary and west from FM 723 to Montgomery Road. The levee will include acreage for River Ranch Properties, FBCMUD 209, 210, 211 and a portion of FBCMUD 212 for a total developable area within the levee of approximately 2,911.68 acres. The District will also include a portion of FBCMUD 208 and a portion of FBCMUD 212, approximately 407.32 acres, which will be located outside of the levee but created concurrently with the levee.

For the proposed service area of 3,319.5 acres, a total of 8,170 equivalent single-family connections (ESFC) are expected based on three (3) units per acre. Assuming 3.5 persons per connection, the District will have a projected population of 28,595 persons.

B. Levee System

The components of a levee system include the levee, pump station or adequate storage capacity, internal drainage system, and a gravity outlet with an outfall channel to the River. The District will finance, construct, own, and maintain the levee, pump station, outlet and control structures. Other entities will be responsible for the construction and maintenance of internal drainage as required for development within the District. The proposed levee system will be designed in accordance to criteria established by FEMA, the Texas Commission on Environmental Quality (TCEQ), the Texas Administrative Code (TAC), and Fort Bend County Drainage District.

PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21
CREATION REPORT

To provide adequate flood protection, the levee will need to continuously encompass the entire flood plain to the limits of the regulatory floodway with minimum elevation at three (3) feet above the base flood elevation (BFE) of the Brazos River. Since the levee is not adjacent to coastal areas as defined by FEMA, the stated minimum freeboard requirement will be sufficient without additional height for wave action.

Because the levee will have variable heights relative to the ground, the levee right-of-way (ROW) from toe to toe will vary in minimum widths with additional easements established for maintenance. The cross-section for the levee requires a minimum 10-foot top width, and 3:1 (horizontal to vertical) side slopes, and an absolute minimum 10-foot berm on either side although a 20-foot wide easement should be established to provide access to the levee ROW from a public road.

Geotechnical investigations will be required on the levee foundation with soil borings at a maximum of every 1,000 feet equal to twice the height of the levee embankment. The foundation will be stripped of vegetation for the entire width of the levee. The levee embankment will be placed in lifts of not more than 12 inches thick of material CH or CL as defined by the Unified Soil Classification System and compacted to a density of 95% by the standard proctor test. The levee ROW will be adequately covered by grass or suitable material.¹

C. Internal Drainage Facilities

To prevent flooding within the leveed areas, the District will provide pumping stations to discharge storm water when the Brazos River reaches a level that prevents gravity outflow. Runoff in excess of the internal storage capacity, which will be provided by others, will be pumped outside the levee in order to maintain the internal design water surface elevation. The pumps will be designed to discharge expected runoff over a 24-hour period based from an estimated 1.5 inches of runoff over the service area. The

¹ Drainage Criteria Manual. Fort Bend County Drainage District. Espey, Huston, & Associates:
Revised 2011.

resulting pumping capacity will be approximately 85,000 gpm with the largest pump inoperative and shall be equipped with auxiliary power.

In addition, the District will provide controlled outlet structures to release gravity flow from the leveed area during low flow conditions of the Brazos River. The control structures will be equipped with flap gates, which will automatically close to prevent external flow from entering the leveed area during flooding events. These control structures will remain open until the internal drainage and detention facilities are completed by other entities to allow for drainage of the levee interior when the levee embankments will be built.

Construction and maintenance of other internal drainage and detention facilities will be the responsibility of the entities, which develop within the District. The internal drainage facilities may consist of on-site drainage channels and amenity lakes. The internal drainage and detention facilities will be analyzed and designed with the purpose to maintain internal maximum water surface elevation and to prevent stream impacts from development up to the 100-year (1%) storm events. These internal facilities will be designed to accommodate the conveyance of flows generated for ultimate development within the District and will be necessary before the interior area can be developed further.

Building the internal facilities with development is advantageous to the individual entities within the District because the facilities can be located and designed as appropriate for development needs. Additionally, costs for such facilities will not be imposed as taxes over the entire District but instead to the area specifically served.

D. Facilities for Off-Site Drainage

Existing off-site flows will need to be diverted on the outside of the levee. Hydrology for the off-site drainage will be analyzed for the appropriate channel design. Flows from the north in Jones Creek will be diverted in a channel between FM 723 and outside the levee into the Brazos River. Off-site flows east and west from the District will be

PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21

CREATION REPORT

diverted in a channel along the outside of the levee into the Brazos River. The maintenance berms will be shared between the channel and the levee ROW, where they are adjacent. All pipes and conduits needing to cross the levee will need to have anti-seep collars, flap gates, and slope protection. Existing streams south of the levee will need to be improved to convey off-site drainage to the Brazos River and diverted around property owners to the south of the District.

Miscellaneous drainage facilities will be constructed along the levee in order to maintain localized drainage patterns. These improvements will typically be swales near the levee toe to intercept sheet flow from the levee and adjacent properties. Final locations of these facilities will be incorporated as needed into the final design of the levee.

As a result, the District will finance, construct, own, maintain, and operate facilities for the levee, off-site diversion drainage, storm water pumping, and control structures. Other entities that develop within the District will be responsible for the remaining internal drainage. **Exhibit 7** shows the preliminary layout and typical section for levee and diversion drainage ROW requirements in the District.

IV. ENVIRONMENTAL CONSIDERATIONS

A. Land Elevations

Development within the District is not expected to have an unreasonable effect on overall land elevations. However, any paving or surface features, which may need to tie into existing facilities outside of the District, will need to be located where the levee and ground elevations are within close proximity. In particular, the proposed collector road by FBCMUD 209 will need to be designed with tie-in elevations at approximately three (3) feet above the base flood elevation (BFE).

As previously stated, the proposed levee with other improvements will not adversely affect off-site drainage and allow for drainage of the levee interior. Upon approval of the District and plan of reclamation, a Conditional Letter of Map Revision (CLOMR) will be submitted to the Federal Emergency Management Agency (FEMA) for approval of the proposed changes in the flood plain limits from the Flood Insurance Study (FIS). Upon the actual completion of the required improvements, a Letter of Map Revision (LOMR) will be submitted to FEMA to effectively revise the flood plain limits for the properties in the leveed area from the Flood Insurance Rate Maps (FIRM); thus removing the areas from the 100-year flood plain of the Brazos River.

B. Subsidence

The District is located in Region A of the Fort Bend Subsidence District (FBSD) and must comply with guidelines outlined in the 2013 Regulatory Plan. The District does not expect to increase subsidence for the area.

C. Groundwater

Groundwater issues are not applicable for the District. The District will not withdraw groundwater; however other entities within the District may use ground water for water supply. The District is located in Region A of FBSD and will comply with guidelines for ground water reduction and surface water supply conversion requirements as outlined in the 2013 Regulatory Plan.

D. Drainage

The tract currently drains naturally to creeks, which are tributaries to the Brazos River by way of overland sheet flow to the south and east. Improvements with the levee and diversion channels are expected to be compacted earth and hydro-mulched to prevent increasing storm water flow and pollution.

Existing off-site flows draining through the District will be analyzed and diverted with channels designed to convey the appropriate run-off quantity. Fill for the levee within the flood plain will be mitigated in the excavation of the diversion channels as required by FEMA or Fort Bend County Drainage District. Additional drainage and detention facilities by others with further development will be provided such that no upstream or downstream increases in the 100-year water surface elevations will be realized as a result of the proposed development. As a result, there shall be no adverse drainage impacts to upstream and downstream landowners.

E. Water Quality

No adverse impact on the water quality of ground or surface water is anticipated. The storm water generated from the development should not significantly affect the ground or surface water quality. Storm water pollution prevention measures and best management practices will be utilized during construction to prevent discharge of litter and filter debris before entering public waterways. The levee and drainage areas will be hydro-mulched to prevent erosion of soils and filter pollutants.

V. SUMMARY OF COSTS

The total construction cost estimate of **\$50,182,228** for the District's infrastructure includes amounts for contingencies, engineering, construction administration, and materials testing. For developer exemption, the total bond issuance requirement (BIR) of **\$74,400,000** is anticipated to finance the proposed facilities for the District. With participation in developer-contributed items, the anticipated total BIR will be **\$55,250,000**.

For developer cost exemption, all items are assumed 100% reimbursable by the District to the developer; thus, the District would be responsible for all of the costs. For developer cost participation, the District will reimburse 70% of developer-contributed items and 100% of District items to the developer; therefore, the District will be responsible for a majority of the costs. The following table summarizes and compares the preliminary estimated costs for developer exemption and participation.

TABLE 1. PRELIMINARY COST COMPARISON SUMMARY

<u>Item Description</u>	<u>Developer Exemption District (100%)</u>	<u>Developer Participation District (70%)</u>
Developer Contributed Construction Items	\$ 43,479,728	\$ 30,435,812
District Construction Items ⁽¹⁾	\$ 6,702,500	\$ 6,702,500
Total Construction	\$ 50,182,228	\$ 37,138,312
Total Non-Construction Items	\$ 24,217,772	\$ 18,111,688
Total Bond Issuance Requirement (BIR) ⁽²⁾	\$ 74,400,000	\$ 55,250,000

- NOTES: 1. 100% assumption on District Items;
2. Total amounts rounded up to the nearest hundred thousand dollars.

The bond issuance requirements are itemized for construction and non-construction items with developer exemption and participation in **Table 5**. The determination of the tax requirements for the bond amounts is available in **Table 6**.

PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21
CREATION REPORT

Engineering fees in the construction cost items include the costs incurred in preliminary engineering, design, preparing construction plans, bond reports, surveying, soils and materials investigations, and construction administration. Non-construction cost items include preliminary estimates for land and right-of-way (ROW) acquisitions; administrative, financial, legal services; initial operations; interest for the creation of the District; and costs for issuance of bonds. A significant non-construction cost will be in acquiring land for the levee right-of-way and drainage easements, which was assumed at \$30,000 per acre.

The preliminary opinion of construction costs for the District's infrastructures including the levee, diversion drainage, and storm water pump facilities is itemized in **Table 7**. Construction quantities are based on the conceptual layout that may be subject to change during detailed design, as shown in **Exhibit 7**. Construction costs are derived from recent bids on similar work in the nearby surrounding area and may vary with market and economic conditions.

**PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21
CREATION REPORT**

VI. FEASIBILITY

A. Projected District Tax Rate

At full development, the projected ultimate assessed valuation of taxable property in the District is \$ **2,042,500,000** in present value, assuming land-use with three (3) single-family units per acre at \$250,000 per unit. The following table summarizes and compares the District bond and tax requirements for developer cost exemption and participation.

TABLE 2. PRELIMINARY BOND SUMMARY

Item Description	Developer Exemption District (100%)	Developer Participation District (70%)
Total Min. Bond Amount Required	\$ 74,400,000	\$ 55,250,000
Annual Debt Service Amount Required	\$ 5,697,362	\$ 4,230,904
Ad Valorem Tax Rate (per \$100 of assessed value)	\$ 0.31	\$ 0.24

- NOTES: 1. Bond calculated as ordinary annuity at 6.50% for a 30-year period;
2. Assessed value based on 3 units/ac at \$250,000 per unit;

For developer cost exemption with bonds totaling \$**74,400,000** with a 6.50% coupon rate for maturity over 30 years, the annual debt service requirement will be approximately \$**5,697,362**. Assuming no operating revenues available for debt service, an ad valorem tax rate of \$ **0.31 per \$100** of assessed valuation (AV) will be required to amortize this debt, assuming a 90% tax collection factor.

For 70% reimbursement of developer participation items and bonds totaling \$**55,250,000** with a 6.50% coupon rate for maturity over 30 years, the annual debt service requirement will be approximately \$**4,230,904**. Assuming no operating revenues available for debt service, an ad valorem tax rate of \$ **0.24 per \$100** of AV will be required to amortize this debt, assuming a 90% tax collection factor. This is the anticipated base tax rate for the District for debt service.

B. Overlapping Tax Rates

The total overlapping tax of other taxing entities for 2013 in the vicinity of the District was \$**1.96945 per \$100** of assessed valuation (AV), as shown in the table below. It is anticipated that the District will levy an additional tax of \$**0.10 per \$100** of AV for annual maintenance and

***PROPOSED FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 21
CREATION REPORT***

general operations, and a projected MUD tax of **\$1.0000 per \$100** of AV. Therefore, the total combined taxes for the District will be **\$3.37945 per \$100** of AV, with an anticipated District tax rate at **\$0.310 per \$100** of AV for debt service. The District taxes include services and maintenance for levee, off-site diversion drainage, and storm water pumping facilities. These taxes will be applied to all taxable entities within the District.

TABLE 3. PRELIMINARY TAX SUMMARY

Tax Unit Description	Ad Valorem Tax per \$100 of appraised value
2013 Existing Taxes	
G01, F01 Ft Bend Co. Gen., LFRC Combined	\$ 0.48476
D01 Ft Bend Drainage	\$ 0.01500
S01 Lamar CISD	\$ 1.39005
R05 Fort Bend ESD #4	\$ 0.07964
Total	\$ 1.96945
Anticipated Taxes	
LID 21 Tax with Developer Exemption	\$ 0.3100
LID 21 Maintenance	\$ 0.1000
Projected MUD Tax	\$ 1.0000
Anticipated Taxes Subtotal	\$ 1.4100
Total District Tax Projection	\$ 3.37945

SOURCE: Fort Bend County Appraisal District for existing taxes

Consequently, other coincident entities proposed within the District will share these taxes with any additionally proposed taxes. Other taxing entities will impose appropriate taxes for the remainder of the District as they are created to provide services for development.

C. Projected Revenues

It is not anticipated that the District will collect any additional service fees from operations.

VII. JUSTIFICATION FOR CREATION OF DISTRICT

Fort Bend County Levee Improvement District No. 21 is necessary in order to provide adequate flood protection to allow for development by safeguarding lives and properties within the District. The proposed development will be designed and constructed to have no adverse impact on land elevation, subsidence, groundwater levels, recharge capability of groundwater sources, natural runoff rates, drainage, or water quality.

The District ad valorem tax rate for debt service is expected to be **\$0.310 per \$100** of assessed valuation (AV) and a maintenance tax at **\$0.10 per \$100** of AV. All taxable entities, which may develop within the District, are expected to share these overlapping taxes. The total combined tax rate of **\$3.37945 per \$100** of AV with other existing taxes is considered reasonable and acceptable for a development of this type. Thus, it can be concluded that the District is feasible, practical, and necessary from an engineering and economic perspective. The District will benefit all the land within its boundaries; and therefore, should be created in the opinion of this report.



PROJECT: Fort Bend LID 21 Creation

JOB NO: 2207-00

DATE: 3/13/2015

BY: KA

X:\Districts\FBCLID 21\General_District_Services\09_Creation Report\Report\2014-
 FILENAME: 09_FBCLID 21 Levee Cost Estimate_KA.xlsx\Land Use

**FORT BEND COUNTY LID 21 CREATION
 TABLE 4. CONCEPTUAL LAND-USE SUMMARY**

Land Use	Approx. Area (acres)	Units (ESFC)	Population (persons)	Assessed Valuation
Levee ROW	155.8	0	N/A	N/A
3-Storm Pump Sta	3.0	0	N/A	N/A
Collector 100' ROW (by others)	25.7	0	N/A	N/A
Parkway 200' ROW (by others)	141.1	0	N/A	N/A
Existing ROW (width varies)	67.9	0	N/A	N/A
Internal Channels (by others)	180.4	0	N/A	N/A
4-Water Plants (by others)	12.0	0	N/A	N/A
2-WWTP (by others)	6.0	0	N/A	N/A
8-Lift Sta (by others)	4.0	0	N/A	N/A
SF Lots (by others)	2723.5	8170	28595	\$ 2,042,500,000
Totals	3,319.5	8,170	28,595	\$ 2,042,500,000

NOTES: 1. Lot units based on 3 units per SF Lot acreage;
 2. Population assumed at 3.5 persons per ESFC;
 3. Assessed valuation based on \$250,000 per unit.



PROJECT: Fort Bend LID 21 Creation
 JOB NO: 2207-00
 DATE: 3/11/2015
 BY: KA

FILENAME: X:\Districts\FBCLID 2110_General_District_Services\09_Creation Report\Report(2014-09_FBCLID

FORT BEND COUNTY LID 21 CREATION
TABLE 5. PRELIMINARY BOND ISSUANCE REQUIREMENTS

Description	Preliminary Costs	Developer Exemption: District Share (100%)	Developer Participation: District Share (70%)
CONSTRUCTION ITEMS			
A. Developer Contribution Items			
1. Site Preparation	\$ 1,170,259	\$ 1,170,259	\$ 819,182
2. Levee System	\$ 5,059,659	\$ 5,059,659	\$ 3,541,762
3. Drainage System	\$ 11,309,900	\$ 11,309,900	\$ 7,916,930
4. SWPPP	\$ 1,267,600	\$ 1,267,600	\$ 887,320
5. Disposal of Excess Excavation	\$ 2,668,752	\$ 2,668,752	\$ 1,868,127
6. Contingencies (15%)	\$ 3,221,426	\$ 3,221,426	\$ 2,254,998
7. Materials Testing (2%)	\$ 493,952	\$ 493,952	\$ 345,767
8. Engineering and Construction Admin (15%)	\$ 3,704,639	\$ 3,704,639	\$ 2,593,248
9. Land Acquisition	\$ 14,583,540	\$ 14,583,540	\$ 10,208,478
Subtotal, Unit A	\$ 43,479,728	\$ 43,479,728	\$ 30,435,812
B. District Items ⁽¹⁾			
1. 3 Storm Water Pump Stations	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
2. Contingencies (15%)	\$ 750,000	\$ 750,000	\$ 750,000
3. Engineering and Construction Admin (15%)	\$ 862,500	\$ 862,500	\$ 862,500
4. Land Acquisition	\$ 90,000	\$ 90,000	\$ 90,000
Subtotal, Unit B	\$ 6,702,500	\$ 6,702,500	\$ 6,702,500
Total Construction Costs	\$ 50,182,228	\$ 50,182,228 (67.45% of BIR)	\$ 37,138,312 (67.22% of BIR)
NON-CONSTRUCTION ITEMS			
1. Legal Fees (3% of BIR)		\$ 2,232,000	\$ 1,657,500
2. Financial Advisor Fees (2.0% of BIR)		\$ 1,488,000	\$ 1,105,000
3. Interest:			
a. Capitalized Interest (7% for 2 years)		\$ 10,416,000	\$ 7,735,000
b. Developer Interest (7% for 2 years)		\$ 7,025,512	\$ 5,199,364
4. Bond Discount (3% of BIR)		\$ 2,232,000	\$ 1,657,500
5. Administration and Organization Expenses		\$ 55,860	\$ 55,949
6. T.C.E.Q. Bond Issuance Fee (0.25% of BIR)		\$ 186,000	\$ 138,125
7. Bond Application Report Cost (6 Bond Issues \$40,000 each)		\$ 240,000	\$ 240,000
8. Creation Costs (legal and engineering)		\$ 68,000	\$ 68,000
9. Initial Operations		\$ 200,000	\$ 200,000
10. Attorney General's Fee (0.10% of BIR)		\$ 74,400	\$ 55,250
Total Non-construction Costs		\$ 24,217,772 (32.55% of BIR)	\$ 18,111,688 (32.78% of BIR)
TOTAL BOND ISSUANCE REQUIREMENT ⁽²⁾		\$ 74,400,000	\$ 55,250,000

NOTES:

- District items are 100% reimbursable
- Calculations by hand may not be exact due to rounding.



PROJECT: Fort Bend LID 21 Creation
 JOB NO: 2207-00
 DATE: 3/13/2015
 BY: KA
 FILENAME: X:\Districts\FBCLID 210_General_District_Services\09_Creation Report\Report\2014-09_FBCLID 21
 Levee Cost Estimate_KA.xlsx\Bond

**FORT BEND COUNTY LID 21 CREATION
 TABLE 6. PRELIMINARY DISTRICT TAX REQUIREMENTS**

ESTIMATED ASSESSED VALUE

Area	2,724 acres
Estimated Units Per Acre of Development	3.0 units/ac
Ultimate Developed Units	8,170 units
Assumed Average Unit Value	\$ 250,000 per unit
Total Estimated Assessed Value	\$ 2,042,500,000

BOND REQUIREMENTS

	<u>Developer Exemption District (100%)</u>	<u>Developer Participation District (70%)</u>
Estimated Total Construction and Engineering Costs	\$ 50,182,228	\$ 37,138,312
Estimated Non-Construction Costs	\$ 24,217,772	\$ 18,111,688
Total Required Bond Amount	\$ 74,400,000	\$ 55,250,000
Annuity of Present Value: $A = P \left(\frac{i(1+i)^n}{(1+i)^n - 1} \right) = P(A/P)$		
Bond Amount	"P" \$ 74,400,000	\$ 55,250,000
Interest	"i" 6.50%	6.50%
Period (years)	"n" 30	30
Annual Debt Service Requirement	"A" \$ 5,697,362	\$ 4,230,904

PROJECTED TAX & DEBT

Assessed Valuation	\$ 2,042,500,000	\$ 2,042,500,000
Ad valorem tax rate assumes 90% tax collection	\$ 0.3099	\$ 0.2302
Round up ad valorem tax rate (per \$100 of property value)	\$ 0.310	\$ 0.240
Annual debt service tax revenue based on 90% tax collection	\$ 5,698,575	\$ 4,411,800

NOTES:

1. Debt service calculated based on ordinary annuity;
2. Tax rates may vary based on assessed valuation.



PROJECT: FBCLID 21 LEVEE ANALYSIS

JOB NO: 2207-00

DATE: 3/13/2015

BY: RWL

FILENAME: X:\Districts\FBCLID 21\General_District_Services\08_Creation Report\Report(2014-08_FBCLID 21 Levee Cost Estimate_KA.xlsx)\Reimburse

JOINT LEVEE ANALYSIS

TABLE 7. PRELIMINARY OPINION OF TOTAL PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	JOINT LEVEE TOTAL	RIVER RANCH SHARE	FOSTER FARMS SHARE
UNIT A: SITE PREPARATION:						
1.	Site Preparation clearing and grubbing of construction area					
a.	Levee areas	234.1 AC	\$ 5,000.00	\$ 1,170,259.41	\$ 107,092.70	\$ 1,063,166.71
	TOTAL, UNIT A			\$ 1,170,259.41	\$ 107,092.70	\$ 1,063,166.71
UNIT B: LEVEE SYSTEM						
1.	Levee Base and Subgrade 1-foot depth of excavation of base and compaction of subgrade to 1 foot beyond toe; (with 30% Loss)	175,216 CY	\$ 5.00	\$ 876,079.63	\$ 80,171.74	\$ 795,907.89
2.	Levee Embankment fill of embankment and compaction to 3 feet above BFE with 10-foot top and 4:1 side slopes; (with 30% Loss)	615,853 CY	\$ 5.00	\$ 3,079,263.66	\$ 281,789.38	\$ 2,797,474.28
3.	Extra Fill (2.5%)	153,963 CY	\$ 5.00	\$ 769,815.91	\$ 70,447.34	\$ 699,368.57
4.	Drainage Swales	66,900 LF	\$ 5.00	\$ 334,500.00	\$ 30,610.74	\$ 303,889.26
	TOTAL, UNIT B			\$ 5,059,659.20	\$ 463,019.21	\$ 4,596,639.99

9.15%
90.85%



PROJECT: FBCLID 21 LEVEE ANALYSIS
 JOB NO: 2207-00
 DATE: 3/13/2015
 BY: RWL

FILENAME: X:\Districts\FBCLID 21\General_District_Services\09_Creation Report\Report(2014-08_FBCLID 21_Levee Cost Estimate_KA.xlsx)\Reimburse

JOINT LEVEE ANALYSIS

TABLE 7. PRELIMINARY OPINION OF TOTAL PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	JOINT LEVEE TOTAL	RIVER RANCH SHARE	FOSTER FARMS SHARE
UNIT C: DRAINAGE SYSTEM						
1.	Storm Water Pump Station - River Ranch Tract	1 LS	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$
2.	Control Outfall Structure - River Ranch Tract with flap gates, slope paving and outfall	1 EA	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$
3.	Internal Drainage Channel Excavation - River Ranch Tract	211,600 CY	\$ 5.00	\$ 1,058,000.00	\$ 1,058,000.00	\$
4.	External Drainage Channel Excavation - River Ranch Tract	90,700 CY	\$ 5.00	\$ 453,500.00	\$ 453,500.00	\$
5.	Outfall Channel Erosion Control	1 LS	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$
6.	Storm Water Pump Stations - Foster Farms Tract	2 LS	\$ 2,000,000.00	\$ 4,000,000.00	\$	\$ 4,000,000.00
7.	Control Outfall Structure - Foster Farms Tract with flap gates, slope paving and outfall	2 EA	\$ 150,000.00	\$ 300,000.00	\$ 300,000.00	\$
8.	Internal Drainage Channel Excavation - Foster Farms Tract	994,400 CY	\$ 5.00	\$ 4,972,000.00	\$	\$ 4,972,000.00
9.	External Drainage Channel Excavation - Foster Farms Tract	362,700 CY	\$ 5.00	\$ 1,813,500.00	\$	\$ 1,813,500.00
10.	Outfall Channel Erosion Control	2 LS	\$ 500,000.00	\$ 1,000,000.00	\$	\$ 1,000,000.00
11.	Drainage Swales	61,580 LF	\$ 5.00	\$ 307,900.00	\$ 28,176.53	\$ 279,723.47
12.	Backslope drainage structures with inlet structure and CMP pipe	161 EA	\$ 5,000.00	\$ 805,000.00	\$ 73,667.11	\$ 731,332.89
TOTAL, UNIT C				\$ 16,309,900.00	\$ 3,513,343.63	\$ 12,796,556.37



PROJECT: FBCLID 21 LEVEE ANALYSIS
 JOB NO: 2207-00
 DATE: 3/13/2015
 BY: RWL

FILENAME: X:\Districts\FBCLID 210_General_District_Services\03_Creation Report\Report(2014-09_FBCLID 21 Levee Cost Estimate_KA.xlsx)\Reimburse

JOINT LEVEE ANALYSIS

TABLE 7. PRELIMINARY OPINION OF TOTAL PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	JOINT LEVEE TOTAL	RIVER RANCH SHARE	FOSTER FARMS SHARE
UNIT D: STORM WATER POLLUTION CONTROL						
1.	Enforcement and Maintenance of TPDES Requirements for Duration of Contract	1 LS	\$ 100,000.00	\$ 100,000.00	\$ 25,000.00	\$ 75,000.00
2.	Stabilized Construction Access	5 EA	\$ 2,500.00	\$ 12,500.00	\$ 5,000.00	\$ 7,500.00
3.	Concrete Truck Washout Area	5 EA	\$ 2,500.00	\$ 12,500.00	\$ 5,000.00	\$ 7,500.00
4.	Reinforced Filter Fabric Fence	73,000 LF	\$ 2.00	\$ 146,000.00	\$ 13,360.74	\$ 132,639.26
5.	Hydro-Mulch Seeding of levee slopes, detention and channel slopes, and maintenance berms	453 AC	\$ 2,200.00	\$ 996,600.00	\$ 91,200.80	\$ 905,399.20
TOTAL, UNIT D				\$ 1,267,600.00	\$ 139,561.54	\$ 1,128,038.46
UNIT E: DISPOSAL OF EXCESS EXCAVATION						
1.	On-site Disposal of Excess Excavation	889,584 CY	\$ 3.00	\$ 2,668,752.36	\$ 244,222.69	\$ 2,424,529.57
TOTAL, UNIT E				\$ 2,668,752.36	\$ 244,222.69	\$ 2,424,529.57



PROJECT: FBCLID 21 LEVEE ANALYSIS
 JOB NO: 2207-00
 DATE: 3/13/2015
 BY: RWL

FILENAME: X:\Districts\FBCLID 210_General_District_Services\08_Creation Report\Report(2014.09_FBCLID 21 Levee Cost Estimate_KA.xlsx)\Reimburse

JOINT LEVEE ANALYSIS

TABLE 7. PRELIMINARY OPINION OF TOTAL PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	JOINT LEVEE TOTAL	RIVER RANCH SHARE	FOSTER FARMS SHARE
UNIT F: LAND ACQUISITION						
1.	Levee ROW variable width for 66,900 feet	234 AC	\$ 30,000.00	\$ 7,021,556.47	\$ 642,556.23	\$ 6,379,000.24
2.	River Ranch Drainage Channel 200' ROW for 10,000 feet	46 AC	\$ 30,000.00	\$ 1,377,410.47	\$ 1,377,410.47	
3.	Foster Farms Drainage Channel 200' ROW for 44,900 feet	206 AC	\$ 30,000.00	\$ 6,184,573.00		\$ 6,184,573.00
4.	River Ranch Pump Station	1 AC	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
5.	Foster Farms Pump Station	2 AC	\$ 30,000.00	\$ 60,000.00		\$ 60,000.00
TOTAL, UNIT F				\$ 14,673,539.94	\$ 2,049,966.70	\$ 12,623,573.25
SUMMARY						
UNIT A: SITE PREPARATION				\$ 1,170,259.41	\$ 107,092.70	\$ 1,063,166.71
UNIT B: LEVEE SYSTEM				\$ 5,059,659.20	\$ 463,019.21	\$ 4,596,639.99
UNIT C: DRAINAGE SYSTEM				\$ 16,309,900.00	\$ 3,513,343.63	\$ 12,796,556.37
UNIT D: SWPPP				\$ 1,267,600.00	\$ 139,561.54	\$ 1,128,038.46
UNIT E: DISPOSAL OF EXCESS EXCAVATION				\$ 2,668,752.26	\$ 244,222.69	\$ 2,424,529.57
SUBTOTAL				\$ 26,476,170.87	\$ 4,467,239.77	\$ 22,008,931.10



PROJECT: FBCLID 21 LEVEE ANALYSIS

JOB NO: 2207-00

DATE: 3/13/2015

BY: RWL

FILENAME: X:\Districts\FBCLID 210_General_District_Services\09_Creation Report\Report(2014-09_FBCLID 21 Levee Cost Estimate_KA.xlsx)\Reimburse

JOINT LEVEE ANALYSIS

TABLE 7. PRELIMINARY OPINION OF TOTAL PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY & UNIT	UNIT COST	JOINT LEVEE TOTAL	RIVER RANCH SHARE	FOSTER FARMS SHARE
					9.15%	90.85%
CONTINGENCIES			15%	\$ 3,971,425.63	\$ 670,085.97	\$ 3,301,339.66
MATERIALS TESTING			2%	\$ 608,951.93	\$ 102,746.51	\$ 506,205.42
ENGINEERING & CONSTRUCTION ADMIN			15%	\$ 4,567,139.48	\$ 770,598.86	\$ 3,796,540.61
UNIT F: LAND ACQUISITION				\$ 14,673,539.94	\$ 2,049,966.70	\$ 12,623,573.25
GRAND TOTAL				\$ 50,297,227.85	\$ 8,060,637.81	\$ 42,236,590.04

NOTES:

1. Excludes internal drainage and detention, to be developed by others (e.g. MUDs);
2. Item quantities are based on a preliminary layout, which are subject to change with more detailed design;
3. Unit costs may vary based on market and economic conditions.



**BROWN & GAY
ENGINEERS**

PROJECT: Fort Bend LID 21 Creation

JOB NO: 2207-00

DATE: 3/13/2015

BY: KA

FILENAME: X:\Districts\FBCLID 210_General_District_Services\09_Creation Report\Report\2014-09_FBCLID 21 Levee Cost Estimate_KA.xlsx\2013 Tax

**FORT BEND COUNTY LID 21 CREATION
TABLE 8. 2013 TAX RATES**

Tax Unit	Description	Ad Valorum Tax per \$100 of appraised value
G01, F01	Ft Bend Co. Gen., LFRC Combined	\$ 0.48476
D01	Ft Bend Drainage	\$ 0.01500
S01	Lamar CISD	\$ 1.39005
R05	Fort Bend ESD #4	\$ 0.07964
Total		\$ 1.96945

SOURCE: Fort Bend County Appraisal District

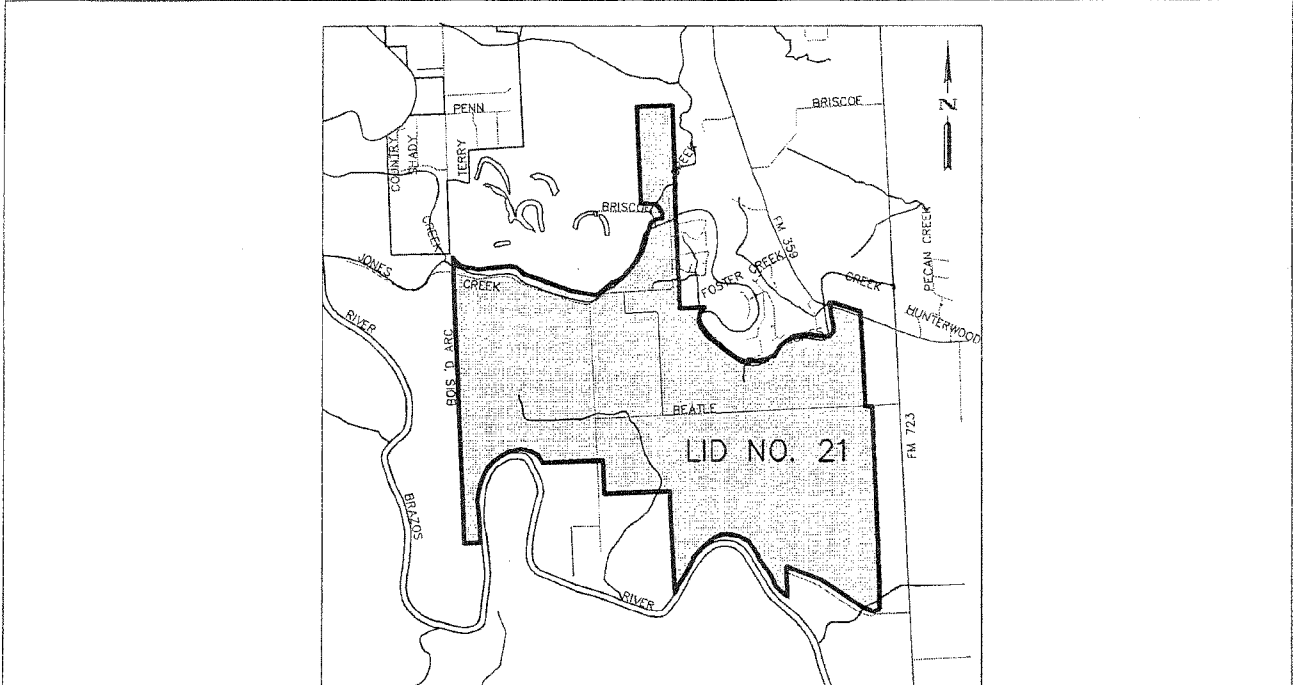
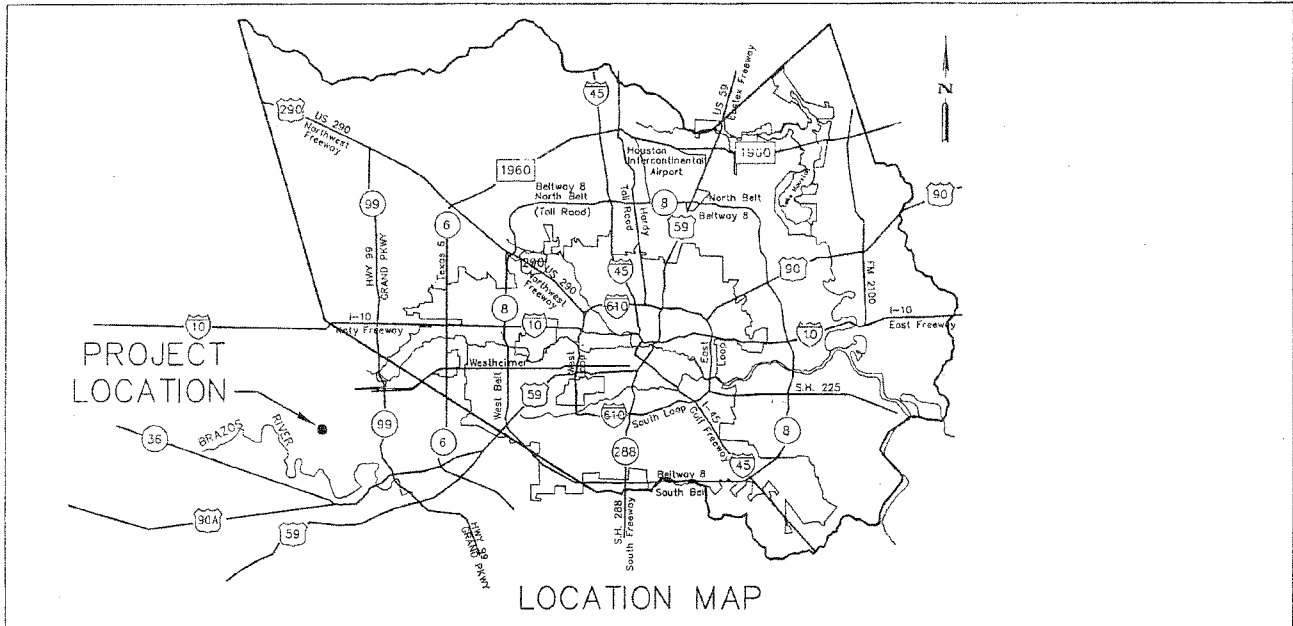


PROJECT: Fort Bend LID 21 Creation
JOB NO: 2207-00
DATE: 3/13/2015
BY: KA
FILENAME: X:\Districts\FBCLID 21\0_General_District_Services\09_Creation Report\Report\21
Cost Estimate_KA.xlsx\Consultants

**FORT BEND COUNTY LID 21 CREATION
TABLE 9. DISTRICT CONSULTANTS**

Attorney: Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
713-860-6415
Attn: Ms. Angie Lutz

Engineer: Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
281-558-8700
Attn: Mr. Kevin Gilligan



KEY MAP 563 & 564

BROWN & GAY
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700

LID 21 CREATION
FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: N.T.S.	JOB NO: 2207	DATE: AUGUST 2014	EXHIBIT: 1
------------------	-----------------	----------------------	---------------

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES

FEBRUARY 25, 2014
JOB NO. 2207-00
PAGE 1 OF 10

DESCRIPTION OF A 5,583.61 ACRE TRACT OF LAND SITUATED
IN THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26
AND THE RANDON & PENNINGTON LEAGUE, ABSTRACT NO. 75
FORT BEND COUNTY, TEXAS

BEING a 5,583.61 acre tract of land situated in the John Foster 2-1/2 League Grant, Abstract No. 26 and the Randon & Pennington League, Abstract No. 75 of Fort Bend County, Texas and being part of a called 3,063.45 acre tract of land described as First Tract and of a called 1,410.69 acre tract of land described as Second Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.) also being all of a called 1,081.9 acre tract of land described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9231591, said 5,583.61 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly Northwest corner of said 3,063.45 acre tract and the Northeast corner of a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. also the Southwest corner of a called 314 acre tract described and recorded in Volume 465, Page 585 of the F.B.C.D.R.;

THENCE, S 89° 43' 00" E, a distance of 1,834.00 feet to the most northerly northeast corner of said 3063.45 acre tract and being in the western right-of-way line of Winner-Foster Road (Width Varies);

THENCE, along the western and northern right-of-way lines of said Winner-Foster Road the following courses and distances:

S 00° 12' 10" W, a distance of 1,613.96 feet to a point for corner;

S 00° 23' 10" W, a distance of 2,431.50 feet to a point for corner;

S 12° 46' 40" W, a distance of 62.54 feet to a point for corner;

S 02° 56' 10" W, a distance of 213.03 feet to a point for corner;

S 00° 09' 30" E, a distance of 2,657.90 feet to a point for corner;

S 00° 06' 10" W, a distance of 1,724.00 feet to a point for corner;

THENCE, S 27° 37' 18" E, a distance of 56.51 feet to a point for corner in the west line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

THENCE, along the West and South lines of said 34.2634 acre tract the following courses and distances:

S 00° 55' 00" W, a distance of 1,406.40 feet to a point for corner;

N 89° 23' 37" E, a distance of 1,270.51 feet to a point for corner;

THENCE, S 17° 30' 13" E, a distance of 40.58 feet to a point for corner and being in the western line of a called 34.2634 acre tract described and recorded under F.B.C.C.F. No. 2009110478;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 2

THENCE, along the western and southern lines of said 34.2634 acre tract the following courses and distances:

S 65° 29' 00" W, a distance of 117.65 feet to a point for corner;
S 42° 36' 00" W, a distance of 195.00 feet to a point for corner;
S 18° 58' 00" W, a distance of 200.00 feet to a point for corner;
S 00° 28' 00" W, a distance of 176.00 feet to a point for corner;
S 19° 47' 00" E, a distance of 400.00 feet to a point for corner;
S 36° 17' 00" E, a distance of 500.00 feet to a point for corner;
S 38° 17' 00" E, a distance of 275.00 feet to a point for corner;
S 53° 47' 00" E, a distance of 117.00 feet to a point for corner;
S 37° 17' 00" E, a distance of 150.00 feet to a point for corner;
S 57° 20' 00" E, a distance of 300.00 feet to a point for corner;
S 38° 20' 00" E, a distance of 200.00 feet to a point for corner;
S 50° 14' 00" E, a distance of 800.00 feet to a point for corner;
S 61° 40' 00" E, a distance of 685.00 feet to a point for corner;
S 72° 40' 00" E, a distance of 11.59 feet to a point for corner being in the West line of said 1,410.69 acre tract;

THENCE, N 00° 03' 10" E, a distance of 212.73 feet to a point for corner being in the centerline of Jones Creek;

THENCE, along the centerline of Jones Creek the following courses and distances:

S 78° 51' 08" E, a distance of 391.70 feet to a point for corner;
N 84° 10' 17" E, a distance of 331.68 feet to a point for corner;
N 76° 23' 23" E, a distance of 204.37 feet to a point for corner;
N 70° 21' 24" E, a distance of 176.10 feet to a point for corner;
N 65° 02' 57" E, a distance of 120.94 feet to a point for corner;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 3

N 73° 07' 51" E, a distance of 134.93 feet to a point for corner;
N 40° 10' 10" E, a distance of 140.10 feet to a point for corner;
N 29° 07' 50" E, a distance of 206.30 feet to a point for corner;
N 36° 42' 30" E, a distance of 179.60 feet to a point for corner;
N 46° 15' 10" E, a distance of 231.00 feet to a point for corner;
N 57° 46' 30" E, a distance of 210.50 feet to a point for corner;
N 60° 28' 30" E, a distance of 234.75 feet to a point for corner;
N 63° 30' 20" E, a distance of 209.90 feet to a point for corner;
N 75° 53' 50" E, a distance of 245.40 feet to a point for corner;
N 84° 23' 30" E, a distance of 314.25 feet to a point for corner;
S 87° 35' 30" E, a distance of 228.80 feet to a point for corner;
S 78° 18' 00" E, a distance of 302.14 feet to a point for corner;
S 71° 40' 10" E, a distance of 173.50 feet to a point for corner;
S 79° 09' 30" E, a distance of 326.40 feet to a point for corner;
N 79° 30' 30" E, a distance of 151.50 feet to a point for corner;
N 50° 57' 20" E, a distance of 209.40 feet to a point for corner;
N 29° 11' 50" E, a distance of 147.40 feet to a point for corner;
N 02° 35' 50" E, a distance of 202.20 feet to a point for corner;
N 07° 38' 30" W, a distance of 560.65 feet to a point for corner;
N 06° 01' 40" W, a distance of 671.97 feet to the most northerly northwest corner of the herein described tract;

THENCE, S 78° 30' 50" E, a distance of 117.07 feet to the Southwest corner of a called 0.72 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R.;

THENCE, N 11° 29' 10" E, a distance of 23.31 feet to Northwest corner of said 0.72 acre tract and being in the southern right-of-way line of F. M. 359 (100-foot wide);

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 4

THENCE, along the southern right-of-way lines of said F. M. 359 the following courses and distances:

S 69° 55' 20" E, a distance of 1,402.20 feet to the point of curvature of a curve to the right;

In an Southeasterly direction along said curve to the right, a distance of 92.41 feet, having a radius of 3,770.00 feet, a central angle of 01° 24' 16" and a chord which bears S 69° 13' 12" E, 92.41 feet to the most easterly Northeast corner of the herein described tract and being the Northwest corner of a called 26.00 acre tract described and recorded under F.B.C.C.F. No. 9725243;

THENCE, S 00° 39' 06" E, a distance of 4,527.65 feet along the line common to said 26.00 acre tract and said 1,410.69 acre tract to a point being in the southern right-of-way line of Beadle Drive (80-foot wide)

THENCE, S 00° 40' 10" E, a distance of 222.50 feet to a point for corner;

THENCE, S 88° 36' 40" E, a distance of 331.42 feet to a point for corner being in the West line of a called 174.27 acre tract described and recorded in Volume 495, Page 841 of the F.B.C.D.R.;

THENCE, along the East lines of said 1,410.69 acre tract and the West lines of said 174.27 acre tract and a called 6.5331 acre tract described and recorded under F.B.C.C.F. No. 9818471 and a called 3.6430 acre tract described and recorded under F.B.C.C.F. No.9812369 also a called 194.2072 acre tract described and recorded under F.B.C.C.F. No. 2001015964 the following courses and distances:

S 00° 06' 00" E, a distance of 8,803.69 feet to a point for corner;

S 03° 02' 20" W, a distance of 1,460.00 feet to the Southeast corner of the herein described tract and the Northwest corner of a called 132 acres described and recorded under F.B.C.C.F. No. 9465434;

THENCE, along the southern lines of said 1,410.69 acre tract and the northern lines of Evans Road (40-foot wide) the following courses and distances:

S 70° 59' 40" W, a distance of 193.60 feet to a point for corner;

S 83° 22' 20" W, a distance of 94.60 feet to a point for corner;

N 78° 41' 00" W, a distance of 123.30 feet to a point for corner;

N 70° 30' 40" W, a distance of 196.30 feet to a point for corner;

N 60° 46' 40" W, a distance of 154.40 feet to a point for corner;

N 54° 14' 30" W, a distance of 2,586.55 feet to a point for corner;

N 60° 10' 20" W, a distance of 167.80 feet to a point for corner;

N 64° 29' 30" W, a distance of 1,714.80 feet to a point for corner;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 5

THENCE, S 16° 49' 30" W, a distance of 40.16 feet over said Evans Road to the Northeast corner of a called 16.3 acre tract described and recorded in Volume 362, Page 549 of the F.B.C.D.R. also the Northwest corner of a called 30 acre tract described and recorded under F.B.C.C.F. No. 2002110527;

THENCE, S 00° 20' 00" W, a distance of 1,525.20 feet along the line common to said 16.3 acre tract and said 30 acre tract to a point for corner on the northern high bank of the Brazos River;

THENCE along the northern high bank of the Brazos River the following twenty-four (24) courses and distances:

- N 59° 41' 40" W, a distance of 152.20 feet to an angle point;
- N 44° 27' 50" W, a distance of 258.50 feet to an angle point;
- N 45° 43' 20" W, a distance of 328.10 feet to an angle point;
- N 21° 50' 30" W, a distance of 292.20 feet to an angle point;
- N 19° 53' 20" W, a distance of 461.00 feet to an angle point;
- N 33° 23' 30" W, a distance of 889.20 feet to an angle point;
- N 23° 21' 00" W, a distance of 381.20 feet to an angle point;
- N 33° 07' 30" W, a distance of 705.90 feet to an angle point;
- N 59° 50' 40" W, a distance of 535.00 feet to an angle point;
- N 75° 30' 40" W, a distance of 643.50 feet to an angle point;
- S 87° 13' 00" W, a distance of 259.31 feet to an angle point;
- S 68° 53' 20" W, a distance of 397.00 feet to an angle point;
- S 51° 47' 20" W, a distance of 756.00 feet to an angle point;
- S 47° 20' 20" W, a distance of 470.70 feet to an angle point;
- S 44° 25' 20" W, a distance of 240.25 feet to an angle point;
- S 13° 24' 20" W, a distance of 130.20 feet to an angle point;
- S 31° 44' 00" W, a distance of 429.30 feet to an angle point;
- S 22° 44' 00" W, a distance of 149.10 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 6

S 29° 42' 00" W, a distance of 104.75 feet to an angle point;

S 31° 45' 20" W, a distance of 163.70 feet to an angle point;

S 27° 51' 40" W, a distance of 210.40 feet to an angle point;

S 34° 59' 10" W, a distance of 374.80 feet to an angle point;

S 27° 43' 40" W, a distance of 463.00 feet to an angle point;

N 59° 47' 10" W, a distance of 39.22 feet to a point for corner being in the East line of a called 218.562 acre tract described and recorded under F.B.C.C.F. No. 9677436;

THENCE, N 00° 28' 00" W, a distance of 5,120.00 feet along the East line of said 218.562 acre tract and the East line of a called 101.314 acre tract described and recorded under F.B.C.C.F. No. 9677438 to a point for corner;

THENCE, N 89° 52' 00" W, a distance of 1,756.82 feet along the North line of said 101.314 acre tract to an angle point;

THENCE, S 89° 59' 20" W, a distance of 1,582.72 feet to a point for corner being in the East right-of-way line of Stratmore Road (Width Varies);

THENCE, N 00° 05' 10" W, a distance of 1,682.65 feet along said East right-of-way line to a point for corner;

THENCE, N 89° 59' 10" W, a distance of 3,011.45 feet to a point for corner on the high bank of the Brazos River;

THENCE, N 31° 19' 40" W, a distance of 440.85 feet to a point for corner being in the West line of said 3,063.45 acre tract and the East line of said 1,081.9 acre tract also being the western line of said John Foster 2-1/2 League Grant and the eastern line of said Randon & Pennington League;

THENCE along the northern high bank of the Brazos River the following sixteen (16) courses and distances:

N 61° 15' 51" W, a distance of 413.67 feet to an angle point;

N 63° 38' 25" W, a distance of 127.39 feet to an angle point;

N 69° 57' 21" W, a distance of 231.42 feet to an angle point;

N 84° 02' 56" W, a distance of 177.77 feet to an angle point;

S 81° 49' 31" W, a distance of 243.96 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 7

S 76° 50' 40" W, a distance of 262.11 feet to an angle point;
S 83° 30' 54" W, a distance of 117.69 feet to an angle point;
S 63° 26' 12" W, a distance of 532.25 feet to an angle point;
S 54° 50' 09" W, a distance of 356.23 feet to an angle point;
S 44° 22' 37" W, a distance of 544.99 feet to an angle point;
S 28° 38' 41" W, a distance of 555.68 feet to an angle point;
S 20° 42' 53" W, a distance of 316.44 feet to an angle point;
S 14° 05' 57" W, a distance of 773.72 feet to an angle point;
S 06° 56' 47" E, a distance of 674.56 feet to an angle point;
S 00° 51' 45" E, a distance of 899.67 feet to an angle point;

SOUTH, a distance of 583.32 feet to a point for corner;

THENCE, WEST, a distance of 830.56 feet to the Southwest corner of the herein described tract and the Southwest corner of said 1,081.9 acre tract being a interior ell corner of a called 251.075 acre tract described and recorded in Volume 671, Page 876 of the F.B.C.D.R.;

THENCE, NORTH, a distance of 14,347.22 feet along the East lines of said 251.075 acre tract and a called 391.47 acre tract described and recorded in Volume 569, Page 765 of the F.B.C.D.R. also a called 514.321 acre tract described and recorded in Volume 801, Page 410 of the F.B.C.D.R. and a called 110.8 acre tract described and recorded in Volume 343, Page 276 of the F.B.C.D.R. to the Northwest corner of the herein described tract and the Northwest corner of said 1,081.9 acre tract and the Southwest corner of a called 367.199 acre tract described and recorded in Volume 422, Page 474 of the F.B.C.D.R., said point being in the centerline of Jones Creek;

THENCE, along the North lines of said 1,081.9 acre tract and the South lines of said 367.199 acre tract and with the centerline meanders of said Jones Creek the following seventeen (17) courses and distances:

S 35° 54' 45" E, a distance of 404.28 feet to an angle point;
S 53° 07' 30" E, a distance of 178.46 feet to an angle point;
S 71° 31' 00" E, a distance of 300.73 feet to an angle point;
S 78° 57' 15" E, a distance of 300.54 feet to an angle point;
S 73° 50' 05" E, a distance of 206.79 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 8

S 87° 53' 05" E, a distance of 183.89 feet to an angle point;
N 85° 48' 00" E, a distance of 311.23 feet to an angle point;
N 82° 02' 35" E, a distance of 191.06 feet to an angle point;
N 87° 46' 05" E, a distance of 300.24 feet to an angle point;
N 84° 02' 40" E, a distance of 200.07 feet to an angle point;
N 87° 05' 55" E, a distance of 211.83 feet to an angle point;
N 87° 13' 25" E, a distance of 315.20 feet to an angle point;
S 75° 09' 25" E, a distance of 348.37 feet to an angle point;
S 52° 33' 35" E, a distance of 301.30 feet to an angle point;
S 37° 42' 30" E, a distance of 172.73 feet to an angle point;
S 61° 05' 10" E, a distance of 146.38 feet to an angle point;
S 73° 10' 00" E, a distance of 269.73 feet to the Northeast corner of said 1,081.9 acre tract and the most westerly Northwest corner of said 3,063.45 acre tract;

THENCE, continuing along the meanders of said Jones Creek and with the Northwestern lines of said 3,063.45 acre tract also being the Southwestern lines of a called 208.59 acre tract described and recorded in Volume 2227, Page 2203 of the F.B.C.D.R. and a called 339.63 acre tract described and recorded in Volume 349, Page 524 of the F.B.C.D.R. the following sixteen (16) courses and distances:

S 68° 04' 50" E, a distance of 2,041.63 feet to an angle point;
S 76° 02' 10" E, a distance of 999.67 feet to an angle point;
S 79° 34' 20" E, a distance of 320.08 feet to an angle point;
N 73° 55' 30" E, a distance of 196.72 feet to an angle point;
N 52° 35' 50" E, a distance of 658.02 feet to an angle point;
N 48° 44' 00" E, a distance of 247.46 feet to an angle point;
SOUTH, a distance of 54.85 feet to an angle point;
N 48° 44' 00" E, a distance of 37.99 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 9

N 72° 44' 20" E, a distance of 277.48 feet to an angle point;

N 63° 43' 20" E, a distance of 114.44 feet to an angle point;

N 54° 03' 20" E, a distance of 145.76 feet to an angle point;

N 43° 36' 20" E, a distance of 706.04 feet to an angle point;

N 42° 01' 20" E, a distance of 285.46 feet to an angle point;

N 34° 49' 20" E, a distance of 345.87 feet to an angle point;

N 30° 43' 15" E, a distance of 402.71 feet to an angle point;

N 00° 06' 00" W, a distance of 80.27 feet to the most southern corner of a called 27.66 acre tract described and recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2005020109;

THENCE, along the East and North lines of said 27.66 acre tract the following seventeen (17) courses and distances:

N 28° 53' 21" E, a distance of 59.08 feet to an angle point;

N 23° 57' 27" E, a distance of 299.97 feet to an angle point;

N 16° 15' 51" E, a distance of 331.81 feet to an angle point;

N 19° 01' 38" E, a distance of 580.70 feet to an angle point;

N 44° 58' 18" E, a distance of 189.22 feet to an angle point;

N 66° 56' 01" E, a distance of 188.69 feet to an angle point;

N 77° 44' 37" E, a distance of 323.41 feet to an angle point;

N 81° 28' 55" E, a distance of 55.99 feet to an angle point;

N 12° 18' 48" W, a distance of 107.20 feet to an angle point;

N 07° 07' 38" E, a distance of 117.89 feet to an angle point;

N 15° 08' 03" W, a distance of 58.15 feet to an angle point;

N 25° 50' 24" W, a distance of 58.30 feet to an angle point;

N 34° 49' 05" W, a distance of 274.94 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
5,583.61 ACRES
PAGE 10

N 38° 03' 02" W, a distance of 118.88 feet to an angle point;

N 16° 17' 08" W, a distance of 54.86 feet to an angle point;

N 03° 12' 23" E, a distance of 7.00 feet to an angle point;

N 86° 00' 03" W, a distance of 239.04 feet to an angle point;

N 84° 46' 54" W, a distance of 585.18 feet to the Northwest corner of said 27.66 acre tract and being in the East line of said 339.63 acre tract;

THENCE, N 00° 06' 00" W, a distance of 4,823.96 feet along the line common to said 339.63 acre tract and said 3,063.45 acre tract to the POINT OF BEGINNING and containing 5,583.61 acres of land.

Bearing orientation is based on the west line of the called 3,063.45 acre tract described as First Tract in the deed recorded in Volume 362, Page 549 of the Fort Bend County Deed Records and called to be South.

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 25th day of February, 2014.



Larry E. Grayson
Larry E. Grayson RPLS No. 5071
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
47.97 ACRES

FEBRUARY 25, 2014
JOB NO.2207-00
PAGE 1 OF 2

DESCRIPTION OF A 47.97 ACRE TRACT OF LAND SITUATED
IN THE JOHN FOSTER 2-1/2 LEAGUE GRANT, ABSTRACT NO. 26
FORT BEND COUNTY, TEXAS

BEING a 47.97 acre tract of land situated in the John Foster 2-1/2 League Grant, Abstract No. 26 of Fort Bend County, Texas and being part of a called 3,063.45 acre tract of land described as First Tract in a conveyance to Foster Farms, Inc. recorded in Volume 362, Page 549 of the Fort Bend County Deed Records (F.B.C.D.R.), said 47.97 acre tract of land described by metes and bounds as follows:

COMMENCING at the Southwest corner of a called 128.109 acre tract described and recorded in Volume 757, Page 585 of the F.B.C.D.R.;

THENCE, N 00° 03' 10" E, a distance of 127.03 feet along the west line of said 128.109 acre tract to the Southeast corner of the herein described tract and being the **POINT OF BEGINNING**;

THENCE, along the lines common to the herein described tract and a called 39.503 acre tract described and recorded in Volume 27, Page 548 of the F.B.C.D.R. the following nineteen (19) courses and distances:

- N 75° 04' 00" W, a distance of 14.61 feet to an angle point;
- N 64° 54' 00" W, a distance of 170.00 feet to an angle point;
- N 59° 54' 00" W, a distance of 164.00 feet to an angle point;
- N 47° 02' 00" W, a distance of 566.00 feet to an angle point;
- N 48° 54' 00" W, a distance of 1000.00 feet to an angle point;
- N 62° 04' 00" W, a distance of 242.00 feet to an angle point;
- N 37° 29' 00" W, a distance of 447.00 feet to an angle point;
- N 10° 20' 00" W, a distance of 123.00 feet to an angle point;
- N 22° 41' 00" W, a distance of 145.00 feet to an angle point;
- N 04° 35' 00" E, a distance of 166.50 feet to an angle point;
- N 29° 03' 00" E, a distance of 161.50 feet to an angle point;
- N 59° 03' 00" E, a distance of 150.00 feet to an angle point;
- N 86° 43' 00" E, a distance of 300.00 feet to an angle point;
- S 44° 11' 00" E, a distance of 600.00 feet to an angle point;

F.B.C.L.I.D. NO. 21
FOSTER FARMS & RIVER RANCH
47.97 ACRES
PAGE 2 OF 2

S 35° 19' 00" E, a distance of 225.00 feet to an angle point;

S 56° 05' 00" E, a distance of 400.00 feet to an angle point;

S 69° 31' 00" E, a distance of 300.00 feet to an angle point;

S 88° 24' 00" E, a distance of 300.00 feet to an angle point;

N 77° 12' 00" E, a distance of 63.36 feet to the Northeast corner of the herein described tract and being in the West line of said 128.109 acre tract;

THENCE, S 00° 03' 10" W, a distance of 1,389.24 feet along the West line of said 128.109 acre tract to the POINT OF BEGINNING and containing 47.97 acres of land.

Bearing orientation is based on the West line of the called 3,063.45 acre tract described as First Tract in the deed recorded in Volume 362, Page 549 of the Fort Bend County Deed Records and called to be South.

This metes and bounds description was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 25th day of February, 2014.



Larry E. Grayson
Larry E. Grayson RPLS No. 5071
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

LID 21 BNDY

Boundary Closure2

Report Area

Parcel Area (Square Feet): 243222150.7958
Parcel Area (Acres): 5583.6123

Course Data

Point	Northing	Easting	Direction	Distance
N/A	1007251.45	1005697.87	S89°43'00"E	1834.00
N/A	1007242.38	1007531.85	S00°12'10"W	1613.96
N/A	1005628.43	1007526.14	S00°23'10"W	2431.50
N/A	1003196.99	1007509.75	S12°46'40"W	62.54
N/A	1003136.00	1007495.92	S02°56'10"W	213.03
N/A	1002923.25	1007485.01	S00°09'30"E	2657.90
N/A	1000265.36	1007492.35	S00°06'10"W	1724.00
N/A	998541.36	1007489.26	S27°37'18"E	56.51
N/A	998491.29	1007515.46	S00°55'00"W	1406.40
N/A	997085.07	1007492.96	N89°23'37"E	1270.51
N/A	997098.51	1008763.40	S17°30'13"E	40.58
N/A	997059.82	1008775.60	S65°29'00"W	117.65
N/A	997011.00	1008668.56	S42°36'00"W	195.00
N/A	996867.46	1008536.57	S18°58'00"W	200.00
N/A	996678.32	1008471.57	S00°28'00"W	176.00
N/A	996502.32	1008470.13	S19°47'00"E	400.00
N/A	996125.93	1008605.52	S36°17'00"E	500.00
N/A	995722.88	1008901.41	S38°17'00"E	275.00
N/A	995507.02	1009071.78	S53°47'00"E	117.00
N/A	995437.89	1009166.18	S37°17'00"E	150.00
N/A	995318.54	1009257.04	S57°20'00"E	300.00
N/A	995156.62	1009509.59	S38°20'00"E	200.00
N/A	994999.73	1009633.64	S50°14'00"E	800.00
N/A	994488.00	1010248.56	S61°40'00"E	685.00
N/A	994162.90	1010851.50	S72°40'00"E	11.59
N/A	994159.45	1010862.57	N00°03'10"E	212.73
N/A	994372.18	1010862.76	S78°51'08"E	391.70
N/A	994296.44	1011247.07	N84°10'17"E	331.68
N/A	994330.13	1011577.04	N76°23'23"E	204.37
N/A	994378.22	1011775.67	N70°21'24"E	176.10
N/A	994437.42	1011941.52	N65°02'57"E	120.94
N/A	994488.43	1012051.17	N73°07'51"E	134.93
N/A	994527.59	1012180.29	N40°10'10"E	140.10
N/A	994634.64	1012270.66	N29°07'50"E	206.30
N/A	994814.85	1012371.09	N36°42'30"E	179.60
N/A	994958.83	1012478.44	N46°15'10"E	231.00
N/A	995118.56	1012645.32	N57°46'30"E	210.50
N/A	995230.81	1012823.39	N60°28'30"E	234.75
N/A	995346.50	1013027.66	N63°30'20"E	209.90
N/A	995440.13	1013215.51	N75°53'50"E	245.40
N/A	995499.93	1013453.52	N84°23'30"E	314.25
N/A	995530.64	1013766.26	S87°35'30"E	228.80
N/A	995521.03	1013994.86	S78°18'00"E	130.92
N/A	995494.48	1014123.06	S78°18'00"E	171.22
N/A	995459.76	1014290.72	S71°40'10"E	173.50
N/A	995405.19	1014455.42	S79°09'30"E	326.40
N/A	995343.80	1014775.99	N79°30'30"E	151.50
N/A	995371.38	1014924.96	N50°57'20"E	209.40
N/A	995503.29	1015087.59	N29°11'50"E	147.40
N/A	995631.96	1015159.50	N02°35'50"E	202.20
N/A	995833.95	1015168.66	N07°38'30"W	560.65

		Boundary Closure2		
N/A	996389.62	1015094.11	N06°01'40"W	671.97
N/A	997057.88	1015023.54	S78°30'50"E	117.07
N/A	997034.56	1015138.27	N11°29'10"E	23.31
N/A	997057.41	1015142.91	S69°55'20"E	1402.20
N/A	996576.04	1016459.90		

Circular Curve Data

Point	Northing	Easting
N/A	993035.15	1015165.67
N/A	996560.17	1016503.30

Curve Direction: CW
 Radial In: S20°04'40"W
 D.O.C Arc: 01°31'11"
 D.O.C Chord: 01°31'11"
 Radius: 3770.00
 Delta angle: 01°24'16"
 Tangent length: 46.21
 Arc length: 92.41
 Chord Direction: S69°13'12"E
 Chord length: 92.41
 External: 0.28
 Middle ordinate: 0.28
 Radial Out: N21°28'56"E

Point	Northing	Easting	Direction	Distance
N/A	996543.25	1016546.29	S00°39'06"E	4527.65
N/A	992015.89	1016597.80	S00°40'10"E	222.50
N/A	991793.41	1016600.40	S88°36'40"E	331.42
N/A	991785.38	1016931.72	S00°06'00"E	8803.69
N/A	982981.70	1016947.09	S03°02'20"W	1460.00
N/A	981523.75	1016869.69	S70°59'40"W	193.60
N/A	981460.71	1016686.64	S83°22'20"W	94.60
N/A	981449.79	1016592.67	N78°41'00"W	123.30
N/A	981473.98	1016471.77	N70°30'40"W	196.30
N/A	981539.47	1016286.72	N60°46'40"W	154.40
N/A	981614.85	1016151.97	N54°14'30"W	2586.55
N/A	983126.35	1014053.01	N60°10'20"W	167.80
N/A	983209.81	1013907.44	N64°29'30"W	1714.80
N/A	983948.28	1012359.79	S16°49'30"W	40.16
N/A	983909.83	1012348.17	S00°20'00"W	1525.20
N/A	982384.66	1012339.30	N59°41'40"W	152.20
N/A	982461.46	1012207.90	N44°27'50"W	258.50
N/A	982645.95	1012026.83	N45°43'20"W	328.10
N/A	982875.01	1011791.92	N21°50'30"W	292.20
N/A	983146.23	1011683.21	N19°53'20"W	461.00
N/A	983579.74	1011526.38	N33°23'30"W	889.20
N/A	984322.16	1011037.00	N23°21'00"W	381.20
N/A	984672.14	1010885.91	N33°07'30"W	705.90
N/A	985263.31	1010500.16	N59°50'40"W	535.00
N/A	985532.07	1010037.56	N75°30'40"W	643.50
N/A	985693.07	1009414.53	S87°13'00"W	259.31
N/A	985680.48	1009155.52	S68°53'20"W	397.00
N/A	985537.49	1008785.17	S51°47'20"W	756.00
N/A	985069.85	1008191.15	S47°20'20"W	470.70
N/A	984750.88	1007845.01	S44°25'20"W	240.25
N/A	984579.29	1007676.85	S13°24'20"W	130.20
N/A	984452.64	1007646.67	S31°44'00"W	429.30
N/A	984087.52	1007420.87	S22°44'00"W	149.10
N/A	983950.00	1007363.25	S29°42'00"W	104.75
N/A	983859.01	1007311.35	S31°45'20"W	163.70
N/A	983719.82	1007225.20	S27°51'40"W	210.40

		Boundary Closure2		
N/A	983533.81	1007126.87	S34°59'10"W	374.80
N/A	983226.74	1006911.97	S27°43'40"W	463.00
N/A	982816.90	1006696.55	N59°47'10"W	39.22
N/A	982836.64	1006662.65	N00°28'00"W	5120.00
N/A	987956.47	1006620.95	N89°51'60"W	1756.82
N/A	987960.56	1004864.14	S89°59'20"W	1582.72
N/A	987960.25	1003281.42	N00°05'10"W	1682.65
N/A	989642.90	1003278.89	N89°59'10"W	3011.45
N/A	989643.63	1000267.44	N31°19'40"W	440.85
N/A	990020.20	1000038.23	N61°15'51"W	413.67
N/A	990219.08	999675.51	N63°38'25"W	127.39
N/A	990275.65	999561.36	N69°57'21"W	231.42
N/A	990354.96	999343.96	N84°02'56"W	177.77
N/A	990373.39	999167.15	S81°49'31"W	243.96
N/A	990338.70	998925.66	S76°50'40"W	262.11
N/A	990279.05	998670.43	S83°30'54"W	117.69
N/A	990265.76	998553.49	S63°26'12"W	532.25
N/A	990027.74	998077.43	S54°50'09"W	356.23
N/A	989822.59	997786.21	S44°22'37"W	544.99
N/A	989433.05	997405.06	S28°38'41"W	555.68
N/A	988945.38	997138.68	S20°42'53"W	316.44
N/A	988649.40	997026.75	S14°05'57"W	773.72
N/A	987898.99	996838.28	S06°56'47"E	674.56
N/A	987229.39	996919.86	S00°51'45"E	899.67
N/A	986329.82	996933.40	S00°00'00"W	583.32
N/A	985746.50	996933.40	S90°00'00"W	830.56
N/A	985746.50	996102.84	N00°00'00"E	14347.22
N/A	1000093.72	996102.84	S35°54'45"E	404.28
N/A	999766.29	996339.97	S53°07'30"E	178.46
N/A	999659.20	996482.73	S71°31'00"E	300.73
N/A	999563.86	996767.94	S78°57'15"E	300.54
N/A	999506.28	997062.92	S73°50'05"E	206.79
N/A	999448.71	997261.53	S87°53'05"E	183.89
N/A	999441.92	997445.30	N85°48'00"E	311.23
N/A	999464.71	997755.69	N82°02'35"E	191.06
N/A	999491.16	997944.91	N87°46'05"E	300.24
N/A	999502.86	998244.92	N84°02'40"E	200.07
N/A	999523.61	998443.91	N87°05'55"E	211.83
N/A	999534.34	998655.47	N87°13'25"E	315.20
N/A	999549.60	998970.30	S75°09'25"E	348.37
N/A	999460.36	999307.05	S52°33'35"E	301.30
N/A	999277.19	999546.27	S37°42'30"E	172.73
N/A	999140.54	999651.92	S61°05'10"E	146.38
N/A	999069.76	999780.06	S73°10'00"E	269.73
N/A	998991.65	1000038.23	S68°04'50"E	2041.63
N/A	998229.51	1001932.27	S76°02'10"E	999.67
N/A	997988.28	1002902.40	S79°34'20"E	320.08
N/A	997930.34	1003217.19	N73°55'30"E	196.72
N/A	997984.81	1003406.22	N52°35'50"E	658.02
N/A	998384.51	1003928.94	N48°44'00"E	247.46
N/A	998547.72	1004114.94	S00°00'00"W	54.85
N/A	998492.87	1004114.94	N48°44'00"E	37.99
N/A	998517.93	1004143.50	N72°44'20"E	277.48
N/A	998600.26	1004408.48	N63°43'20"E	114.44
N/A	998650.93	1004511.09	N54°03'20"E	145.76
N/A	998736.49	1004629.10	N43°36'20"E	706.04
N/A	999247.74	1005116.05	N42°01'20"E	285.46
N/A	999459.80	1005307.14	N34°49'20"E	345.87
N/A	999743.74	1005504.64	N30°43'15"E	402.71
N/A	1000089.93	1005710.37	N00°06'00"W	80.27
N/A	1000170.20	1005710.23	N28°53'21"E	59.08
N/A	1000221.93	1005738.77	N23°57'27"E	299.97
N/A	1000496.06	1005860.58	N16°15'51"E	331.81

		Boundary Closure2	
N/A	1000814.59	1005953.51	N19°01'38"E 580.70
N/A	1001363.56	1006142.83	N44°58'18"E 189.22
N/A	1001497.43	1006276.56	N66°56'01"E 188.69
N/A	1001571.35	1006450.17	N77°44'37"E 323.41
N/A	1001640.01	1006766.20	N81°28'55"E 55.99
N/A	1001648.30	1006821.58	N12°18'48"W 107.20
N/A	1001753.04	1006798.72	N07°07'38"E 117.89
N/A	1001870.02	1006813.34	N15°08'03"W 58.15
N/A	1001926.15	1006798.16	N25°50'24"W 58.30
N/A	1001978.62	1006772.75	N34°49'05"W 274.94
N/A	1002204.34	1006615.77	N38°03'02"W 118.88
N/A	1002297.95	1006542.50	N16°17'08"W 54.86
N/A	1002350.61	1006527.11	N03°12'23"E 7.00
N/A	1002357.60	1006527.50	N86°00'03"W 239.04
N/A	1002374.27	1006289.05	N84°46'54"W 585.18
N/A	1002427.50	1005706.29	N00°06'00"W 4823.96
N/A	1007251.45	1005697.87	

Boundary Closures

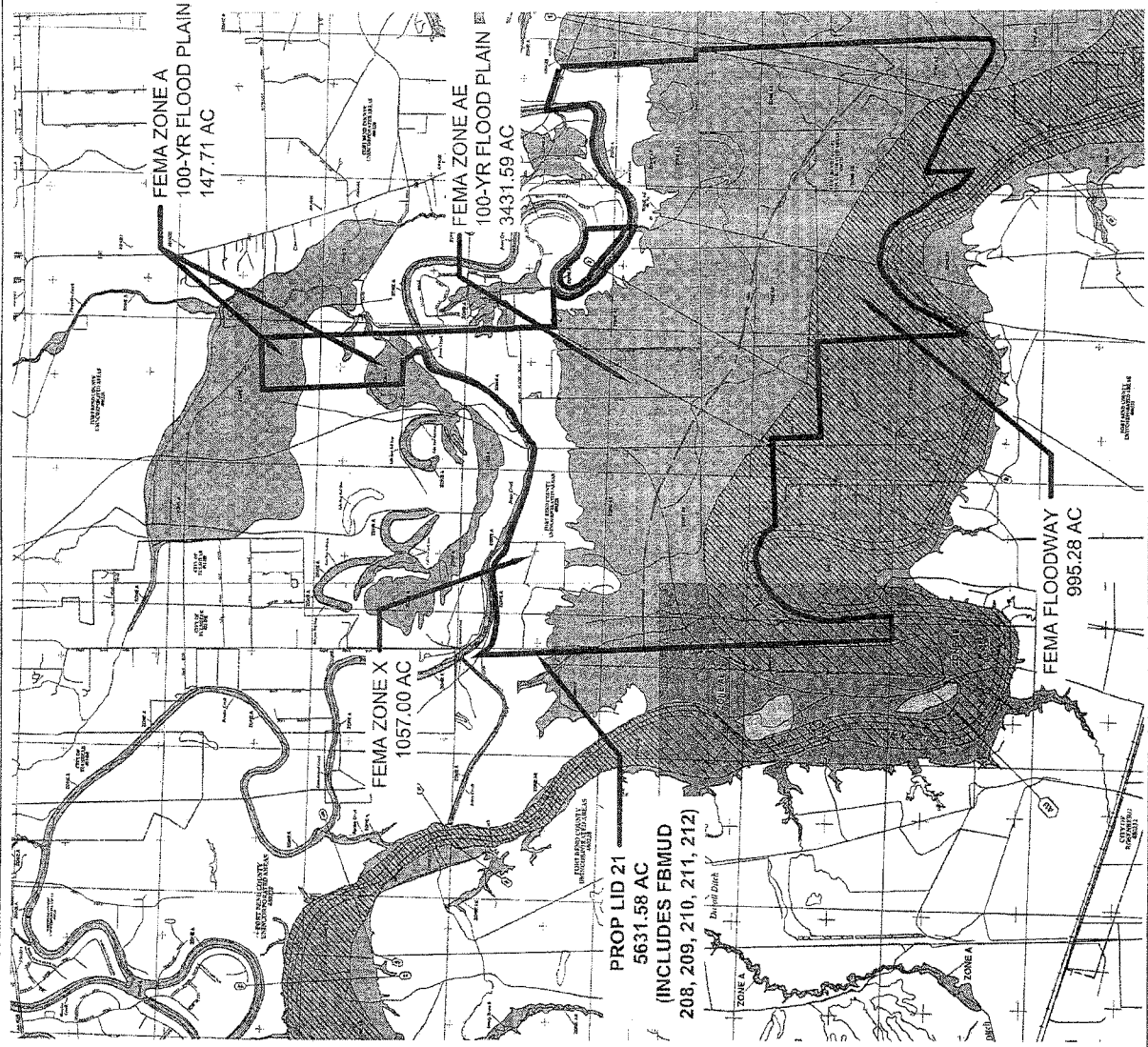
User Name: Gillogly
 Project: FOSTER FARMS
 Report Area

Date: 02-05-13
 Time: 14:01:24
 Page: 1

=====
 Lot Area (Square Feet): 2089650
 Lot Area (Acres): 47.9718
 =====

Course Data

Node ID	Northing	Easting	Direction	Distance
1	994499.20886583	1010862.87869970	N75°04'00"W	14.61
2	994502.97498598	1010848.75764605	N64°54'00"W	170.00
3	994575.08888785	1010694.81095022	N59°54'00"W	164.00
4	994657.33664874	1010552.92611725	N47°02'00"W	566.00
5	995043.10683109	1010138.75542006	N48°54'00"W	1000.00
6	995700.48207688	1009385.19202776	N62°04'00"W	242.00
7	995813.84549803	1009171.38666125	N37°29'00"W	447.00
8	996168.55358158	1008899.37347138	N10°20'00"W	123.00
9	996289.55862595	1008877.31039731	N22°41'00"W	145.00
10	996423.34292031	1008821.39293508	N04°35'00"E	166.50
11	996589.31048081	1008834.69777853	N29°03'00"E	161.50
12	996730.49318293	1008913.11776720	N59°03'00"E	150.00
13	996807.63666183	1009041.76023166	N86°43'00"E	300.00
14	996824.81874743	1009341.26778739	S44°11'00"E	600.00
15	996394.55072278	1009759.44170690	S35°19'00"E	225.00
16	996210.95759347	1009889.51308296	S56°05'00"E	400.00
17	995987.76298300	1010221.45308636	S69°31'00"E	300.00
18	995882.78251314	1010502.48529261	S88°24'00"E	300.00
19	995874.40602152	1010802.36832712	N77°12'00"E	63.36
20	995888.44437910	1010864.15838879	S00°03'10"W	1389.24
1	994499.20886583	1010862.87869970		



PANEL 016L

FIRM
FLOOD INSURANCE RATE MAP
FORT BEND COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 48 OF 676
SEE MAP INDEX FOR FIRM PANEL LOCATION

DATE: 04/02/2014
DRAWN: DAVID BUECK
CHECKED: [Signature]
APPROVED: [Signature]

MAP NUMBER: 4815016L
MAP REVISED: APRIL 2, 2014

Federal Emergency Management Agency

PANEL 020L

FIRM
FLOOD INSURANCE RATE MAP
FORT BEND COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 209 OF 676
SEE MAP INDEX FOR FIRM PANEL LOCATION

DATE: 04/02/2014
DRAWN: DAVID BUECK
CHECKED: [Signature]
APPROVED: [Signature]

MAP NUMBER: 4815020L
MAP REVISED: APRIL 2, 2014

Federal Emergency Management Agency

PANEL 008L

FIRM
FLOOD INSURANCE RATE MAP
FORT BEND COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 85 OF 676
SEE MAP INDEX FOR FIRM PANEL LOCATION

DATE: 04/02/2014
DRAWN: DAVID BUECK
CHECKED: [Signature]
APPROVED: [Signature]

MAP NUMBER: 4815008L
MAP REVISED: APRIL 2, 2014

Federal Emergency Management Agency

PANEL 022L

FIRM
FLOOD INSURANCE RATE MAP
FORT BEND COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 216 OF 676
SEE MAP INDEX FOR FIRM PANEL LOCATION

DATE: 04/02/2014
DRAWN: DAVID BUECK
CHECKED: [Signature]
APPROVED: [Signature]

MAP NUMBER: 4815022L
MAP REVISED: APRIL 2, 2014

Federal Emergency Management Agency

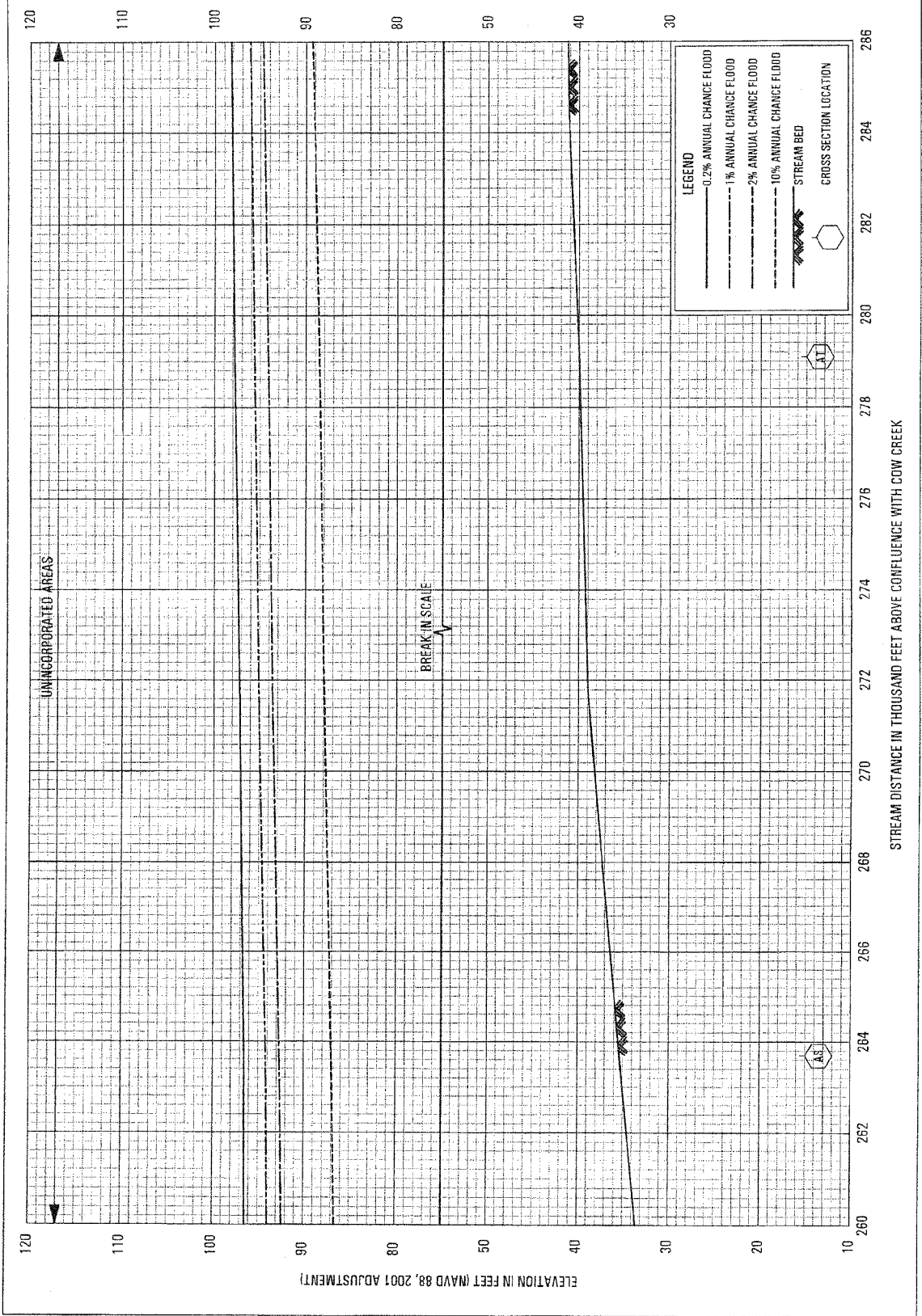
BCE
Brown & Gay Engineers, Inc.
6077 Westheimer, Suite 400, Houston, TX 77036
www.brownandgay.com
TELE: 281.486.8200

L.I.D. CREATION
FORT BEND COUNTY, TEXAS
FLOOD INSURANCE RATE MAP

Scale: NTS
Job No.: 2207--00
Date: AUG. 2014
Exhibit: 5

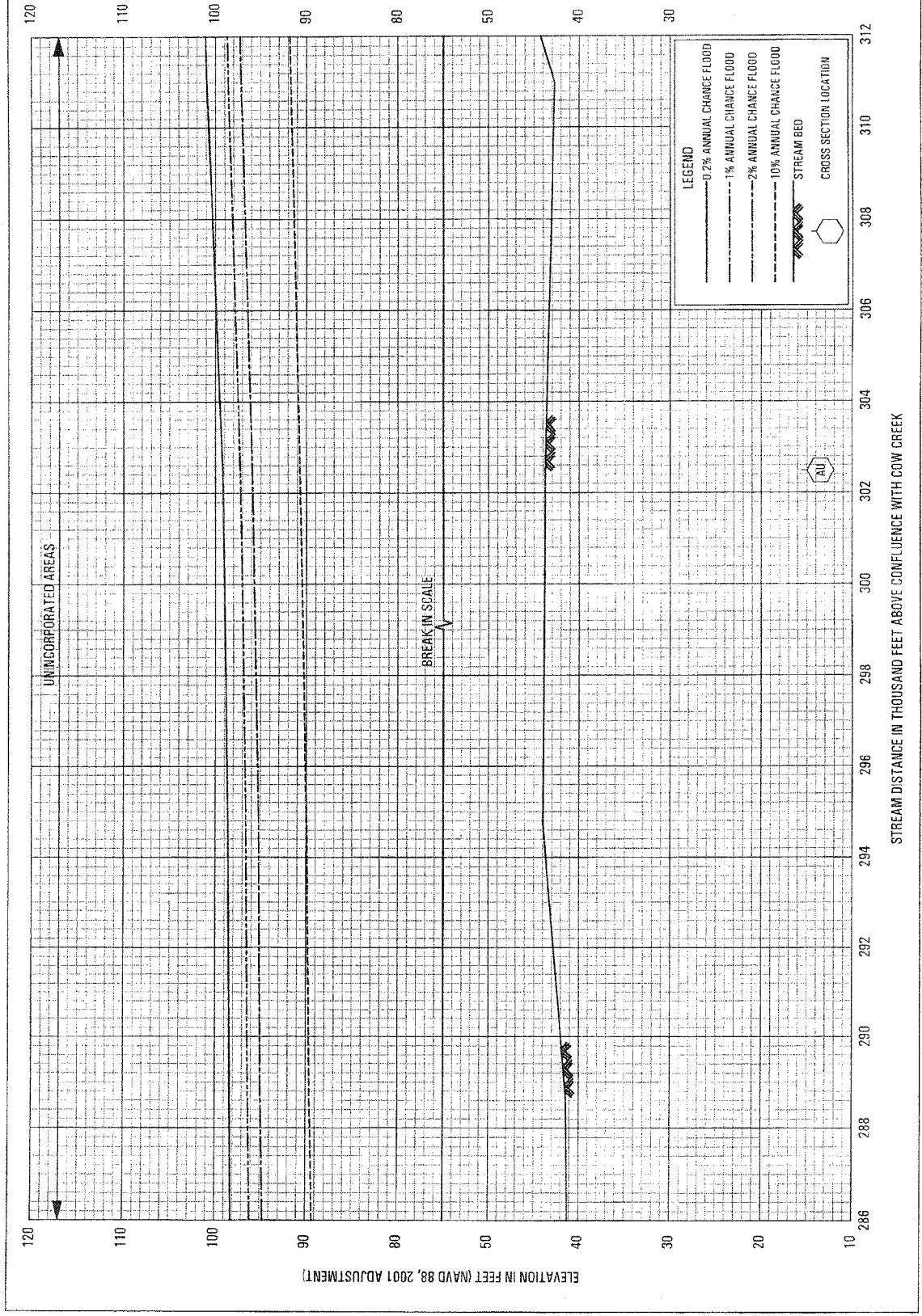
FLOOD PROFILES

BRAZOS RIVER



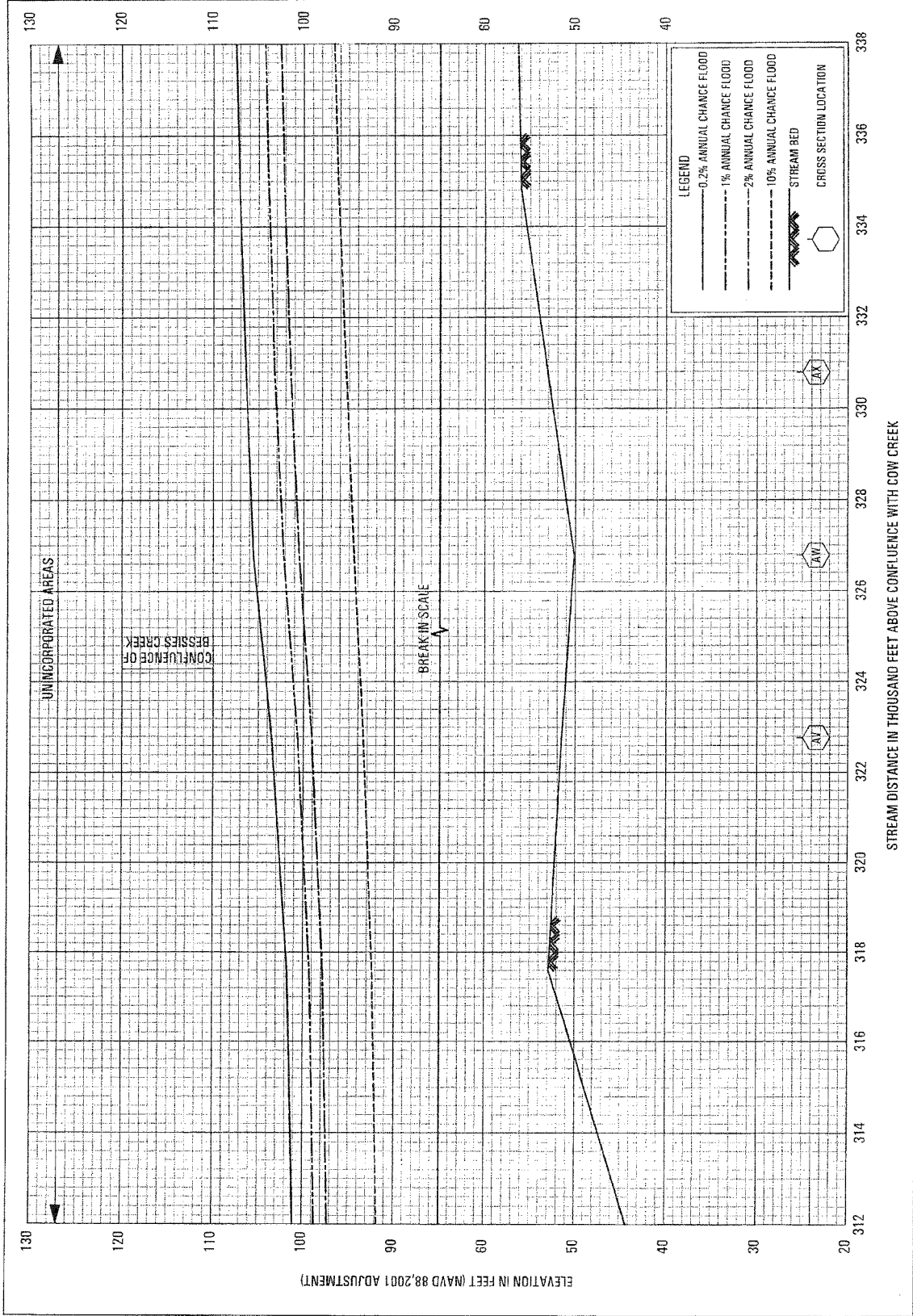
FEDERAL EMERGENCY MANAGEMENT AGENCY
FORT BEND COUNTY, TX
AND INCORPORATED AREA

FLOOD PROFILES
BRAZOS RIVER



FLOOD PROFILES

BRAZOS RIVER



UNINCORPORATED AREAS

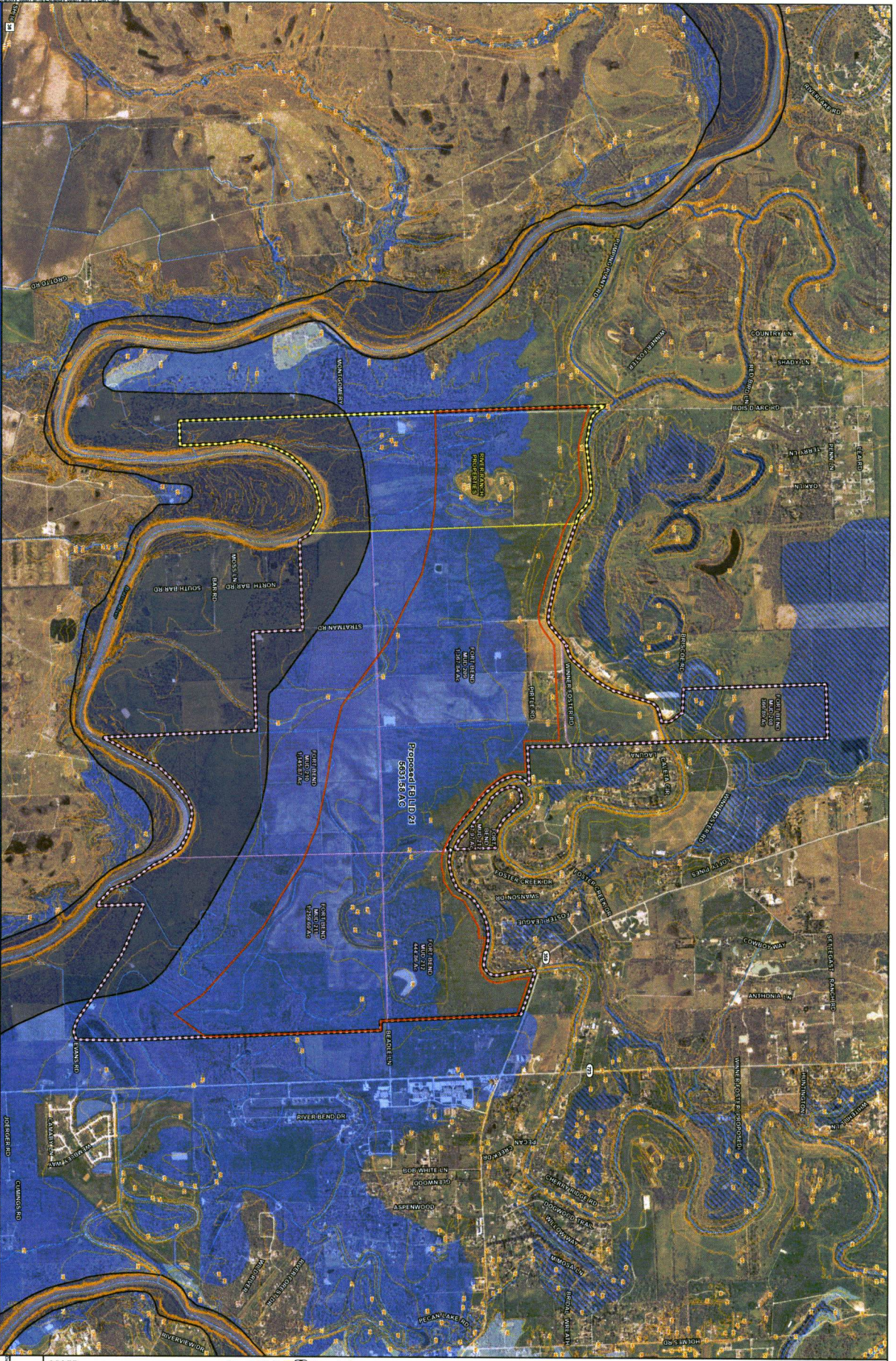
CONFLUENCE OF
BESSIES CREEK

BREAK IN SCALE

STREAM DISTANCE IN THOUSAND FEET ABOVE CONFLUENCE WITH COW CREEK

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION



LID 21 Creation

Legend:

- Levee Boundary
- Stream
- Contour 5ft Interval
- LID Boundary
- LID 21
- LID 21 Sub-Area

FEMA Effective Flood Type

- 500 Yr Floodplain
- 100 Yr Floodplain
- 50 Yr Floodplain
- No Base Flood
- Unlabeled Channel
- 500 Yr Floodplain

Scale: 1" = 1000'

North Arrow

Disclaimer: This map was prepared by the engineering firm of Brown & Gay Engineers, Inc. for the purpose of illustrating the proposed LID 21 Creation. It is not intended to be used for any other purpose. The user of this map assumes all liability for any errors or omissions. The user of this map also assumes all liability for any damages, including consequential damages, arising from the use of this map.

LID 21 Creation

Brown & Gay Engineers, Inc.
 11000 W. 11th Street, Suite 100
 Overland Park, KS 66211
 Tel: 913.888.8800 Fax: 913.888.8801