

THE STATE OF TEXAS           §  
   §  
 COUNTY OF FORT BEND       §

The Commissioners Court of Fort Bend County, Texas (the “Commissioners Court”), acting for and on behalf of Fort Bend County, Texas, convened in regular session at a regular term of said Court, open to the public, on the 21<sup>st</sup> day of November, 2023 .

**WHEREUPON**, among other business, the following was transacted at said meeting:

**ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 29**

The Order was duly introduced for the consideration of the Commissioners Court and reviewed in full. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried by the following vote:

AYES:     4    

NAYES:     0    

The County Judge thereupon announced that the Motion had duly and lawfully carried and that the Order had been duly and lawfully adopted. The Order thus adopted follows:

**ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 29**

**WHEREAS**, the County Commissioners Court passed and approved Guidelines and Criteria for Granting Tax Abatement in Reinvestment Zones created in Fort Bend County, Texas, on May 9, 2023;

**WHEREAS**, pursuant to the Guidelines, the County has received a request for designation of a Reinvestment Zone and Tax Abatement;

**WHEREAS**, notice was given to all taxing entities where the proposed zone is to be located;

**WHEREAS**, after proper notice had been given in the November 14, 2023, edition of the Fort Bend Herald (Attached as Exhibit A), the County has held a public hearing on November 21, 2023, where all interested persons were given an opportunity to speak, and evidence for and against

the designation of Fort Bend County Reinvestment Zone No. 29 (“Reinvestment Zone No. 29”) was gathered;

**WHEREAS**, the County Commissioners Court has determined, based on evidence gathered, that the improvements sought to be located in proposed Reinvestment Zone No.29 are feasible and practical and would be a benefit to the land to be included in Reinvestment Zone No. 29 and to the County after the expiration of the Tax Abatement Agreement; and

**WHEREAS**, the designation of Reinvestment Zone No. 29 will reasonably likely contribute to the retention or expansion of primary employment, increase business opportunities in Fort Bend County and contribute to the economic development of both the property in Reinvestment Zone No. 29 and to Fort Bend County;

**NOW THEREFORE, BE IT ORDERED BY THE COUNTY COMMISSIONERS COURT OF FORT BEND COUNTY:**

**SECTION ONE**

That the findings and provisions set out in the preamble of this Order are hereby found to be true and correct, and are made a part of this Order for all purposes.

**SECTION TWO**

That Fort Bend County Reinvestment Zone No. 29 is hereby designated pursuant to the Guidelines for the purpose of encouraging economic development in Fort Bend County through tax abatement.

**SECTION THREE**

This designation shall be effective for five (5) years from the date of passage of this Order and may be renewed for five (5) year periods thereafter.

**SECTION FOUR**

The attached Exhibit A described tract(s) are to be combined and designated as Reinvestment Zone No. 29.

**PASSED AND APPROVED** this the 21<sup>st</sup> day of November.

**FORT BEND COUNTY, TEXAS**

By: *Grady Prestage*  
Grady Prestage, Commissioner Precinct 2  
Presiding Officer of Commissioners Court on  
November 21, 2023

**ATTEST:**

*Laura Richard*  
Laura Richard, County Clerk



Attachment:

Exhibit A – Newspaper Notice

Exhibit B – Metes & Bounds Descriptions and map of  
Reinvestment Zone

Exhibit A  
Newspaper Notice

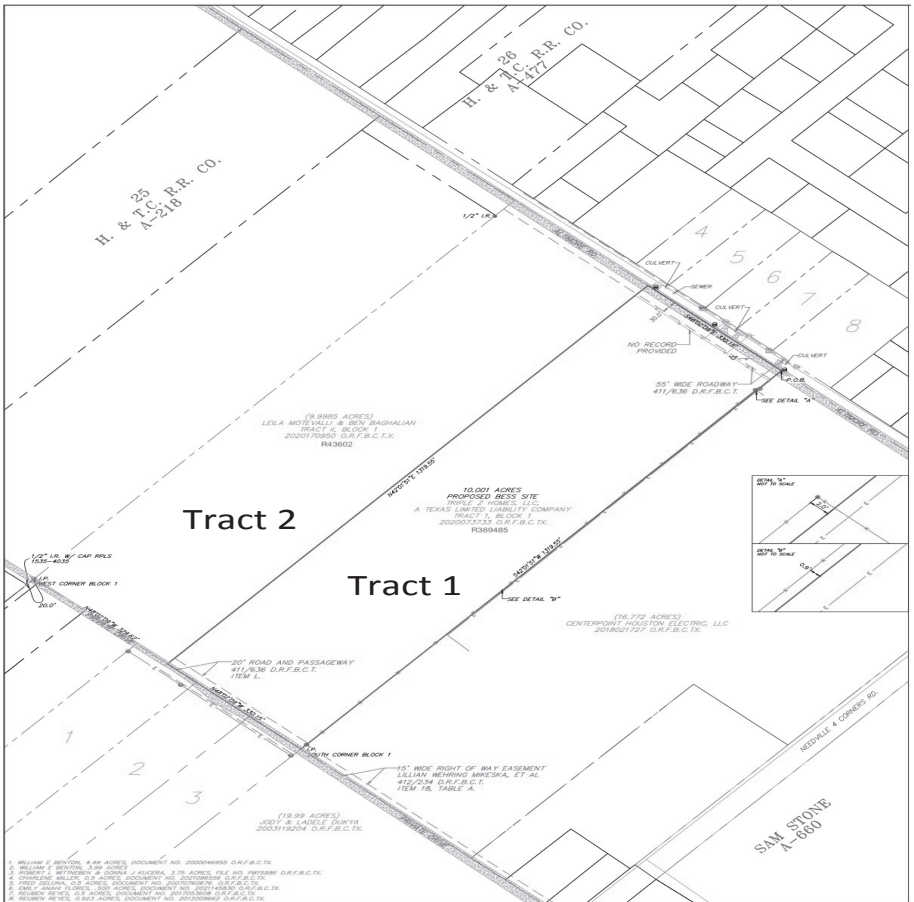
## Notice of Public Hearing

Pursuant to Sections 312.201 and 312.401 of the Texas Tax Code, notice is hereby given that the Commissioners Court of Fort Bend County, Texas, will conduct a hearing at its regular meeting on Tuesday, November 21, 2023, at 1:00 p.m. in the Commissioners Courtroom, 2nd floor, 401 Jackson St., Richmond, Texas.

The public hearing is being held for the purpose of establishing a reinvestment zone which will enable the County to abate taxes on personal property and real property improvements within this reinvestment zone. All interested persons are invited to participate in this meeting and offer any comments on the designation of this zone. All comments will be considered by the Commissioners Court.

Laura Richard  
Fort Bend County Clerk

Fort Bend County Reinvestment Zone No. 29 is proposed to be located on Tract 1 with approximately 10.001 acres and Tract 2 with approximately 9.985 acres with a total of 19.986 acres, located near the intersection of Four Corners Road (FM1236) and Altimore Road within the City of Needville ETJ in Fort Bend County, Precinct 2.



**Legal Description of Reinvestment Zone**

Parcel ID	Legal Description	Name	Address
R43602	0218 H AND TC RY, ACRES 9.985	Baghalian Ben & Leila Motevalli	Altimore RD, Needville, TX 77461
R369485	0218 H AND TC RY, ACRES 10.001	Triple Z Homes LLC	Altimore RD, Needville, TX 77461

**Exhibit B**  
**Metes & Bounds Descriptions and map of Reinvestment Zone**

Exhibit B

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Tract 1

**Legal Description: ALL THAT CERTAIN 10.001 ACRE TRACT SITUATED IN SECTION NO. 25, OF THE H. & T. C. RR COMPANY SURVEY, ABSTRACT NO. 218, FORT BEND COUNTY, TEXAS, BEING TRACT I OF BLOCK 1 OF THE DIVISION OF THE 159.89 ACRE TRACT (CALLED 160 ACRE TRACT) CONVEYED TO H. J. HARTFIEL BY E. A. JUENGERMANN BY DEED RECORDED IN VOLUME 95, PAGE 453 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAID 10.001 ACRE TRACT BEING THE SOUTHEAST PORTION OF THAT PROPERTY REFERRED TO IN GENERAL WARRANTY DEED FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2000092887 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING AT THE EAST CORNER OF SAID SECTION 25 AND THE EAST CORNER OF SAID HARTFIEL 159.89 ACRE TRACT, BEING IN THE CENTERLINE OF FOUR CORNERS ROAD (100' WIDE) AT THE INTERSECTION OF ALTIMORE ROAD, FROM WHICH A FOUND IRON PIPE FOR REFERENCE BEARS N 13°49'24" W, 58.27';**

**THENCE NORTH 45°00'00" WEST ALONG ALTIMORE ROAD (55' WIDE), A DISTANCE OF 659.77 FEET TO A POINT FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT I OF BLOCK 1;**

**THENCE SOUTH 45°04'00" WEST, AT A DISTANCE OF 32.67 FEET PASS AN IRON ROD FOUND FOR REFERENCE, AND CONTINUE FOR A TOTAL DISTANCE OF 1319.55 FEET TO A POINT IN THE CENTER OF A 40-FOOT ROAD EASEMENT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT I OF BLOCK 1, FROM WHICH A FOUND IRON ROD FOR REFERENCE BEARS N 45°04'00" E, 20.0';**

**THENCE NORTH 45°00'00" WEST ALONG THE CENTER OF SAID 40-FOOT ROAD EASEMENT, A DISTANCE OF 330.15 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT I OF BLOCK 1, FROM WHICH A FOUND IRON ROD BEARS N 45°04'00" E. 20.0';**

**THENCE NORTH 45°04'00" EAST, A DISTANCE OF 1319.55 FEET TO A POINT IN ALTIMORE ROAD FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT I OF BLOCK 1, FROM WHICH AN IRON ROD FOUND FOR REFERENCE BEARS S 45°04'00" W, 30.00';**

**THENCE SOUTH 46°00'00" EAST ALONG ALTIMORE ROAD, A DISTANCE OF 330.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.001 ACRES OF LAND.**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**Tract 2**

All that certain 9.985 acre tract situated in Section No. 25, of the H. & T. C. RR Company Survey, Abstract No. 218, Fort Bend County, Texas, being Tract II of Block I of the Division of the 159.89 acre tract (called 140 acre tract) conveyed to H. J. Hartfiel by E. A. Juengermann by Deed recorded in Volume 95, Page 453 of the Deed Records of Fort Bend County, Texas: said 9.985 acre tract being the Northwest portion of that property referred to in General I Warranty Deed filed for record under Fort Bend County Clerks File No. 2000092887 and being more particularly described by metes and bounds as follows: .

COMMENCING at the East corner of said Section 25 and the East corner of said Hartfiel 159.89 acre tract, being in the centerline of Four Corners Road {100' wide) at the intersection of Altimore Road, from which a found iron pipe for reference bears N 13<sup>0</sup>49<sup>1</sup>24" w, 58.27;

Thence North 45<sup>0</sup>00<sup>1</sup>00" West along Altimore Road (55<sup>1</sup> wide), a distance of 989.92 feet to a point for the East corner and POINT OF BEGINNING of the herein described Tract II of Block I;

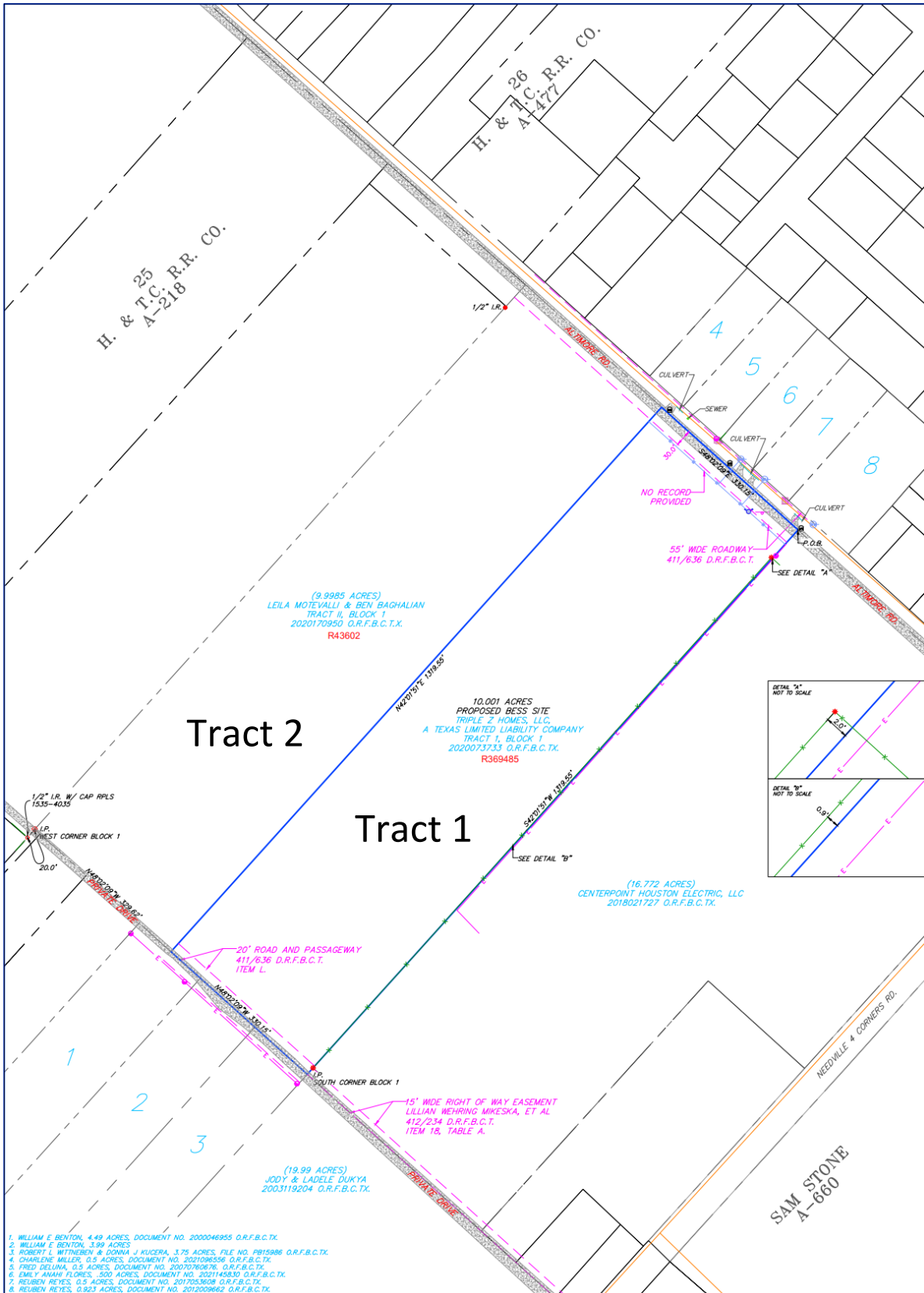
Thence South 45<sup>0</sup>04'00" West, at a distance of 30.00 feet pass an iron rod found for reference, and continue for a total distance of 1319.55 feet to a point in the center of a 40-foot Road Easement for the South corner of the herein described Tract II of Block I, from which a found iron rod for reference bears N 45<sup>0</sup>04'00" E,  
20.0%

Thence North 45<sup>0</sup>00'00" West along the center of said 40-foot Road Easement, a distance of 329.62 feet to a point for the West corner of the herein described Tract II of Block I, from which a found iron rod bears N 45<sup>0</sup>04'00" E, 20.0';

Thence North 45<sup>0</sup>04'00" East, a distance of 1319.55 feet to a point in Altimore Road for the North corner of the herein described Tract II of Block I, from which an iron rod found for reference bears S 45<sup>0</sup>04'00" W, 25.60';

Thence South 45<sup>0</sup>00'00" East along Altimore Road, a distance of 329.62 feet to the POINT OF BEGINNING and containing 9.985 acres of land.

# Elan BESS, LLC



1. WILLIAM E. BENTON, 4.49 ACRES, DOCUMENT NO. 2000046955 O.R.F.B.C.T.X.  
 2. WILLIAM E. BENTON, 3.89 ACRES  
 3. ROBERT L. WITNBERG & DONNA J. KUCERA, 3.75 ACRES, FILE NO. PB15086 O.R.F.B.C.T.X.  
 4. CHARLENE MILLER, 0.5 ACRES, DOCUMENT NO. 2002098586 O.R.F.B.C.T.X.  
 5. FRED DELUNA, 0.5 ACRES, DOCUMENT NO. 2007076076 O.R.F.B.C.T.X.  
 6. EMILY ANAH FLORES, 500 ACRES, DOCUMENT NO. 2021145830 O.R.F.B.C.T.X.  
 7. REUBEN REYES, 0.5 ACRES, DOCUMENT NO. 2017053698 O.R.F.B.C.T.X.  
 8. REUBEN REYES, 0.923 ACRES, DOCUMENT NO. 2012006662 O.R.F.B.C.T.X.

# Elan BESS, LLC

## Legal Description of Reinvestment Zone

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