

412



**DRAINAGE AND DETENTION  
EASEMENT AGREEMENT**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Effective Date:

December 14, 2017

Grantors (each a "Grantor"):

DJH Grantor and CAT Grantor, collectively

DJH Grantor:

DJH Ranching LP, a Texas limited partnership

DJH Grantor's Mailing Address:

712 Main Street, Suite 1900  
Houston, TX 77002-3220

CAT Grantor:

Cat HIL Fulshear LLC

CAT Grantor's Mailing Address:

1000 Louisiana Suite 7000  
Houston, Texas

Grantee:

Fort Bend County, Texas, a political subdivision of the State of Texas

Grantee's Mailing Address:

c/o County Judge  
401 Jackson Street, 1<sup>st</sup> Floor  
Richmond, Texas 77469

CCM 12-12-2017 # 38  
Fort Bend County Clerk  
Return Admin Serv Coord

RAC

12-20-2017 Original sent to Marcus Spencer, County Attorney

Easement Property:

Those certain tracts of land located in Fort Bend County, Texas, totaling approximately 21.22 acres, as more particularly described and shown in **Exhibits A-D** attached hereto and incorporated herein for all purposes.

Easement Purpose:

For the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of storm water detention and drainage facilities and all related connections and appurtenances (collectively, the "Facilities"), across, along, under, over, upon, and through the Easement Property and temporary rights to enter upon the Easement Property to engage in all activities as may be necessary, requisite, convenient, or appropriate to accommodate the discharge of storm water in the locations, amounts and at the flow rates shown on **Exhibit E** attached hereto and incorporated herein. Grantee's rights shall include, without limitation, the right to clear and remove trees, undergrowth, shrubbery, and other improvements owned by Grantors from within the Easement Property, if and to the extent to which same may unreasonably interfere with Grantee's use of the Easement Property for the Easement Purpose, and the right to temporarily bring and operate any equipment on the Easement Property as may be reasonably necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Grantee shall provide reasonable advance written notice to Grantors of any proposed entry by Grantee onto the Easement Property pursuant to the Easement, and shall observe such reasonable requirements in connection therewith as Grantors may specify by advance written notice to Grantee, provide that same do not unreasonably interfere with the use by Grantee of the Easement Property for the Easement Purpose.

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors.

Grant of Easement:

Grantors, for the Consideration and subject to the Reservations from Conveyance, Exceptions to Warranty, Rights of Modification and Relocation and Right to Excavated Material, and terms and conditions provided for herein below, gives, donates, and conveys to Grantee and Grantee's successors and assigns a non-exclusive easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances therein any way belonging (collectively, the "Easement"), to have and to hold the Easement unto Grantee and Grantee's successors and assigns, forever. Grantors binds Grantors and Grantors' heirs and successors to warrant and forever defend the title to the Easement in Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement when the claim is by, through, or under Grantors, but not otherwise, except as to said Reservations from Conveyance, Exceptions to Warranty, Rights of Modification and Relocation and Right to Excavated Material. Grantee accepts the Easement upon and subject to the covenants, restrictions, reservations, and other terms and conditions hereof, all of which are hereby agreed to by Grantee.

The Easement is granted and accepted on the conditions that, and provided that, Grantee strictly complies with the terms and provisions of this instrument.

Reservations from Conveyance:

For Grantors and Grantors' heirs, successors, and assigns forever, all oil, gas, and other minerals in, on and under and that may be produced from the Easement Property are reserved from this conveyance. However, Grantors waive the right of ingress and egress to and from the surface of the Easement Property relating to the mineral estate reserved by Grantors, to the extent, if any, to which same would unreasonably interfere with Grantee's use of the Easement Property for the Easement Purpose. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all rights and benefits from or associated with such existing production or existing lease.

Grantee's right to use the Easement Property is nonexclusive, and Grantors reserve for Grantors and Grantors' heirs, successors, and assigns (i) the right to use all or part of the Easement Property in conjunction with Grantee as long as such use by Grantors and Grantors' heirs, successors, and assigns does not unreasonably interfere with the use of the Easement Property by Grantee for the Easement Purpose, and (ii) the right to convey to others the right to use all or part of the Easement Property in conjunction with Grantee, as long as such further conveyance is subject to the terms of this Easement.

Exceptions to Warranty:

This conveyance is further made and accepted subject to any and all restrictions, covenants, easements, rights-of-way, mineral or royalty reservations or interests, and other encumbrances affecting the Easement Property and appearing of record in the Official Public Records of Real Property of Fort Bend County, Texas, or which would be visible from an inspection of the Easement Property, to the extent the same are in effect and validly enforceable against the Easement Property (the "Permitted Encumbrances"); provided, however, to the extent that Grantors have the ability to enforce any of said encumbrances, Grantors will not do so in a manner that would unreasonably interfere with the exercise of the rights of Grantee in the Easement and use by Grantee of the Easement Property for the Easement Purpose.

Rights of Modification and Relocation:

Grantors reserve unto themselves and their successors and assigns from time to time to relocate, replace, expand, reshape or otherwise modify any then-existing drainage and detention facilities constructed or existing under the Easement, at Grantors' sole cost and expense, provided that the relocated, replaced, expanded, reshaped, or otherwise modified facilities (the "Replacement Facilities") are in accordance with the terms and conditions of this paragraph. The Replacement Facilities:

- i. Will be designed so as to accommodate the drainage flow rates and storage for the detention locations shown on **Exhibit E** hereto with a designed water surface elevation in conformance with TXDOT requirements for the design-year event.

- ii. Will be maintained by the landowner/developer/HOA/or special district, with the Grantee paying a pro-rata share of the maintenance costs as incurred, but no more frequently than monthly, based on the proportion that the original capacity of such facilities bears to the expanded capacity of the Replacement Facilities, such payment to be made by Grantee within thirty (30) days of invoice.
- iii. Will be constructed in accordance with plans approved by Fort Bend County Drainage District, such approval not to be unreasonably withheld, conditioned or delayed.

Grantee shall be responsible to maintain the initial detention and drainage facilities, and any Replacement Facilities, in good condition and repair at all times, at Grantee's sole cost and expense.

Right to Excavated Material:

Grantors retain the ownership of all excess material excavated from the Easement Property (estimated to be 92,100 cubic yards). Grantee will haul and place the excavated material at the locations shown on the FM 1093/Westpark Tollway Extension plans prepared by Dannenbaum Engineering and dated June 14, 2017, the approximate locations of which are reflected on **Exhibit F** attached hereto and incorporated herein, or such other locations as may be reasonably requested by Grantors by at least fourteen (14) days' advance written notice from Grantors to Grantee, provided such locations are not in the 100-year flood plain. Any selection by Grantor of such other locations for placement of excavated material resulting in an increase in costs under a change order to Grantee's construction contract shall be at the sole expense of the Grantor. Grantee will only be required to shape the material for proper drainage and will not be required to compact the soil for any construction purposes. Grantee will restore the surface of Grantors' property disturbed by the excavation and haul operations to substantially its original or better condition, promptly after the performance of Grantee's work. Grantee will have no liability for the suitability of the excavated material for any purpose. Except for the additional costs to place excavated material at locations other than those shown on **Exhibit F**, all activities contemplated by this paragraph shall be at Grantee's sole cost and expense.

Approvals.

Any approval or consent of Grantors or their successors or assigns contemplated by this Easement may not be unreasonably withheld, conditioned or delayed by Grantors or such successor or assign. Grantee shall obtain any necessary consent or approval of Fort Bend County Drainage District, or any other governmental authority, which is contemplated by, or which may otherwise become necessary in connection with, this Easement.

AS IS Conveyance.

Grantors convey to Grantee the Easement, and Grantee accepts the Easement, in its **AS IS, WHERE IS, and WITH ALL FAULTS**, condition, and without any representations or warranties (other than the special warranty of title provided for herein), all as more fully provided in the Road Development Agreement dated effective as of December 14, 2017, between Grantors and Grantee, as same may be amended from time to time (the "Road Development Agreement"). This Easement

has been issued pursuant to the Road Development Agreement, reference to which is here made for all purposes.

Grantee acknowledges and agrees that neither Grantor shall be obligated to guarantee or otherwise cause to be performed any obligation of the other Grantor, it being understood and agreed by Grantee that each Grantor is responsible solely for its own obligations hereunder and not those of the other Grantor, and that each Grantor's conveyance, warranties, covenants and obligations hereunder are solely with respect to itself and its own undivided fifty percent (50%) interest in the Easement Property (each Grantor owning an undivided fifty percent 50% interest in the Easement Property), and that the obligations of Grantors hereunder are not joint and several obligations. To the extent of any irreconcilable conflict between the provisions of this paragraph and any other provisions of this instrument, the provisions of this paragraph shall prevail.

[Signatures Follow]

EXECUTED on the date(s) set forth in the acknowledgements hereof, but effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**GRANTORS:**

DJH RANCHING LP, a Texas limited partnership

By: DJH Ranching GP LLC, a Texas limited liability company,  
General Partner

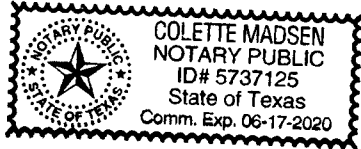
By: *Daniel J. Harrison III*  
Daniel J. Harrison III, Manager

CAT HIL FULSHEAR LLC a Texas limited liability company

By: \_\_\_\_\_  
William B. Harrison, Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 14 day of December, 2017, by Daniel J. Harrison III, manager of DJH Ranching GP LLC, a Texas limited liability company, general partner of DJH RANCHING LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



*Colette Madsen*

Notary Public Signature

(NOTARY SEAL)

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2017, by William B. Harrison, manager of Cat HIL Fulshear LLC, a Texas limited liability company, on behalf of said limited liability company.

\_\_\_\_\_

Notary Public Signature

(NOTARY SEAL)

EXECUTED on the date(s) set forth in the acknowledgements hereof, but effective as of the 14<sup>th</sup> day of December, 2017.

**GRANTORS:**

DJH RANCHING LP, a Texas limited partnership

By: DJH Ranching GP LLC, a Texas limited liability company,  
General Partner

By: \_\_\_\_\_  
Daniel J. Harrison III, Manager

CAT HIL FULSHEAR LLC a Texas limited liability company

By: \_\_\_\_\_  
William B. Harrison, Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2017, by Daniel J. Harrison III, manager of DJH Ranching GP LLC, a Texas limited liability company, general partner of DJH RANCHING LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

\_\_\_\_\_  
Notary Public Signature

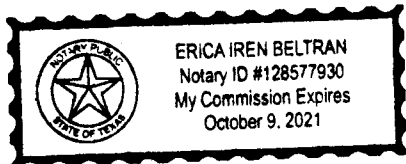
(NOTARY SEAL)

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 15 day of December, 2017, by William B. Harrison, manager of Cat HIL Fulshear LLC, a Texas limited liability company, on behalf of said limited liability company.

Erica Beltran  
\_\_\_\_\_  
Notary Public Signature

(NOTARY SEAL)



AS PER ORIGINAL



AGREED TO AND ACCEPTED:

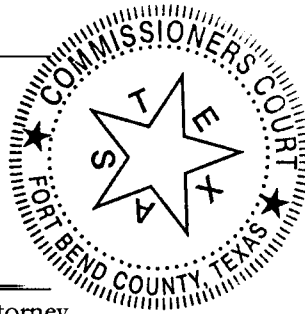
GRANTEE

FORT BEND COUNTY, TEXAS

By: *Robert Hebert*  
Robert Hebert, County Judge

PURSUANT TO RESOLUTION/ORDER DATED December 12, 2017.

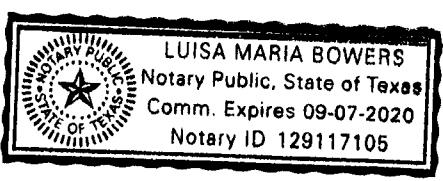
ATTEST  
By: *Laura Richard*  
Laura Richard, County Clerk



APPROVED AS TO FORM:  
*Marcus D. Spencer*  
Marcus D. Spencer, First Assistant County Attorney

STATE OF TEXAS                   §  
   §  
COUNTY OF Fort Bend           §

This instrument was acknowledged before me on the 19<sup>th</sup> day of December, 2017, by Robert Hebert, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said County.



*Luisa Maria Bowers*  
Notary Public Signature

(NOTARY SEAL)

AS PER ORIGINAL

Exhibit A-- D-- Description and Sketch of Drainage Easement Property  
(see attached)

AS PER ORIGINAL

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: James Lane to FM 1463 / FM 359  
RCSJ: 0543-02-071

Property Description for 2.332 Ac. Drainage Easement

Being a 2.332 acre (101,598 square feet) parcel of land, out of the J.C. McDonald Survey A-290, Fort Bend County, Texas, and being part of and out of that certain 564.69 acre (calc) tract of land described in a Deed dated September 9, 1983, from Dan J. Harrison Jr. and David Harrison III to Harrison Interests, LTD. filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) in Volume 1289, Page 624, said 22.081 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Weisser Eng. Houston, Tx." set for the southeast corner of said 564.69 acre tract and in the west line of F.M. 359 (80 feet wide) as described in Volume 243, Page 159 of the Fort Bend County Deed Records (F.B.C.D.R.) Fort Bend County, Texas, thence as follows:

North 01°44'04" West, a distance of 3,043.12 feet, along the west line of said F.M. 359 and along the east line of said 564.69 acre tract to an angle point in the proposed south right-of-way line of FM 1093 (width varies);

North 49°22'04" West, a distance of 47.17 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

South 82°59'56" West, a distance of 182.75 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to a point for the beginning of a curve to the left;

In a southwesterly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the left having a radius of 5,000.00 feet, a central angle of 07°25'54" and chord which bears South 79°17'00" West, 648.07 feet, for an arc length of 648.53 feet to a point for the beginning of a curve to the right;

In a westerly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the right having a radius of 5,000.00 feet, a central angle of 06°14'34" and chord which bears South 78°41'20" West, 544.51 feet, for an arc length of 544.78 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 for the northeast corner and POINT OF BEGINNING of the herein described easement, said point having Coordinates of N=13,815,001.72 and E=2,968,702.02;

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: James Lane to FM 1463 / FM 359  
RCSJ: 0543-02-071

Property Description for 3.803 Ac. Drainage Easement

Being a 3.803 acre (165,671 square feet) tract of land, out of the J.C. McDonald Survey A-290, Fort Bend County, Texas, and being part of and out of that certain 564.69 acre (calc.) tract of land described in a Deed dated September 9, 1983, from Dan J. Harrison Jr. and David Harrison III to Harrison Interests, LTD. filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) in Volume 1289, Page 624, said 22.081 acre parcel being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Weisser Eng. Houston, Tx." set for the southeast corner of said 564.69 acre tract and in the west line of F.M. 359 (80 feet wide) as described in Volume 243, Page 159 of the Fort Bend County Deed Records (F.B.C.D.R.) Fort Bend County, Texas, thence as follows:

North 01°44'04" West, a distance of 3,043.12 feet, along the west line of said F.M. 359 and along the east line of said 564.69 acre tract to an angle point in the proposed south right-of-way line of FM 1093 (width varies);

North 49°22'04" West, a distance of 47.17 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

South 82°59'56" West, a distance of 182.75 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to a point for the beginning of a curve to the left;

In a southwesterly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the left having a radius of 5,000.00 feet, a central angle of 07°25'54" and chord which bears South 79°17'00" West, 648.07 feet, for an arc length of 648.53 feet to a point for the beginning of a curve to the right;

In a westerly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the right having a radius of 5,000.00 feet, a central angle of 07°25'54" and chord which bears South 79°17'00" West, 648.07 feet, for an arc length of 648.53 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

EXHIBIT A

South  $82^{\circ}59'56''$  West, a distance of 666.42 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 for the northeast corner and POINT OF BEGINNING of the herein described easement and for the beginning of a non-tangent curve to the right, said point having Coordinates of  $N=13,814,906.78$  and  $E=2,967,937.73$ ;

- 1) THENCE, in a southwesterly direction, over and across said 564.69 acre tract, with said curve to the right having a radius of 1967.70 feet, a central angle of  $21^{\circ}40'14''$  and chord which bears South  $05^{\circ}38'42''$  West, 739.80 feet, for an arc length of 744.23 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 2) THENCE, South  $72^{\circ}50'08''$  East, a distance of 158.96 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 3) THENCE, South  $17^{\circ}09'52''$  West, a distance of 20.00 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 4) THENCE, North  $72^{\circ}50'08''$  West, a distance of 158.82 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the right;\*\*
- 5) THENCE, in a southwesterly direction, over and across said 564.69 acre tract, with said curve to the right having a radius of 1,967.70 feet, a central angle of  $02^{\circ}45'46''$  and chord which bears South  $18^{\circ}26'39''$  West, 94.88 feet, at an arc length of 94.88 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 6) THENCE, North  $70^{\circ}16'35''$  West, a distance of 200.00 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the left;\*\*
- 7) THENCE, in a northwesterly direction, over and across said 564.69 acre tract, with said curve to the left having a radius of 1767.70 feet, a central angle of  $24^{\circ}49'20''$  and chord which bears North  $07^{\circ}25'33''$  East, 759.85 feet, for an arc length of 765.82 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*

EXHIBIT A

- 8) THENCE, North 82°59'56" East, a distance of 200.11 feet, over and across said 564.69 acre tract, and along the proposed south right-of-way line of said F.M. 1093 to the POINT OF BEGINNING and containing 3.803 acres (165,671 square feet) tract of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

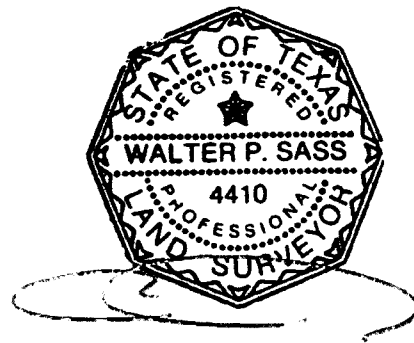
All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
May, 2017





F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 159  
 F.B.C.D.R.

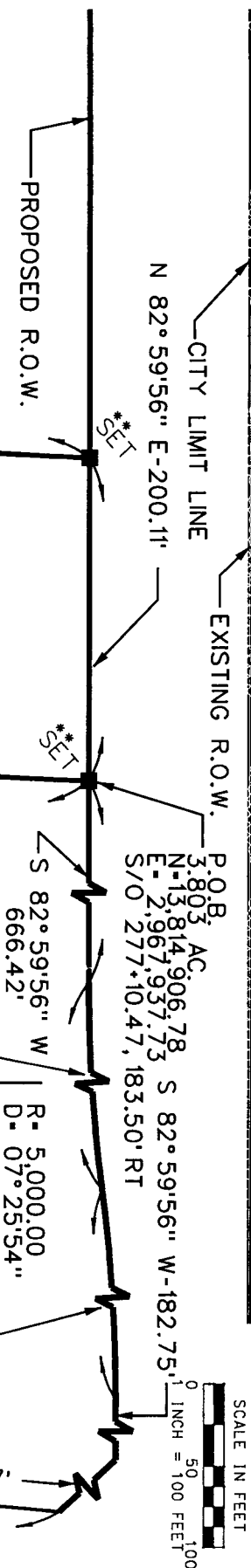
275.00  
 BASELINE

CITY OF FULSHEAR

100'

FORT BEND COUNTY TOLL ROAD 280.00  
 AUTHORITY CORRIDOR

F.C. NO. 2015058468  
 F.C. NO. 2015058447  
 F.C. NO. 2015058441



CALCULATED 564.69 ACRES  
 HARRISON INTERESTS, LTD.  
 VOL. 1289 PG. 624  
 DATE: SEPTEMBER 9, 1983,  
 O.P.R.F.B.C.

R- 1,767.70'  
 D- 24° 49' 20"  
 L- 765.82'  
 CH- N 07° 25' 33" E-759.85'  
 RAD. BRG. = N 70° 09' 47" W

3.803 AC.  
 (165,671 SQ. FT)  
 DRAINAGE EASEMENT

MATCH LINE SEE SHEET 6

SHEET 5 OF 6

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
 3.803 ACRE DRAINAGE EASEMENT  
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
 RCSIJ No.: 0543-02-071 DWG. No.: P-3.803 Ac Parcel-02

MATCH LINE SEE SHEET 5

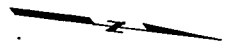
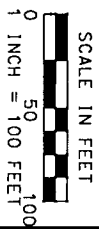
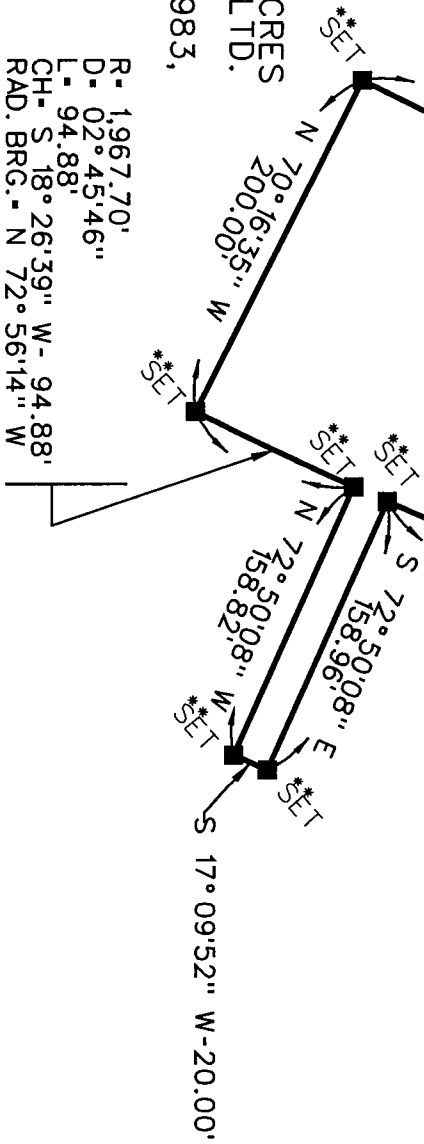
R- 1,767.70'  
D- 24° 49' 20"  
L- 765.82'  
CH- N 07° 25' 33" E- 759.85'  
RAD. BRG.- N 70° 09' 47" W

3.803 AC.  
(165,671 SQ. FT.)  
DRAINAGE EASEMENT

R- 1,967.70'  
D- 21° 40' 14"  
L- 744.23'  
CH- S 05° 38' 42" W- 739.80'  
RAD. BRG.- S 84° 48' 35" W

R- 1,967.70'  
D- 02° 45' 46"  
L- 94.88'  
CH- S 18° 26' 39" W- 94.88'  
RAD. BRG.- N 72° 56' 14" W

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.



**WEISSER Engineering Co.**  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
3.803 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

EXHIBIT A

- 1) THENCE, South  $08^{\circ}10'42''$  East, a distance of 16.00 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 2) THENCE, South  $81^{\circ}49'18''$  West, a distance of 29.37 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the right;\*\*
- 3) THENCE, in a southwesterly direction, over and across said 564.69 acre tract, with said curve to the right having a radius of 1,187.47 feet, a central angle of  $20^{\circ}33'54''$  and chord which bears South  $14^{\circ}19'57''$  West, 423.93 feet, for an arc length of 426.22 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 4) THENCE, South  $67^{\circ}18'39''$  East, a distance of 170.09 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the left;\*\*
- 5) THENCE, in a southwesterly direction, over and across said 564.69 acre tract, with said curve to the left having a radius of 1071.61 feet, a central angle of  $21^{\circ}09'13''$  and chord which bears South  $13^{\circ}57'28''$  West, 393.40 feet, at an arc length of 395.64 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 6) THENCE, North  $86^{\circ}37'07''$  West, a distance of 200.03 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the right;\*\*
- 7) THENCE, in a northeasterly direction, over and across said 564.69 acre tract, with said curve to the right having a radius of 1271.63 feet, a central angle of  $05^{\circ}28'45''$  and chord which bears North  $06^{\circ}07'14''$  East, 121.56 feet, for an arc length of 121.61 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 8) THENCE, North  $80^{\circ}41'21''$  West, a distance of 111.77 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*

EXHIBIT A

- 9) THENCE, North 09°18'39" East, a distance of 20.00 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
  
- 10) THENCE, South 80°41'21" East, a distance of 111.77 feet, over and across said 564.69 acre tract, to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a curve to the right;\*\*
  
- 11) THENCE, in a northeasterly direction, over and across said 564.69 acre tract, with said curve to the right having a radius of 1271.63 feet, a central angle of 14°28'58" and chord which bears North 17°00'10" East, 320.58 feet, for an arc length of 321.44 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and the beginning of a non-tangent curve to the left;\*\*
  
- 12) THENCE, in a northeasterly direction, over and across said 564.69 acre tract, with said curve to the left having a radius of 1157.47 feet, a central angle of 21°07'07" and chord which bears North 14°06'20" East, 424.22 feet, at an arc length of 426.63 feet to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of FM 1093, for an angle point of the herein described easement and the beginning of a non-tangent curve to the left;\*\*
  
- 13) THENCE, in a northeasterly direction, over and across said 564.69 acre tract, with the proposed south right-of-way line of said F.M. 1093, and with said curve to the left having a radius of 5000.00 feet, a central angle of 00°38'54" and chord which bears North 82°08'04" East, 56.58 feet, for an arc length of 56.58 feet to the POINT OF BEGINNING and containing 2.332 acres (101,598 square feet) parcel of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

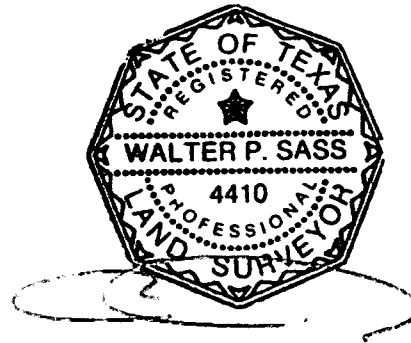
EXHIBIT A

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A parcel plat of even date was prepared in conjunction with this property description.

Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
May, 2017





F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 159  
 F.B.C.D.R. CITY OF FULSHEAR

FORT BEND COUNTY TOLL ROAD  
 AUTHORITY CORRIDOR  
 F.C. NO. 2015058468  
 F.C. NO. 2015058447  
 F.C. NO. 2015058441

CALCULATED 564.69 ACRES  
 HARRISON INTERESTS, LTD.  
 VOL. 1289 PG. 624  
 DATE: SEPTEMBER 9, 1983,  
 O.P.R.F.B.C.

R- 1,157.47'  
 D- 21° 07' 07"  
 L- 426.63'  
 CH- N 14° 06' 20" E-424.22'  
 RAD. BRG.- N 65° 20' 07" W

R- 1,187.47'  
 D- 20° 33' 54"  
 L- 426.22'  
 CH- S 14° 19' 57" W-423.93'  
 RAD. BRG.- N 85° 57' 00" W

R- 5,000'  
 D- 07° 25' 54"  
 L- 648.53'  
 CH- S 79° 17' 00" W-648.07'  
 RAD. BRG.- S 07° 00' 04" E

R- 5,000.00'  
 D- 00° 38' 54"  
 L- 56.58'  
 CH- N 82° 08' 04" E-56.58'  
 RAD. BRG.- N 07° 32' 29" W

P.O.B. AC  
 2.332 AC  
 N-13,815,001.72  
 E- 2,968,702.02  
 S/O 284+71.37, 198.84' RT

N 01° 44' 04" W-3043.12'  
 (80' R.O.W.)  
 VOL. 243, PG. 159 F.M. 359  
 F.B.C.D.R.

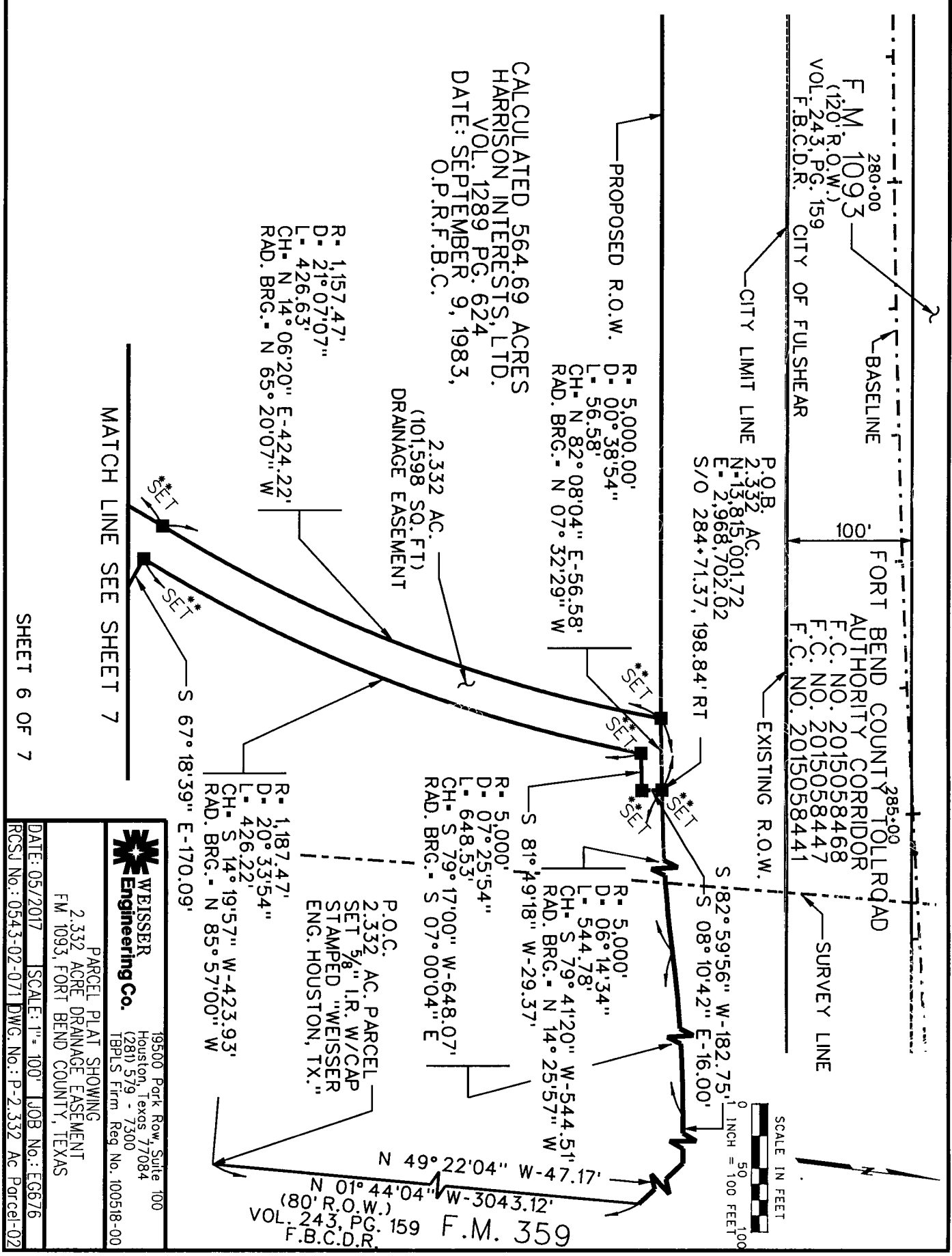
MATCH LINE SEE SHEET 7

SHEET 6 OF 7

**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
 2.332 ACRE DRAINAGE EASEMENT  
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
 ROJSJ No.: 0543-02-071 DWG. No.: P-2.332 Ac Parcel-02



MATCH LINE SEE SHEET 6

R- 1,2271.63'  
D- 14° 28' 58"  
L- 321.44'  
CH- N 17° 00' 10" E-320.58'  
RAD. BRG. = S 80° 14' 19" E

S 80° 41' 21" E  
111.77'

N 09° 18' 39" E  
20.00'

N 80° 41' 21" W  
111.77'

R- 1,2271.63'  
D- 05° 28' 45"  
L- 121.61'

CH- N 06° 07' 14" E-121.56'  
RAD. BRG. = S 86° 37' 09" E

N 86° 37' 07" W-200.03'

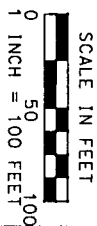
2.332 AC.  
(101,598 SQ. FT)  
DRAINAGE EASEMENT

S 67° 18' 39" E  
170.09'

SET

SURVEY LINE

R- 1,071.61'  
D- 21° 09' 13"  
L- 395.64'  
CH- S 13° 57' 28" W-393.40'  
RAD. BRG. = S 65° 27' 56" E



CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.

SHEET 7 OF 7



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
2.332 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
RCSJ No.: 0543-02-071 DWG. No.: P-2.332 Ac Parcel-03

EXHIBIT A

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: James Lane to FM 1463 / FM 359  
RCSJ: 0543-02-071

Property Description for 4.333 Ac. Drainage Easement

Being a 4.333 acre (188,753 square feet) tract of land, out of the J.C. McDonald Survey A-290, Fort Bend County, Texas, and being part of and out of that certain 564.69 acre (calc) tract of land described in a Deed dated September 9, 1983, from Dan J. Harrison Jr. and David Harrison III to Harrison Interests, LTD. filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) in Volume 1289, Page 624, said 4.333 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Weisser Eng. Houston, Tx." set for the southeast corner of said 564.69 acre tract and in the west line of F.M. 359 (80 feet wide) as described in Volume 243, Page 159 of the Fort Bend County Deed Records (F.B.C.D.R.) Fort Bend County, Texas, thence as follows:

North 01°44'04" West, a distance of 3,043.12 feet, along the west line of said F.M. 359 and along the east line of said 564.69 acre tract to an angle point in the proposed south right-of-way line of FM 1093 (width varies);

North 49°22'04" West, a distance of 47.17 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

South 82°59'56" West, a distance of 182.75 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to a point for the beginning of a curve to the left;

In a southwesterly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the left having a radius of 5,000.00 feet, a central angle of 07°25'54" and chord which bears South 79°17'00" West, 648.07 feet, for an arc length of 648.53 feet to a point for the beginning of a curve to the right;

In a westerly direction, with the proposed south right-of-way line of said F.M. 1093, with said curve to the right having a radius of 5,000.00 feet, a central angle of 07°25'54" and chord which bears South 79°17'00" West, 648.07 feet, for an arc length of 648.53 feet to an angle point;

EXHIBIT A

South 82°59'56" West, a distance of 2,837.66 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 for the northeast corner and POINT OF BEGINNING of the herein described easement, said point having Coordinates of N=13,814,642.14 and E=2,965,782.69;

- 1) THENCE, South 07°00'04" East, a distance of 208.83 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and for the beginning of a curve to the left;\*\*
- 2) THENCE, in a southeasterly direction, with said curve to the left having a radius of 1,500.00 feet, a central angle of 12°01'07" and chord which bears South 13°00'37" East, 314.07 feet, for an arc length of 314.65 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point and the end of said curve;\*\*
- 3) THENCE, South 27°59'00" East, a distance of 371.39 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 4) THENCE, North 62°01'00" East, a distance of 527.98 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 5) THENCE, South 72°59'00" East, a distance of 143.28 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for the southeast corner of the herein described easement;\*\*
- 6) THENCE, South 17°01'00" West, a distance of 66.00 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for a southwest corner of the herein described easement;\*\*
- 7) THENCE, North 72°59'00" West, a distance of 59.37 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 8) THENCE, South 62°01'00" West, a distance of 646.64 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for a southwest corner of the herein described easement;\*\*

EXHIBIT A

- 9) THENCE, North 27°59'00" West, a distance of 477.39 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 10) THENCE, North 35°53'35" West, a distance of 112.81 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and for the beginning of a curve to the right;\*\*
- 11) THENCE, in a northerly direction, with said curve to the right having a radius of 1,640.00 feet, a central angle of 08°49'21" and chord which bears North 11°24'44" West, 252.28 feet, for an arc length of 252.53 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point and the end of said curve;\*\*
- 12) THENCE, North 07°00'04" West, a distance of 208.83 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set in the proposed south right-of-way line of said F.M. 1093 and for the northwest corner of the herein described easement;\*\*
- 13) THENCE, North 82°59'56" East, a distance of 140.00 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to the POINT OF BEGINNING and containing 4.333 acres (188,753 square feet) tract of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

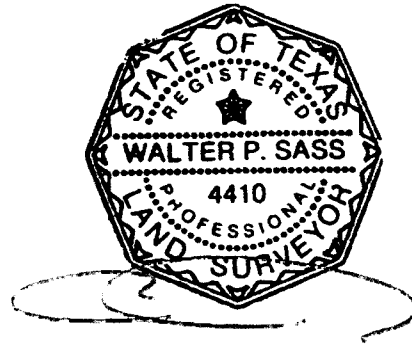
\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

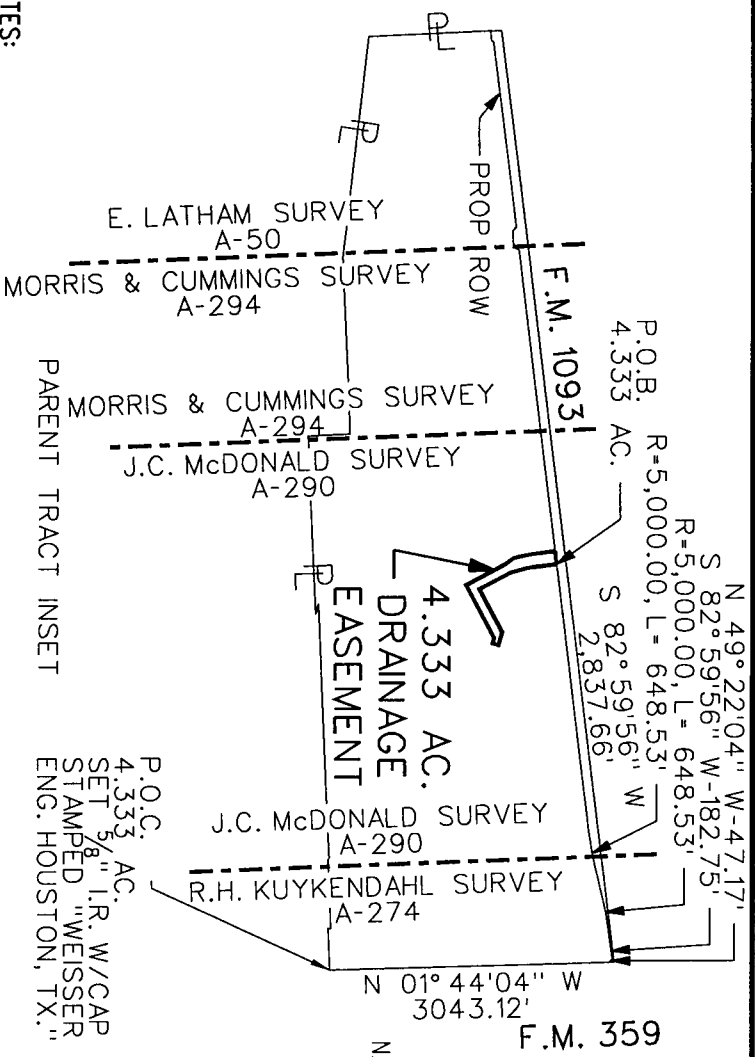
EXHIBIT A

Access will be permitted to the remainder property abutting the highway facility.

NOTE: A easement plat of even date was prepared in conjunction with this property description.

Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
May, 2017





**NOTES:**  
 1. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

2. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.










3. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

4. ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM TxDOT CONTROL MONUMENTS H-3, H-4, H-5, AND H-13 PREPARED BY COSTELLO, INC. DATED FEBRUARY 23, 2000 AND CONTROL MONUMENTS H-5A AND H-5B PREPARED BY WEISSER ENGINEERING COMPANY DATED OCTOBER 2006.

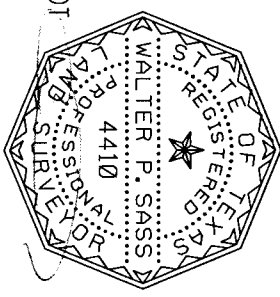
5. ABSTRACTING PERFORMED BY: POSTLE PROPERTY SERVICES 12/2013 TO 01/2014 AND UPDATED ON 07/2015.

6. GROUND SURVEY PERFORMED 03/2012, 09/2014 & 07/2015.

**CONVENTIONAL SIGNS:**  
 EXISTING RIGHT-OF-WAY LINE  
 ACCESS DENIAL LINE  
 PROPOSED RIGHT-OF-WAY LINE  
 PROPERTY LINE  
 SURVEY LINE  
 DENOTES PARCEL No.  
 DENOTES BEARING AND DISTANCE NOTE No.


  
  
  
  
  
  
  
  


**LEGEND:**  
 C.F. NO. - CLERK'S FILE NUMBER  
 F.C. NO. - FILM CODE NUMBER  
 O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY  
 F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS  
 F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
 F.B.C.C.R. - FORT BEND COUNTY COURT RECORDS  
 F.B.C.D.C.R. - FORT BEND COUNTY DISTRICT COURT RECORDS



SHEET 5 OF 7

EXISTING	TAKING AC/SF	REMAINING
564.69 (CALC)	4.333 AC	560.36 RT.
	188,753 SF	

  
**WEISSER Engineering Co.**  
 19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
 4.333 ACRE DRAINAGE EASEMENT  
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017	SCALE: N.T.S.	JOB No.: EG676
RCSJ No.: 0543-02-072		
RCSJ No.: 0543-02-071	DWG. No.: P-4.333 Ac Parcel-01	

F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 159  
 F.B.C.D.R.

CITY OF FULSHEAR  
 CITY LIMIT LINE

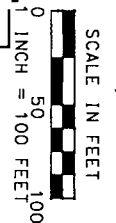
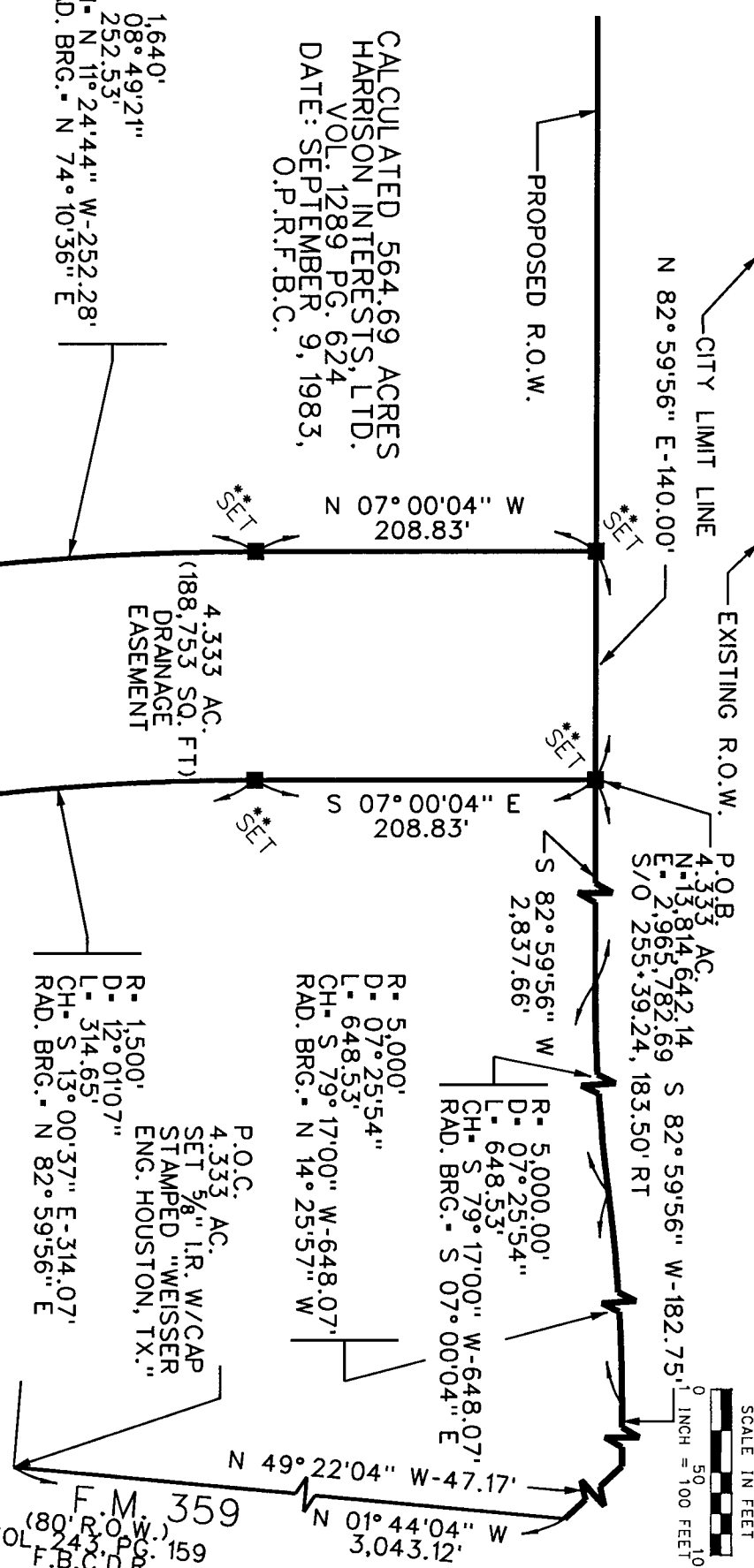
255.00  
 00

FORT BEND COUNTY TOLL ROAD  
 AUTHORITY CORRIDOR  
 F.C. NO. 2015058468  
 F.C. NO. 2015058447  
 F.C. NO. 2015058441

CALCULATED 564.69 ACRES  
 HARRISON INTERESTS, LTD.  
 VOL. 1289 PG. 624  
 DATE: SEPTEMBER 9, 1983,  
 O.P.R.F.B.C.

R - 1,640'  
 D - 08°49'21"  
 L - 252.53'  
 CH - N 11°24'44" W - 252.28'  
 RAD. BRG. - N 74°10'35" E

MATCH LINE SEE SHEET 7



F.M. 359  
 (80' R.O.W.)  
 VOL. 243, PG. 159  
 F.B.C.D.R.

R - 5,000'  
 D - 07°25'54"  
 L - 648.53'  
 CH - S 79°17'00" W - 648.07'  
 RAD. BRG. - N 14°25'57" W

P.O.C.  
 4.333 AC.  
 SET 5/8" I.R. W/CAP  
 STAMPED "WEISSER  
 ENG. HOUSTON, TX."

R - 1,500'  
 D - 12°01'07"  
 L - 314.65'  
 CH - S 13°00'37" E - 314.07'  
 RAD. BRG. - N 82°59'56" E

**WEISSER**  
**Engineering Co.**

19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
 4.333 ACRE DRAINAGE EASEMENT  
 FM 1093, FORT BEND COUNTY, TEXAS

SHEET 6 OF 7

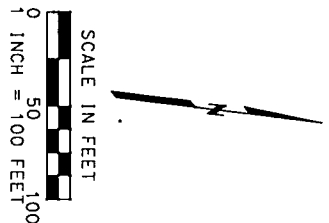
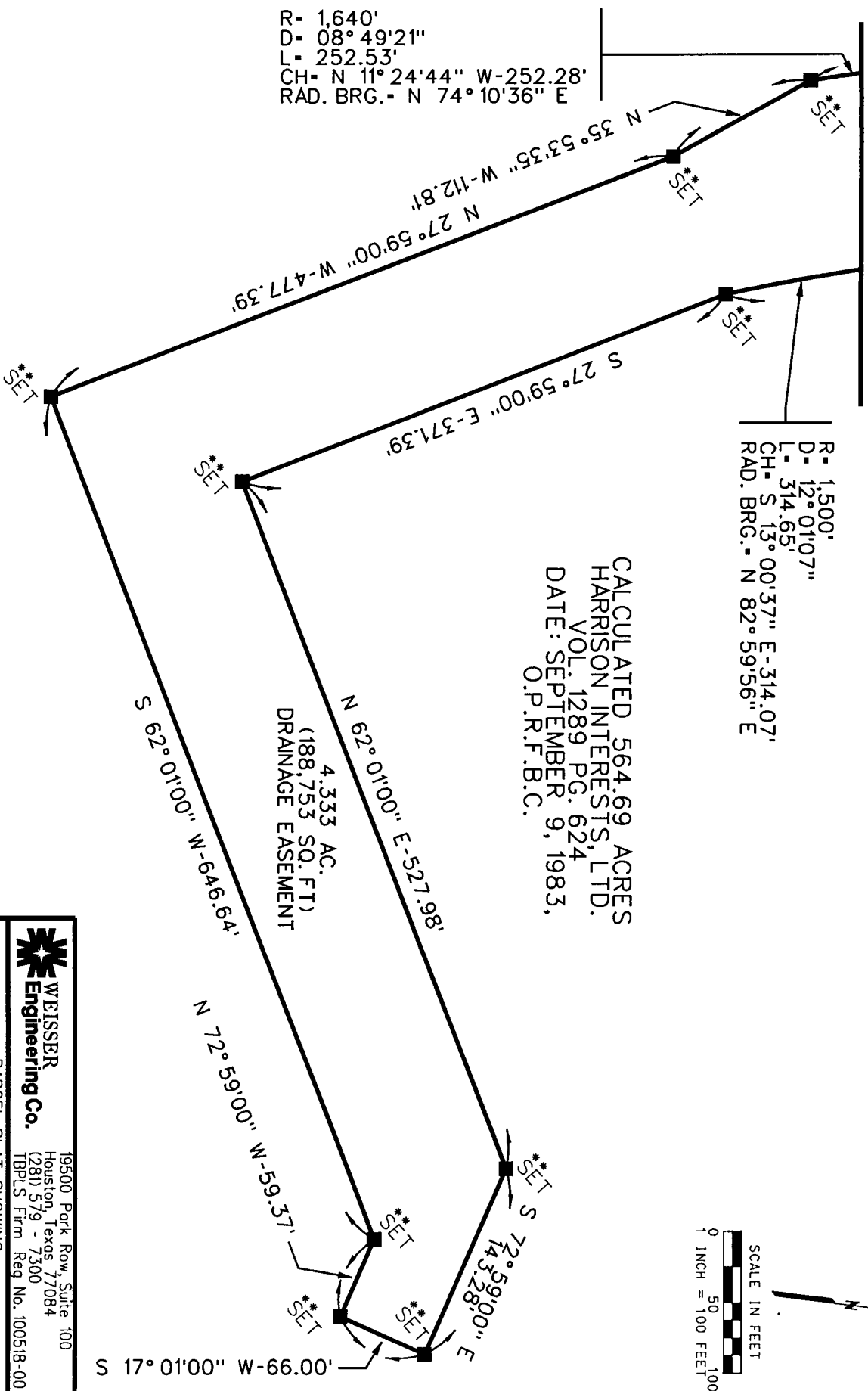
DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
 RCSJ No.: 0543-02-071 DWG. No.: P-4.333 Ac Parcel-02

MATCH LINE SEE SHEET 6

R= 1,640'  
D= 08° 49' 21"  
L= 252.53'  
CH= N 11° 24' 44" W-252.28'  
RAD. BRG.= N 74° 10' 36" E

R= 1,500'  
D= 12° 01' 07"  
L= 314.65'  
CH= S 13° 00' 37" E-314.07'  
RAD. BRG.= N 82° 59' 56" E

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.



SHEET 7 OF 7

**WEISSER**  
**Engineering Co.**

19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
4.333 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
ROSSJ No.: 0543-02-071 DWG. No.: P-4.333 Ac Parcel-03

EXHIBIT "A"

County: Fort Bend  
Highway: F.M. 1093  
Project Limits: James Lane to FM 1463 / FM 359  
RCSJ: 0543-02-071

Property Description for 10.753 Ac. Drainage Easement

Being a 10.753 acre (468,395 square feet) tract of land, out of the E. Latham Survey A-50, Fort Bend County, Texas, and being part of and out of that certain 564.69 acre (calc) tract of land described in a Deed dated September 9, 1983, from Dan J. Harrison Jr. and David Harrison III to Harrison Interests, LTD. filed in the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.) in Volume 1289, Page 624, said 10.753 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Weisser Eng. Houston, Tx." set for the southwest corner of said 564.69 acre tract and the southeast corner of a called 3.01 acre tract of land described in a Deed dated October 22, 2008 from Guerdon W. Archer and wife, Susan Archer to Prototype Machine Co., Inc. filed in the (O.P.R.F.B.C.) at Clerk's File No. 2008112545, thence as follows:

North 02°31'13" West, a distance of 1,328.52 feet, along the west line of said 564.69 acre tract and along the east line of said 3.01 acre tract to a point in the proposed south right-of-way line of FM 1093 (width varies);

South 62°00'34" East, a distance of 1.00 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

South 17°00'34" East, a distance of 19.68 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

North 82°58'34" East, a distance of 203.08 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

North 27°59'26" East, a distance of 38.35 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to an angle point;

North 82°59'56" East, a distance of 622.01 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 for the northwest corner and POINT OF BEGINNING of the herein described easement, said point having Coordinates of N=13,814,036.41 and E=2,960,850.10;

EXHIBIT "A"

- 1) THENCE, North 82°59'56" East, a distance of 596.94 feet, over and across said 564.69 acre tract and along the proposed south right-of-way line of said F.M. 1093 to a 5/8-inch iron rod with TxDOT aluminum cap set for the northeast corner of the herein described easement;\*\*
- 2) THENCE, South 08°34'50" West, a distance of 444.35 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement and beginning of a nontangent curve to the left;\*\*
- 3) THENCE, in a westerly direction, with said curve to the left having a radius of 748.00 feet, a central angle of 38°49'00" and chord which bears South 74°59'47" West, 497.12 feet, for an arc length of 506.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point and the end of said curve;\*\*
- 4) THENCE, South 13°49'55" East, a distance of 1,010.86 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 5) THENCE, South 07°09'43" East, a distance of 172.19 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 6) THENCE, South 13°49'55" East, a distance of 262.26 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 7) THENCE, South 50°04'04" East, a distance of 522.88 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for the southeast corner of the herein described easement;\*\*
- 8) THENCE, South 39°55'56" West, a distance of 90.00 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for the southwest corner of the herein described easement;\*\*
- 9) THENCE, North 50°04'04" West, a distance of 552.33 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*

EXHIBIT A

- 10) THENCE, North 13°49'55" West, a distance of 1,520.06 feet, over and across said 564.69 acre tract to a 5/8-inch iron rod with TxDOT aluminum cap set for an angle point of the herein described easement;\*\*
- 11) THENCE, North 08°34'50" East, a distance of 481.88 feet, over and across said 564.69 acre tract to the proposed south right-of-way line of said F.M. 1093 and to the POINT OF BEGINNING and containing 10.753 acres (468,395 square feet) tract of land.

NOTE: All bearings are based on the Texas coordinate system, NAD 83 (1993 Adj.), South Central Zone. All coordinates shown are surface and may be converted to grid by Dividing by TxDOT conversion factor of 1.00013.

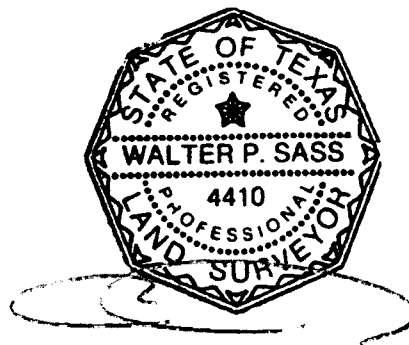
All coordinates shown hereon are established from TxDOT Control Monuments, H-3, H-4, H-5, and H-13 prepared by Costello, Inc. dated February 23, 2000 and TxDOT Control Monuments H-5A and H-5B prepared by Weisser Engineering Company dated October 2006.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Right of Way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

NOTE: An easement plat of even date was prepared in conjunction with this property description.

Compiled by:  
Weisser Engineering Company  
TBPLS Firm Reg. No. 100518-00  
19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579-7300  
September, 2017





F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 201  
 F.B.C.D.R.

FORT BEND COUNTY TOLLROAD  
 AUTHORITY CORRIDOR  
 F.C. NO. 2015058468  
 F.C. NO. 2015058447  
 F.C. NO. 2015058441

205.00

CITY OF FULSHEAR  
 BASELINE

EXISTING R.O.W.  
 CITY LIMIT LINE

N 82° 59' 56" E - 622.01'  
 N 82° 58' 34" E - 203.08'  
 S 62° 00' 34" E - 1.00'  
 S 17° 00' 34" E - 19.68'  
 N 27° 59' 26" E - 38.35'  
 N 82° 59' 56" E - 596.94'

PROTOTYPE MACHINE CO., INC.  
 FILE NO. 2008112545  
 DATE: OCT. 22, 2008  
 O.P.R.F.B.C.

CALCULATED 564.69 ACRES  
 HARRISON INTERESTS, LTD.  
 VOL. 1289 PG. 624  
 DATE: SEPTEMBER 9, 1983,  
 O.P.R.F.B.C.

P.O.C.  
 10.753 AC. PARCEL  
 SET 3/8" I.R. W/CAP  
 STAMPED "WEISSER  
 ENG. HOUSTON, TX."

P.O.B.  
 10.753 AC. PARCEL  
 N-13,814.036,41  
 E-2,960,850.10

10.753 AC.  
 DRAINAGE EASEMENT  
 (468,395 SQ. FT.)

R- 748.00'  
 D- 38° 49' 00"  
 L- 506.75'  
 CH- S 74° 59' 47" W - 497.12'  
 RAD. BRG. - S 04° 24' 17" W

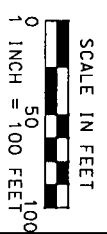
N 08° 34' 50" E - 481.88'

N 13° 49' 55" W  
 1,520.06'

N 13° 49' 55" E  
 1,010.86'

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 6



SHEET 5 OF 9



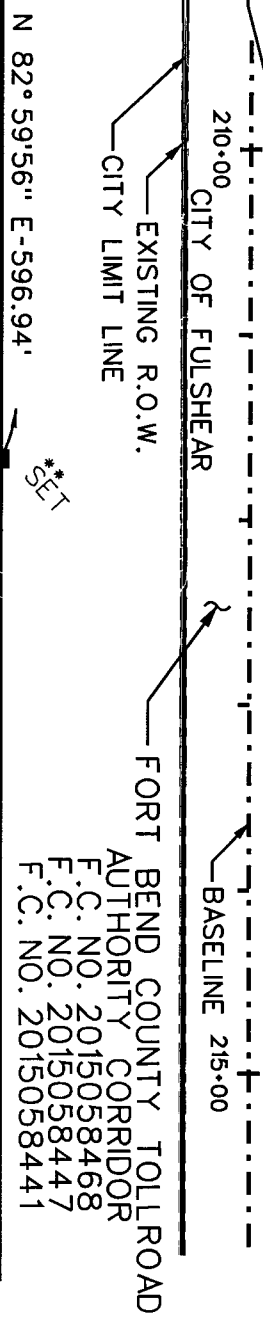
19500 Park Row, Suite 100  
 Houston, Texas 77084  
 (281) 579 - 7300  
 TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
 10.753 ACRE DRAINAGE EASEMENT  
 FM 1093, FORT BEND COUNTY, TEXAS

DATE: 09/2017 SCALE: 1" = 100' JOB No.: EG676  
 RCSJ No.: 0543-02-071 DWG. No.: P-10.753 Ac Parcel-02

F.M. 1093  
 (120' R.O.W.)  
 VOL. 243, PG. 201  
 F.B.C.D.R.

MATCH LINE SEE SHEET 5

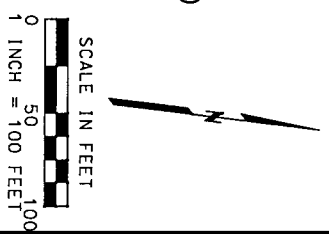



10.753 AC.  
 DRAINAGE EASEMENT  
 (468,395 SQ. FT)

S 08° 34' 50" W - 444.35'

R - 748.00'  
 D - 38° 49' 00"  
 L - 506.75'  
 CH - S 74° 59' 47" W - 497.12'  
 RAD. BRG. - S 04° 24' 17" W

CALCULATED 564.69 ACRES  
 HARRISON INTERESTS, LTD.  
 VOL. 1289 PG. 624  
 DATE: SEPTEMBER 9, 1983,  
 O.P.R.F.B.C.



 <p><b>WEISSER Engineering Co.</b></p> <p>19500 Park Row, Suite 100          Houston, Texas 77084          (281) 579 - 7300          TBPLS Firm Reg No. 100518-00</p>	<p>PARCEL PLAT SHOWING          10.753 ACRE DRAINAGE EASEMENT          FM 1093, FORT BEND COUNTY, TEXAS</p>
	<p>DATE: 09/2017 SCALE: 1" = 100' JOB No.: EG676          RCSJ No.: 0543-02-071 DWG. No.: P-10.753 Ac Parcel-03</p>

MATCH LINE SEE SHEET 5

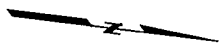
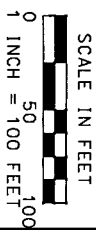
10.753 AC.  
DRAINAGE EASEMENT  
(468,395 SQ. FT)

N 13° 49' 55" W -1,520.06'

S 13° 49' 55" E -1,010.86'

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.



MATCH LINE SEE SHEET 8

SHEET 7 OF 9

PRELIMINARY



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
10.753 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 05/2017 SCALE: 1" = 100' JOB No.: EG676  
RCSJ No.: 0543-02-071 DWG. No.: P-10.753 Ac Parcel-04

MATCH LINE SEE SHEET 7

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, LTD.  
VOL. 1289 PG. 624  
DATE: SEPTEMBER 9, 1983,  
O.P.R.F.B.C.

McKinnon Road  
(Private Road)

N 13° 49' 55" W -1,520.06'

S 13° 49' 55" E -1,010.86'

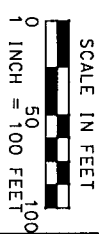
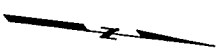
10.753 AC.  
DRAINAGE EASEMENT  
(468,395 SQ. FT)

S 07° 09' 43" E -172.19'

S 13° 49' 55" E -262.26'

MATCH LINE SEE SHEET 9

SHEET 8 OF 9



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARGEL PLAT SHOWING  
10.753 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 09/2017 SCALE: 1" = 100' JOB No.: EG676  
RCSJ No.: 0543-02-071 DWG. No.: P-10.753 Ac Parcel-05

MATCH LINE SEE SHEET 8

N 13° 49' 55" W -1,520.06'

S 13° 49' 55" E -262.26'

10.753 AC.  
DRAINAGE EASEMENT  
(468,395 SQ. FT)

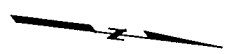
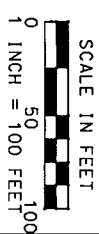
N 50° 04' 04" W -552.33'

S 50° 04' 04" E -522.88'

S 39° 55' 56" W -90.00'

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, L.T.D.  
DATE: SEPTEMBER 9, 1983.  
O.P.R.'s B.C.

CALCULATED 564.69 ACRES  
HARRISON INTERESTS, L.T.D.  
DATE: SEPTEMBER 9, 1983.  
O.P.R.'s B.C.



\*\*SET

\*\*SET

\*\*SET

\*\*SET



19500 Park Row, Suite 100  
Houston, Texas 77084  
(281) 579 - 7300  
TBPLS Firm Reg No. 100518-00

PARCEL PLAT SHOWING  
10.753 ACRE DRAINAGE EASEMENT  
FM 1093, FORT BEND COUNTY, TEXAS

DATE: 09/2017 SCALE: 1" = 100' JOB No.: EG676  
RCSJ No.: 0543-02-071 DWG. No.: P-10.753 Ac Parcel-06

Exhibit E-- Drainage Flow Rates and Storage

Pond ID	Outfall Location	Storage	Max Flow Rate	Max Water Surface Elevation
Pond 4	Approx. STA 208+00	25.3 ac-ft	89.8 cfs (10 yr); 120.9 cfs (100 yr)	129.80' (10 yr); 132.00' (100 yr)
Pond 5A	Approx. STA 255+00	3.0 ac-ft	42.3 cfs (10 yr); 49.1 cfs (100 yr)	129.60' (10 yr); 131.60' (100 yr)
Pond 5C	Approx. STA 276+00	8.6 ac-ft	69.1 cfs (10 yr); 104.0 cfs (100 yr)	120.90' (10 yr); 123.10' (100 yr)
Pond 5D	Approx. STA 284+00	6.2 ac-ft	53.90 cfs (10 yr); 71.3 cfs (100 yr)	117.30' (10 yr); 119.90' (100 yr)

Exhibit F-- Excavated Material Stockpile Locations



4839-0146-4907, v. 1

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

December 20, 2017 12:59:25 PM

FEE: \$0.00

RMM

2017139152

