

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

**FORT BEND COUNTY DRAINAGE DISTRICT
RIGHT OF WAY EASEMENT**

THE STATE OF TEXAS
COUNTY OF FORT BEND,

GRANTOR: Poarch/Swinbank LLC

(hereinafter called GRANTOR, whether one or more) for and in consideration of the benefits to be derived on account of and from the construction, operation, and maintenance by Fort Bend County Drainage District, of the drainage canal and system upon and through the land hereafter described, the sufficiency of which is hereby acknowledged and confessed, has granted, bargained, sold and conveyed, and by these presents hereby grants, bargains, sells and conveys unto said Fort Bend County Drainage District, a Special District organized under the laws of the state of Texas, (hereinafter called the DISTRICT), of Fort Bend County, Texas, a right of way and easement for the purpose of constructing, maintaining, operating, repairing and re-constructing a drainage canal, including drains, ditches, laterals and levees, upon, over, and through and across the land of GRANTOR along the route hereinafter designated, and said land being situated in Fort Bend County, Texas, to wit:

The DISTRICT shall have an additional easement totaling 2.7355-acres adjacent to the southerly side of an existing Seabourne Creek easement, 60 feet in width, previously recorded within Volume 356, Page 442 of the Deed Records of Fort Bend County, Texas, and more particularly described within the attachment labeled **"80' DRAINAGE EASEMENT"**.

During channel construction and during channel maintenance operation, the DISTRICT is authorized to spread spoil dirt and excavated material, operate machinery and do any necessary clearing, upon the premises of GRANTOR immediately adjoining the easement as above described. The GRANTOR reserves the right to have the DISTRICT either spread or stockpile excess excavated material generated from the channel expansion or modification at locations mutually agreed upon by the GRANTOR and the DISTRICT.

GRANTOR reserves the right to elect to dispose of the GRANTOR'S stockpiled excess material generated from any modified or expanded channel excavation or bridge repair, modification, or replacement in a manner that does not interfere with the DISTRICT'S use of and access to the easement and right of way for the purposes herein described.

The DISTRICT shall have all rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, with the right of ingress and egress to and from said drainage canal right-of-way, provided, however, that after construction of said drainage canal, said right of ingress and egress of the DISTRICT shall be limited to the said right of way and to existing roads and passageways. The DISTRICT is given the right from time to time to cut and remove all trees, undergrowth, and abate other obstruction, upon said canal right of way, that may injure, endanger, or interfere with the

construction, operation, maintenance and repair of said drainage canal.

The DISTRICT agrees during the life of this easement to repair all damage to roads, passageways and fences resulting from the DISTRICT'S use in going to and from said easement and right of way, and to restore the same to the previously existing condition as near as possible.

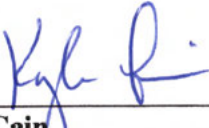
GRANTOR reserves the right to use the facilities offered by the drainage canal for the disposal of surface waters, rain, or any excess waters collecting upon his land, and in such connection GRANTOR has the right in the manner provided by law and at his own expense to construct and provide ditches, drains and laterals connecting his said land, or portions thereof, with the drainage canal through approved drainage structures.

GRANTOR reserves the oil, gas and sulphur in and under the land covered by this easement, provided however, that during the life of this easement no mining or drilling operations shall be conducted upon the surface of the area included in the easement right of way above described.

It is agreed that if at a future time the DISTRICT, its successors or assigns, shall permanently cease to use said drainage canal right of way for the purposes herein contained, and shall permanently abandon the same, then and in such event the said right of way above described, together with all rights and interests held by the DISTRICT by reason of this instrument, shall revert, pass to and vest in the said GRANTOR, his heirs or assigns.

TO HAVE AND TO HOLD said right of way and easement herein granted, unto the said DISTRICT, its successors or assigns.

EXECUTED this the 27 day of October, 2025.



Kyle Cain
President Sprint Sand and Clay

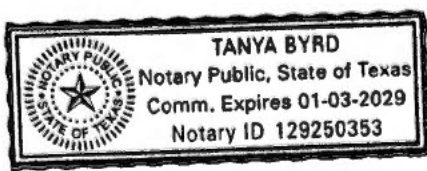
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME Tanya Byrd (Notary Name), in and for Fort Bend County, Texas, on this day personally appeared Ryle Cain (Owner Name) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 27th day of October, 2025.

Tanya Byrd
Notary Public



DESCRIPTION
80' DRAINAGE EASEMENT

2.7355 acres of land situated in the Henry Scott League, Abstract Number 83, City of Rosenberg, Fort Bend County, Texas, being a portion of that certain called 101.650 acres of land described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File Number 2025008367, said 2.7355 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found in the Southerly right-of-way line of U.S. Highway 90-A (100 foot right-of-way), for the Northwesterly corner of that certain called 219.23 acres of land described in deed and recorded under Volume 221, Page 526 of the Deed Records of Fort Bend County, Texas and the Northeasterly corner of that certain residue of called 127.854 acres of land described in deed and recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under County Clerk's File Number 2023016515;

Thence, S 81°02'18" W, along the Southerly right-of-way line of said U.S. Highway 90-A, at 1,154.53 feet pass a 1/2 inch iron pipe found for reference, in all a total distance of 1,181.70 feet to the centerline of Scott Road (60' right-of-way) and the Northwesterly corner of said residue of 127.854 acre tract;

Thence, S 02°19'42" E, along the centerline of said Scott Road, at 381.85 feet pass a 5/8 inch iron rod with cap found for reference, in all a total distance of 411.85 feet to the intersection with the centerline of Seabourne Creek, for the Northwesterly corner of said 101.650 acre tract;

Thence, S 61°30'26" E, along the Northerly line of said 101.650 acre tract and the centerline of Seabourne Creek, a distance of 34.93 feet to a point for corner;

Thence, S 02°19'42" E, along the Easterly right-of-way line of said Scott Road, a distance of 34.93 feet to the POINT OF BEGINNING of the herein described tract of land;

Thence, along the Southerly line of that certain 60 foot Fort Bend County Drainage District Easement for Seabourne Creek recorded under Volume 356, Page 442 of the Deed Records of Fort Bend County, Texas, the following courses and distances:

S 61°30'26" E, a distance of 81.27 feet to an angle point;

S 58°09'27" E, a distance of 49.62 feet to an angle point;

S 49°09'38" E, a distance of 47.77 feet to an angle point;

S 34°06'24" E, a distance of 43.63 feet to an angle point;

S 30°08'26" E, a distance of 126.15 feet to an angle point;

S 31°46'12" E, a distance of 55.83 feet to an angle point;

S 40°00'56" E, a distance of 55.62 feet to an angle point;

S 46°38'59" E, a distance of 59.52 feet to an angle point;

S 52°02'15" E, a distance of 60.92 feet to an angle point;
S 58°04'32" E, a distance of 60.91 feet to an angle point;
S 63°12'08" E, a distance of 55.16 feet to an angle point;
S 63°01'41" E, a distance of 99.92 feet to an angle point;
S 65°09'39" E, a distance of 46.52 feet to an angle point;
S 76°36'51" E, a distance of 103.63 feet to an angle point;
S 75°13'22" E, a distance of 52.38 feet to an angle point;
S 67°16'31" E, a distance of 51.07 feet to an angle point;
S 56°07'01" E, a distance of 44.93 feet to an angle point;
S 53°29'16" E, a distance of 151.26 feet to an angle point;
S 54°56'15" E, a distance of 241.40 feet to the Westerly line of said 219.23 acre tract;

Thence, S 02°24'52" E, along the Westerly line of said 219.23 acre tract and the Easterly line of said 101.650 acre tract, a distance of 100.81 feet to a point for corner;

Thence, along the following lines, being 80 feet Southerly at right angle from the Southerly line of said 60 foot Fort Bend County Drainage District Easement, the following courses and distances:

N 54°56'15" W, a distance of 303.75 feet to an angle point;
N 53°29'16" W, a distance of 150.43 feet to an angle point;
N 56°07'01" W, a distance of 35.28 feet to an angle point;
N 67°16'31" W, a distance of 37.70 feet to an angle point;
N 75°13'22" W, a distance of 45.85 feet to an angle point;
N 76°36'51" W, a distance of 97.79 feet to an angle point;
N 67°26'06" W, a distance of 66.53 feet to an angle point;
N 63°01'41" W, a distance of 103.48 feet to an angle point;
N 63°12'08" W, a distance of 58.62 feet to an angle point;
N 58°04'32" W, a distance of 68.72 feet to an angle point;

N 52°02'15" W, a distance of 68.90 feet to an angle point;

N 46°38'59" W, a distance of 67.92 feet to an angle point;

N 40°00'56" W, a distance of 66.02 feet to an angle point;

N 31°46'12" W, a distance of 62.73 feet to an angle point;

N 30°08'26" W, a distance fo 124.51 feet to an angle point;

N 34°06'24" W, a distance of 30.29 feet to an angle point;

Thence, N 49°09'38" W, a distance of 30.90 feet to an angle point;

Thence, N 58°09'27" W, a distance of 40.99 feet to an angle point;

Thence, N 61°30'26" W, a distance of 31.20 feet to the Easterly right-of-way line of said Scott Road;

Thence, N 02°19'42" W, along the Easterly right-of-way line of said Scott Road, a distance of 93.16 feet to the POINT OF BEGINNING and containing 2.7355 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983 (SOUTH CENTRAL ZONE NO. 4204).

**EXHIBIT SHOWING 80' DRAINAGE EASEMENT SITUATED
 IN THE HENRY SCOTT LEAGUE, ABSTRACT NUMBER 83,
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

DATE: AUGUST 4, 2025 SCALE: 1" = 200' JOB NO.: 22-008-00

SHEET 1 OF 2

LEGEND:

- D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
- F.B.C.C.F. NO. = FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.D.D. = FORT BEND COUNTY DRAINAGE DISTRICT
- FND = FOUND 5/8" I.R. W/CAP
- I.R. = IRON ROD
- I.P. = IRON PIPE
- POB = POINT OF BEGINNING



U.S. HIGHWAY 90-A (100' R.O.W.)
 S 81°02'18" W 1181.70'

**HENRY SCOTT LEAGUE
 ABSTRACT NO. 83**

FND 600 NL

FND 1/2" I.P.
 FOR REFERENCE
 11+54.53

**SCOTT ROAD
 (60' R.O.W.)**

NOTES:

1. This survey was performed in connection with the commitment for title insurance furnished by Chicago Title of Texas, LLC, of No. CTH-KT-CTT24782566, Dated: December 29, 2025.
2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204)
3. Surveyor did not abstract tract.
4. Tract being more particularly described by separate metes and bounds. See HSC File No. F22-008.000.

**26.204 ACRES
 RESIDUE OF
 CALLED 127.854 ACRES
 F.B.C.C.F. NO. 2023016515**

**SEABOURNE CREEK
 60' F.B.C.D.D. EASEMENT
 VOL. 356, PG. 442, D.R.F.B.C.**

**80' DRAINAGE EASEMENT
 2.7355 ACRES**

**CALLLED 10.00 ACRES
 VOL. 493, PG. 445, D.R.F.B.C.
 VOL. 610, PG. 93, D.R.F.B.C.**

**S. P. R.R. COMPANY SURV.
 ABSTRACT NO. 332**

WEST 1/2 60' ROAD EASEMENT
 F.B.C.C.F. NO. 9549094

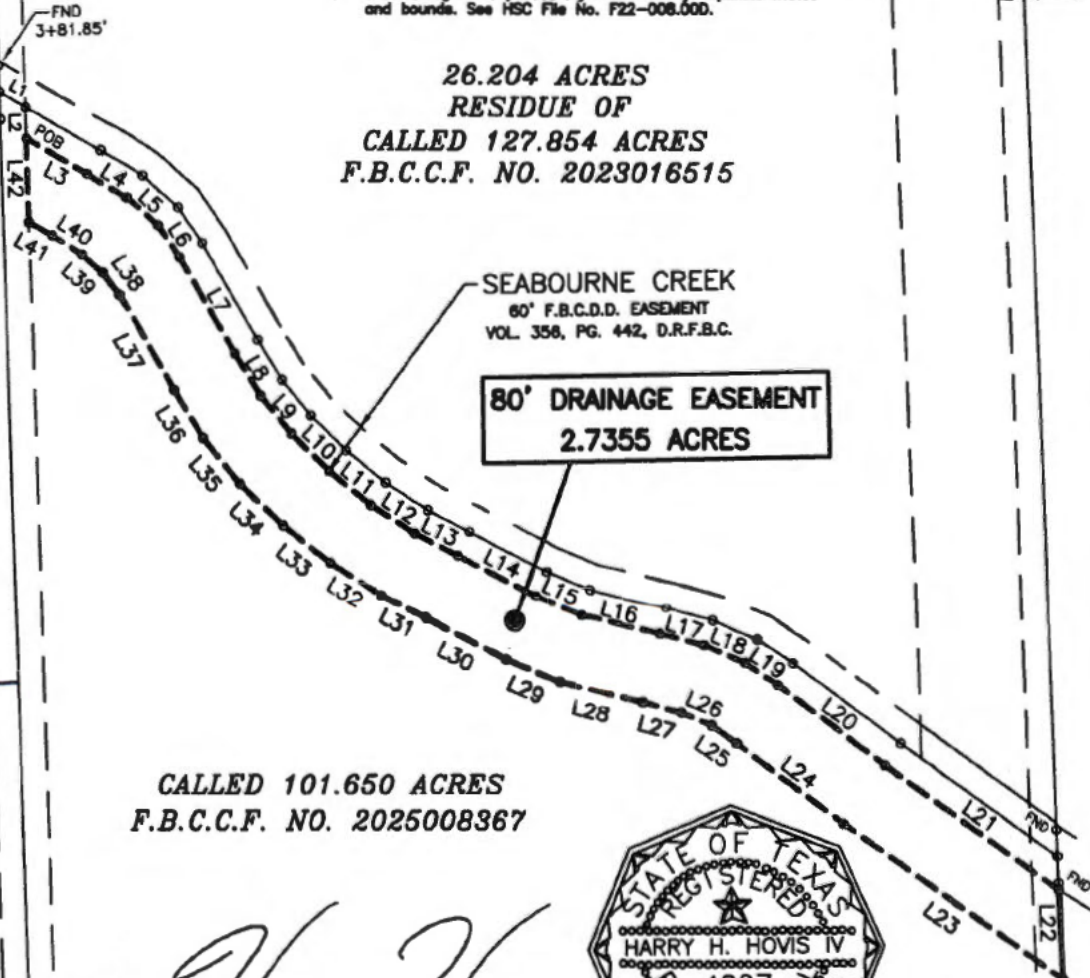
**CALLLED 101.650 ACRES
 F.B.C.C.F. NO. 2025008367**

150' ACCESS EASEMENT
 F.B.C.C.F. NO. 2025008065

30' HUMBLE OIL & REFINING
 COMPANY EASEMENT
 VOL. 414, PG. 526 D.R.F.B.C.
 VOL. 442, PG. 33 D.R.F.B.C.
 VOL. 788, PG. 489 D.R.F.B.C.
 F.B.C.C.F. NO. 2019037101

**CALLLED 219.23 ACRES
 VOL. 221, PG. 526, D.R.F.B.C.**

POINT OF COMMENCING
 FND 3/4" I.P.



[Handwritten Signature]
 Registered Professional Land Surveyor



H HOVIS Land Surveys - Computer Mapping
S SURVEYING 5000 Cabbage - Spring, Texas 77379
C COMPANY (281) 320-9591
Acreege - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

**EXHIBIT SHOWING 80' DRAINAGE EASEMENT SITUATED
 IN THE HENRY SCOTT LEAGUE, ABSTRACT NUMBER 83,
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

DATE: AUGUST 4, 2025 SCALE: 1" = 200' JOB NO.: 22-008-00

SHEET 2 OF 2

LINE	DISTANCE	BEARING
L1	34.93'	S 81°30'26" E
L2	34.93'	S 02°19'42" E
L3	81.27'	S 81°30'26" E
L4	49.82'	S 58°09'27" E
L5	47.77'	S 49°09'38" E
L6	43.63'	S 34°06'24" E
L7	126.15'	S 30°08'26" E
L8	55.83'	S 31°46'12" E
L9	55.82'	S 40°00'56" E
L10	59.52'	S 46°38'59" E
L11	60.92'	S 52°02'15" E
L12	60.91'	S 58°04'32" E
L13	55.16'	S 83°12'08" E
L14	99.92'	S 83°01'41" E
L15	46.52'	S 65°09'39" E
L16	103.83'	S 76°36'51" E
L17	52.38'	S 75°13'22" E
L18	51.07'	S 67°16'31" E
L19	44.93'	S 56°07'01" E
L20	151.26'	S 53°29'16" E
L21	241.40'	S 54°58'15" E
L22	100.81'	S 02°24'52" E
L23	303.75'	N 54°58'15" W
L24	150.43'	N 53°29'16" W
L25	35.28'	N 56°07'01" W
L26	37.70'	N 67°16'31" W
L27	45.85'	N 75°13'22" W
L28	97.79'	N 76°36'51" W
L29	66.53'	N 67°26'06" W
L30	103.48'	N 83°01'41" W
L31	58.62'	N 83°12'08" W
L32	66.72'	N 58°04'32" W
L33	66.90'	N 52°02'15" W
L34	67.92'	N 46°38'59" W
L35	66.02'	N 40°00'56" W
L36	62.73'	N 31°46'12" W
L37	124.51'	N 30°08'26" W
L38	30.29'	N 34°06'24" W
L39	30.90'	N 49°09'38" W
L40	40.99'	N 58°09'27" W
L41	31.20'	N 61°30'26" W
L42	93.16'	N 02°19'42" W



A handwritten signature in black ink, appearing to read "H. H. Hovis".

Registered Professional Land Surveyor