

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 23<sup>rd</sup> day of April 2024.

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

**ORDER DESIGNATING FORT BEND COUNTY REINVESTMENT ZONE NO. 32**

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:     5

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. 32**

**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 April 14, 2024, edition of the Fort Bend Herald (Attached as Exhibit A), the County has held a public hearing on April 23, 2024, where all interested persons were given an opportunity to speak, and evidence for and against the designation of Fort Bend County Reinvestment Zone No. 32 (“Reinvestment Zone No. 32”) 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. 32 are feasible and practical and would be a benefit to the land to be included in Reinvestment Zone No. 32 and to the County after the expiration of the Tax Abatement Agreement; and

**WHEREAS**, the designation of Reinvestment Zone No. 32 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. 32 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. 32 is hereby designated pursuant to the Guidelines for the purpose of encouraging economic development in Fort Bend County through tax abatement.

**SECTION THREE**

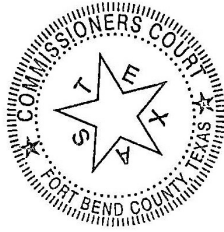
This designation shall be effective for five (5) years from the date of passage of this Order and may be renewed for five (5) year periods thereafter.

**SECTION FOUR**

The attached Exhibit A described tract(s) are to be combined and designated as Reinvestment Zone No. 32.

**PASSED AND APPROVED** this the 23<sup>rd</sup> day of April.

**FORT BEND COUNTY, TEXAS**



**ATTEST:**

By: \_\_\_\_\_

*KP George*

KP George County Judge

*Laura Richard*

Laura Richard, County Clerk

Attachments:

Exhibit A – Newspaper Notice

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

Exhibit A  
Newspaper Notice

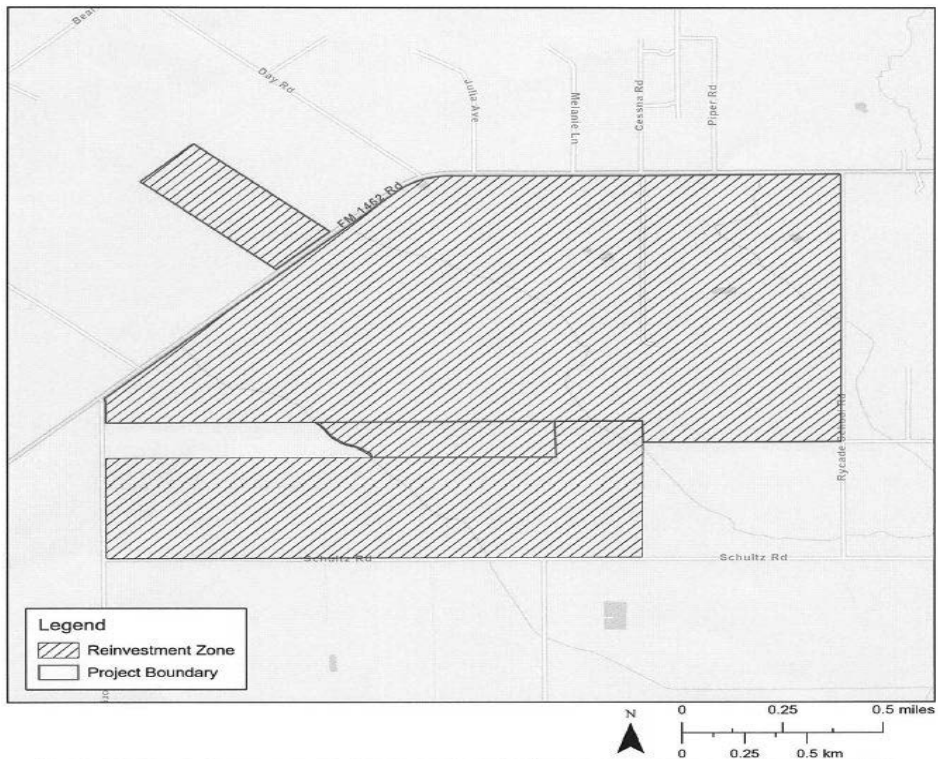
# Notice of Public Hearing

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, April 23, 2024, 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

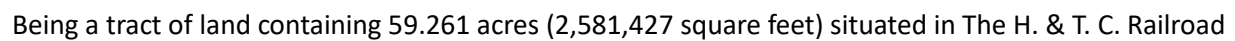
Fort Bend County Reinvestment Zone No. 32 is proposed to be located with approximately 1,332.1 acres, located near the intersection of FM 1462 Rd and Rycade School Rd in Fort Bend County, Precinct 2.



OWNER	PARCEL #	ACRES	LEGAL DESCRIPTION
Usuf & Chand Middya	R48187	59.3	0496 S A BEARD, ACRES 59.261
Lawson Land Company & Anne Brackett	R47476	143	0446 DAY LAND AND CATTLE, ACRES 143.04
McNatt Trust	R47478	210.9	0446 DAY LAND AND CATTLE, ACRES 210.9
McNatt Trust	R47479	215.1	0446 DAY LAND AND CATTLE, ACRES 215.07
E Hart LLC	R32209	209	0022 K W DAVIS, ACRES 209
E Hart LLC	R32210	1	0022 K W DAVIS, TRACT 19, ACRES 1
E Hart LLC	R32119	1	0022 K W DAVIS, ACRES 1.00
E Hart LLC	R32118	109	0022 K W DAVIS, ACRES 109.00
Mikel Brothers Partnership	R47482	383.8	0446 DAY LAND AND CATTLE, ACRES 383.77

## Exhibit B

Metes & Bounds Descriptions and map of Reinvestment Zone



Company Survey, section 120, Abstract 496, Fort Bend County, Texas, being all of Tract's B, C and D described in deed conveyed unto James Michael Brumbelow, recorded under county Clerk's File No. 2009007177 of the Official Public Records of Fort Bend County, Texas. Said 59.261-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at the intersection of the centerline of Beard Road (80.00 feet wide, as occupied) with the centerline of Day Road (80.00 feet wide, as occupied). Said point being the north corner of said Section 120 and the west corner of Day Land and Cattle Company Survey "J", Abstract No. 447 and the North Corner of the Shirley Beard 106.66-acre tract by deed recorded under Volume 309, Page 574, of the Deed Records of Fort Bend County, Texas.

THENCE South 45°00'00" East, along the centerline of Day Road, a distance of 5,280.00 feet to a point in the centerline of F.M. 1462 (100.00 feet wide);

THENCE South 44°49'00" West along the centerline of F.M. 1462, a distance of 1,618.45 feet to a point in said centerline for the east corner and POINT OF BEGINNING of said tract herein described;

THENCE continuing South 44° 49'00" West, along said centerline of F.M. 1462, a distance of 1,022.62 feet to a point in said centerline for the south corner of said tract herein described;

THENCE North 44° 56' 12" West, passing at 50.00 feet a found 1/2- inch iron rod in the northwest right of-way line of F.M. 1462, and continuing for a total distance of 2,525.57 feet to a found 5/8- inch iron rod for the west corner of said tract herein described;

THENCE North 44°34'02" East, a distance of 1,019.86 feet to a set 1/2-inch iron rod with cap marked Survey-1 for the north corner of said tract herein described;

THENCE South 45°00'00" East, passing at 2,480.00 feet a set 1/2- inch iron rod with cap marked Survey-1 in the northwest right-of-way line of F.M. 1462, and continuing for a total distance of 2,530.00 feet to the POINT OF BEGINNING and containing 59.261 acres {2,581,427 square feet}, more or less.

**Parcel R47476 / 0446-00-000-1190-906 – Brackett/Lawson**

A tract or parcel of land being all of that property conveyed to Robert M. Atkinson by Deed recorded in Volume 523, Page 598 of the Deed Records of Fort Bend County, Texas, and described in said Deed as follows:



Part of the Knolle 1301.23-acre tract of land in the Day Land and Cattle Company Survey, Abst. #446, Fort Bend County, Texas, more particularly described as follows:

COMMENCING at the southeast corner of said survey in the centerline of Schulz Road, said corner being also the southwest corner of the K.W. Davis League, Abst. #22, and in the north line of Horation N. Cleveland League, Abst. #150;

THENCE N. 0° 53' 30" W. along the east line of said Knolle 1301.23 acres tract and the common line of the Day Land and Cattle Company Survey and the K.W. Davis League, a distance of 5797.3 feet to the southeast corner of the tract herein described, and the PLACE OF BEGINNING.

THENCE continuing N. 0° 53' 30" W. along the east line of said Knolle Tract and the east line of said Day Land and Cattle Company Survey, at 1681 feet passing the south line of F.M. Highway No. 762, and continuing in all 1731 feet to the centerline of F.M. Highway No. 762;

THENCE S. 89° 13' W. 2916.6 feet along the centerline of F.M. Highway No. 762 and its projection to a point of intersection with a northeasterly projection of the centerline of F.M. Highway No. 762 at a curve in said highway;

THENCE S. 42° 51' W. 2414.8 feet along the centerline of F.M. Highway No. 762, and its projection to the southwest corner of the tract herein described;

THENCE N. 89° 01' E. at 69.31 feet passing the southeast line of Highway No. 762 and continuing in all 4587.2 feet to the PLACE OF BEGINNING and containing 149.69 acres of land including 6.65 acres of land in the right of way for F.M. Highway No. 762.

**Parcel R47478 / 0446-00-000-1790-906 – McNatt Trust**

Tract "D", being a part of the Knolle 1301.23 acres in the Day Land and Cattle Company Survey in Fort Bend County, Texas, and being more particularly described by metes and bounds follows, to wit:

BEGINNING at the Southeast corner of the Day Land and Cattle Company Survey, Abstract 448, Fort Bend County, Texas, in the centerline of Schulz Road, same being the Southeast corner of the Knolle 1301.23-acre tract, and the Southwest corner of the K.W. David League, Abstract 22, and in the North line of the H.N. Cleveland League, Abstract 150;

THENCE North 0° 53'30" West, along the East line of the Knolle 1301.23-acre tract and the common line of the Day Land and CATTLE Company Survey and K.W. Davis League 4,054.5 feet to the Northeast corner of Tract "C" the Point and Place of Beginning herein described Tract "D";

THENCE continuing North 0° 53'30" West, along the East line of the Knolle 1301.23-acre tract, a distance of 1742.8 feet to a point for a corner;

THENCE South 89° 01' West 4587.2 feet to a point in the centerline of State F.M. Road No 762, same being a Westerly line of Knolle 1301.23-acre tract for a corner;

THENCE South 42° 51' West along the centerline of FM Road No. 762 a distance of 2,415.4 feet to the Northwest corner of Tract "C" for a corner;

THENCE North 89° 01' East along the North line of Tract "C" a distance of 6,257.9 feet to the Point and Place of Beginning and containing 216.87 acres of land.

**Parcel R47479 / 0446-00-000-2410-906 – McNatt Trust**

Tract "C", being a part of the Knolle 1301.23 acres in the Day Land and Cattle Company Survey, in Fort Bend County, Texas, and being more particularly described by metes and bounds as follows, to-wit: BEGINNING at the Southeast corner of the Day Land and Cattle Company Survey, Abstract 448, Fort Bend County, Texas, in the centerline of Schulz Road, same being the Southeast corner of the Knolle 1301.23-acre tract, and the Southwest corner of the K.W. David League, Abstract 22, and in the North line of the H.N. Cleveland League, Abstract 150, THENCE North 0°53'30" West, along the East line of the Knolle 1301.23 acre tract, and the common line of the Day Land and Cattle Company Survey and the K.W. Davis League, 2670 Feet to the Northeast corner of Tract "B", the Point and Place of Beginning of the herein described Tract "C"; THENCE continuing North 0°53'30" West along the East line of the Knolle 1301.23-acre tract, a distance of 1384.5 feet to a Point for corner; /THENCE South 89° 01' West a distance of 6257.9 feet to a point in the centerline of F.M. Road No. 762 same being in a Westerly line of the Knolle 1301.23 acre tract for a corner, THENCE South 41°51' West along the centerline of F.M. Road No. 762, a distance of 1,187.6 feet to the point of intersection of the centerline of F.M. Road No. 762 and the G. Duty Road for a corner; THENCE South 0°56' East along the centerline of the G. Duty Road a distance of 527.9 feet to a point the Northwest corner of tract "B" for a corner THENCE North 89° 01' East along the North line of Tract "B" at 30 feet pass the East right-of-way of the G. Duty road and continuing a total distance of 7,077.9 feet to the point and Place of Beginning and containing 216.87 acres of land.

**Parcel R32209 / 0022-00-000-7790-906 – E Hart LLC**

All of Lot Nineteen (19) according to J.C. Tolman's Subdivision of the K.W. Davis League in Fort Bend County, Texas, and being the same land described in Deed from Mrs. F. Wangemann to Chas. Meyer, which Deed appears of record in Vol. 89, Page 54 and 55, of the Deed Records of Fort Bend County, Texas, which see for a more particular description, and being part of the same property described in the Deed dated February 13, 1924, from Chas. Meyer and wife Helene Meyer to Earnest Meyer, recorded in Vol. 101, Page 160, Deed Records of Fort Bend County, Texas. All of Lot Nineteen (19)

according to J.C. Tolman's Subdivision of the K.W. Davis League in Fort Bend County, Texas, and being the same land described in Deed from Mrs. F. Wangemann to Chas. Meyer, which Deed appears of record in Vol. 89, Page 54 and 55, of the Deed Records of Fort Bend County, Texas, which see

for a more particular description and being part of the same property described in the Deed dated February 13, 1924, from Chas. Meyer and wife Helene Meyer to Earnest Meyer, recorded in Vol. 101, Page 160, Deed Records of Fort Bend County, Texas.

and

All that certain tract or parcel of land, lying and being situated in the County of Fort Bend, in the State of Texas, being part of the K.W. Davis League and being fifty (50) acres of land of uniform width off of the West side of Lot No. 20 of the J.C. Tolman Subdivision of said League and more particularly described as follows:

BEGINNING at an iron pipe, the west corner of said Lot No. 20 and the south corner of said Lot No. 19 in the W. line of said K.W. Davis League;

THENCE with said line south one deg.W. 2640 feet to an iron pipe, the common corner of Lots 20 & 29 of said Subdivision;

THENCE South 89 1/2 degs. E. along the dividing line between Lots 20 & 29, 825 feet to an iron stake;

THENCE North 1 deg. E. 2640 feet to boundary line of Lots 19 & 20 to an iron pipe for corner;

THENCE North 89 1/2 degs. W. 825 feet with boundary line of said Lots 19 & 20 to iron pipe in the west line of K.W. Davis League to the place of beginning. **Parcel R32210 / 0022-00-000-7791-906 – E Hart**

**LLC**

Being 1 Acre out of the below described parcel:

All that certain tract or parcel of land, lying and being situated in the County of Fort Bend, in the State of Texas, being part of the K.W. Davis League and being fifty (50) acres of land of uniform width off of the West side of Lot No. 20 of the J.C. Tolman Subdivision of said League and more particularly described as follows:

BEGINNING at an iron pipe, the west corner of said Lot No. 20 and the south corner of said Lot No. 19 in the W. line of said K.W. Davis League;

THENCE with said line south one deg.W. 2640 feet to an iron pipe, the common corner of Lots 20 & 29 of said Subdivision;

THENCE South 89 1/2 degs. E. along the dividing line between Lots 20 & 29, 825 feet to an iron stake;

THENCE North 1 deg. E. 2640 feet to boundary line of Lots 19 & 20 to an iron pipe for corner;

THENCE North 89 1/2 degs. W. 825 feet with boundary line of said Lots 19 & 20 to iron pipe in the west line of K.W. Davis League to the place of beginning.

**Parcel R32119 / 0022-00-000-0011-906 – E Hart LLC**

Being 1 Acre out of the below described parcel:

Being all of Lot No. 20 as shown by J.C. Tolman's Survey of the K.W. Davis League, Fort Bend County, Texas, recorded in Volume 2 of the Plat Records of Fort Bend County, Texas, LESS AND EXCEPT a tract of land containing 50 acres and being of uniform width off of the West side thereof, more particularly described in Deed dated September 1, 1925, from Gustav Hartfiel, et ux to Ernest Meyer, recorded in Volume 109, Page 406 of the Deed Records of Fort Bend County, Texas, to which reference is hereby made, the property hereby conveyed being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North boundary line of Lot 20, said point being 825 feet from the Northwest corner of said Lot No. 20;

THENCE in a-Southerly direction parallel to the West boundary line of said Lot 20 (said line also being the East boundary line of the 50-acre tract heretofore conveyed to Ernest Meyer, above mentioned) a distance of 2,640 feet, more or less, to a point in the South boundary line of said Lot 20;

THENCE in an Easterly direction along the South line of said Lot 20 a distance of 1,815 feet, more or less, to the

Southeast corner of said Lot 20;

THENCE in a Northerly direction along the East boundary line of said Lot 20 a distance of 2,640 feet, more or less, to the Northeast corner of said Lot 20 (said point also being the Southeast corner of Lot 19 as shown by J.C. Tolman's Survey of the K.W. Davis League);

THENCE in a Westerly direction along the North boundary line of said Lot 20 (said line also being the South boundary line of said Lot 19) a distance of 1,815 feet, more or less, to the PLACE OF BEGINNING: containing 110 acres of land, more or less. **Parcel R32118 / 0022-00-000-0010-906 – E Hart LLC**

Being 109 Acres out of the below described parcel:

Being all of Lot No. 20 as shown by J.C. Tolman's Survey of the K.W. Davis League, Fort Bend County, Texas, recorded in Volume 2 of the Plat Records of Fort Bend County, Texas, LESS AND EXCEPT a tract of land containing 50 acres and being of uniform width off of the West side thereof, more particularly described in Deed dated September 1, 1925, from Gustav Hartfiel, et ux to Ernest Meyer, recorded in Volume 109, Page 406 of the Deed Records of Fort Bend County, Texas, to which reference is hereby made, the property hereby conveyed being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North boundary line of Lot 20, said point being 825 feet from the Northwest corner of said Lot No. 20;

THENCE in a Southerly direction parallel to the West boundary line of said Lot 20 (said line also being the East boundary line of the 50-acre tract heretofore conveyed to Ernest Meyer, above mentioned) a distance of 2,640 feet, more or less, to a point in the South boundary line of said Lot 20;

THENCE in an Easterly direction along the South line of said Lot 20 a distance of 1,815 feet, more or less, to the Southeast corner of said Lot 20;

THENCE in a Northerly direction along the East boundary line of said Lot 20 a distance of 2,640 feet, more or less, to the Northeast corner of said Lot 20 (said point also being the Southeast corner of Lot 19 as shown by

J.C. Tolman's Survey of the K.W. Davis League);

THENCE in a Westerly direction along the North boundary line of said Lot 20 (said line also being the South boundary line of said Lot 19) a distance of 1,815 feet, more or less, to the PLACE OF BEGINNING: containing 110 acres of land, more or less.

**Parcel R47482 / 0446-00-000-3670-906 – Mikel Brothers Partnership**

A **METES & BOUNDS** description of a 433.76 acre tract of land, more or less, in the Day Land & Cattle Company Survey, Abstract 446, Fort Bend County, Texas, being those certain tracts comprising a called 433.77 acre tract in instrument recorded under County Clerk's File Number 2010127637, Official Public Records, Fort Bend County, Texas, and described in instrument recorded in Volume 700, Page 125, Deed Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

**Beginning** at a Mag nail set with shiner at the intersection of the centerline of George Duty Road and Schultz Road for the southwest corner of said called 433.77 acre tract, same being the northwest corner of an adjoining called 100 acre tract (Tract 1) recorded under County Clerk's File Number 9780631, Official Public Records, Fort Bend County, Texas, for the southwest corner and **Place of Beginning** of the herein described tract, said point being in the south line of said Day Land & Cattle Company Survey, Abstract 446, same being the northwest corner of the adjoining Horatio Cleveland League, Abstract 150, and the northeast corner of the adjoining G. C. & S. F. Railroad Company Survey, Abstract 688, and being in the east line of an adjoining called 436.323 acre tract recorded in Volume 2704, Page 771, Official Records, Fort Bend County, Texas, from which point a 1/2 inch iron rod found in the apparent occupied-west right-of-way line of George Duty Road bears South 85 degrees 13 minutes 31 seconds West, 38.13 feet, and a 3/4 inch iron pipe found at the intersection of the apparent occupied east right-of-way line of George Duty Road and the apparent occupied north right-of-way line of Schultz Road bears North 40 degrees 59 minutes 21 seconds East, 39.02 feet;

**Thence** North 01 degree 56 minutes 05 seconds West (called North 00 degrees 56 minutes West) along the west line of the herein described tract and said called 433.77 acre tract, same being the east line of said adjoining called 436.323 acre tract, as located in George Duty Road, 2,670.00 feet (called 2,670.0 feet) to a Mag nail set with shiner for the northwest corner of the herein described tract and said called 433.77 acre tract, same being the southwest corner of an adjoining called 216.87 acre tract (Tract "C") recorded under County Clerk's File Number 2012146319, Official Public Records, Fort Bend County, Texas;

**Thence** North 88 degrees 02 minutes 48 seconds East (called North 89 degrees 01 minute East) along the north line of the herein described tract and said called 433.77 acre tract, same being the south line of said adjoining called 216.87 acre tract, at 27.73 feet (called 30.6 feet) pass a 3/4 inch iron pipe found on said line at its intersection with the apparent occupied east right-of-way line of George Duty Road, and continuing for a total distance of 7,077.39 feet (called 7,077.9 feet) to a 3/4 inch iron pipe found for the northeast corner of the herein described tract and said called 433.77 acre tract, same being the southeast corner of said adjoining called 216.87 acre tract, said point being in the east line of said Day Land & Cattle Company Survey, Abstract 446, same being the west line of the adjoining K. W. Davis League, Abstract 22, and the west line of an adjoining called 50 acre tract (Tract 3) recorded under County Clerk's File Number 2003173907, Official Public Records, Fort Bend County, Texas;

**Thence** South 01 degree 54 minutes 18 seconds East (called South 00 degrees 53 minutes 30 seconds East) along the east line of the herein described tract, the east line of said called 433.77 acre tract, and the east line of said Day Land & Cattle Company Survey, Abstract 446, same being the west line of said adjoining K. W. Davis League, Abstract 22, the west line of said 433.76 Acres Day Land & Cattle Company Survey, Abstract 446 adjoining called 50 acre tract, and the west line of an adjoining called 136.04 acre tract recorded in Volume 1848, Page 2091, Official Records, Fort Bend County, Texas, at 429.18 feet pass a 3/4 inch iron pipe found 1.4 feet left of said line, at 2,640.00 feet pass a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set on said line at its intersection with the apparent occupied north right-of-way line of Schultz Road, from which point a 3/4 inch iron pipe found destroyed bears South 37 degrees 38 minutes 41 seconds West, 7.4 feet, and continuing for a total distance of 2,670.00 feet (called 2670.0 feet) to a Mag nail set with shiner for the southeast corner of the herein described tract and said called 433.77 acre tract, same being the southwest corner of said adjoining called 136.04 acre tract, said point also being the southeast corner of said Day Land & Cattle Company Survey, Abstract 446, same being the southwest corner of said adjoining K. W. Davis League, Abstract 22, and being in the north line of the aforementioned adjoining Horatio Cleveland League, Abstract 150;

**Thence** South 88 degrees 02 minutes 48 seconds West (called South 89 degrees 01 minute West) along the south line of the herein described tract, the south line of said called 433.77 acre tract, and the south line of said Day Land & Cattle Company Survey, Abstract 446, same being the north line of said adjoining Horatio Cleveland League, Abstract 150, as located in Schultz Road, and along the north line of an adjoining called 21.80 acre tract recorded under County Clerk's File Number 2010016432, Official Public Records, Fort Bend County, Texas, the north line of an adjoining called 98.163 acre tract recorded in Volume 263, Page 225, Deed Records, Fort Bend County, Texas, crossing a called 1.387 acre tract recorded under County Clerk's File Number 2016048612, Official Public Records, Fort Bend County, Texas, and along the north line of an adjoining called 100 acre tract recorded in Volume 271, Page 265, Deed Records, Fort Bend County, Texas, the north line of an adjoining called 100 acre tract (Tract 2) recorded under County Clerk's File Number 9780631, Official Public Records, Fort Bend County, Texas, and the north line of the aforementioned adjoining called 100 acre tract (Tract 1), 7,076.00 feet (called 7,076.0 feet) to the **Place of Beginning** and containing 433.76 acres of land, with 6.40 acres within occupied margins of George Duty Road and Schultz Road, for a net acreage of 427.36 acres of land, more or less.