

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of Humble, HARRIS COUNTY on US 59, the State of Texas acquired certain land for highway purposes by instruments recorded in the Deed Records of Harris County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

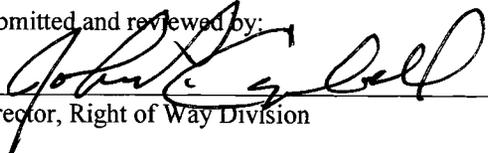
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission may recommend the exchange of an interest in surplus land as partial or full consideration for another interest in land needed for a state highway purpose.

Katy-Washington, L.C., a Texas limited liability company (owner), has conveyed to the state land (new land), described in Exhibit B, and an easement (new easement), described in Exhibit B-1, needed for state highway purposes. The state and owner have executed an exchange agreement providing for the conveyance to the owner of the state's rights, title and interest in the surplus land, valued at \$767,911, in exchange for the conveyance to the state of new land and new easement and construction cost for a new detention facility, valued at a total of \$768,341. Owner is donating the cash difference in value of \$430 to the state.

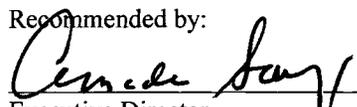
The commission finds \$767,911 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

NOW THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Katy-Washington, L.C., a Texas limited liability company, in exchange and as consideration for the conveyance of the new land and new easement and partial cash donation of the difference in value to the state; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

112771 JUL 28 11

Minute Date
Number Passed

EXHIBIT *A*

County: Harris
Highway: U.S. 59
Project Limits: Lee Road to Montgomery County Line
Account No: 8012-01-091
RCSJ: 0177-07-082

Property Description for Tract 3

Being a 4.148 acre (180,685 square feet) tract of land located in the George S. Garner Survey, Abstract No. 288, in Harris County, Texas; said 4.148 acre tract being a portion of a called 4.000 acre tract referred to as Part 1 and a portion of a called 0.286 acre tract referred to as Part 2 in a deed to the State of Texas as recorded under Harris County Clerk's File No. C448896, a portion of a called 0.864 acre tract described in a deed to the State of Texas as recorded under Harris County Clerk's File No. C435068, a portion of a called 0.230 acre tract of land described in a deed to the State of Texas as recorded under Harris County Clerk's File No. C424307, a portion of a called 0.476 acre tract described in a Condemnation Judgment (Cause No. 149051) as recorded under Harris County Clerk's File No. C442906, said 4.148 acre tract being more particularly described as follows (with bearings referenced to the easterly right-of-way line of U. S. Highway No. 59, called as North 19° 16' 21" East in the description of a called 59.7521 acre tract as described in a deed to Katy-Washington, L.C. recorded under Harris County Clerk's File No. S972991):

BEGINNING at a 5/8-inch iron rod with Texas Department of Transportation aluminum cap found in the existing easterly right-of-way line of said U. S. Highway No. 59 (right-of-way width varies) which marks the most westerly southwest corner of the said 59.7521 acre tract, said point being in the arc of a curve to the left, and having surface coordinates of X = 3,175,553.20, Y = 789,791.91 (all distances and coordinates are surface and may be converted to grid by multiplying by a combined factor of 0.999870);

- 1.) THENCE, southeasterly, along a westerly line of the said 59.7521 acre tract, the existing easterly right-of-way line of said U.S. Highway No. 59 and along said curve to the left, having a radius of 369.29 feet, through a central angle of 03° 06' 57" (the chord bears South 22° 34' 07" East, a distance of 20.08 feet), an arc distance of 20.08 feet to a 5/8-inch iron rod with a Miller Survey Group cap set, from which a found 5/8-inch iron rod bears South 38° 21' East, a distance of 0.86 feet;
- 2.) THENCE, South 83° 24' 43" East, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 13.07 feet to a 5/8-inch iron rod with a Miller Survey Group cap set, from which a found 1-1/2-inch iron pipe bears South 15° 45' West, a distance of 3.83 feet;

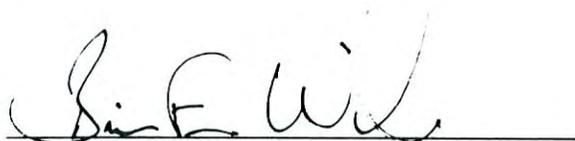
EXHIBIT

- 3.) THENCE, South 21° 10' 21" West, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 15.23 feet to a 5/8-inch iron rod with a Miller Survey Group cap set, said point being in the arc of a curve to the left, from which a found 5/8-inch iron rod bears South 42° 32' East, a distance of 0.53 feet;
- 4.) THENCE, southeasterly, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59 and along said curve to the left, having a radius of 369.29 feet, through a central angle of 20° 17' 05" (the chord bears South 36° 58' 01" East, a distance of 130.06 feet), an arc distance of 130.74 feet to a found concrete monument;
- 5.) THENCE, South 47° 06' 33" East, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 117.35 feet to a concrete monument found for the beginning of a curve to the right;
- 6.) THENCE, southeasterly, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59 and along said curve to the right, having a radius of 449.29 feet, through a central angle of 44° 59' 19" (the chord bears South 24° 36' 54" East, a distance of 343.79 feet), an arc distance of 352.78 feet to a 5/8-inch iron rod with a Miller Survey Group cap set, from which a found Texas Department of Transportation brass disk bears North 73° 12' East, a distance of 0.45 feet;
- 7.) THENCE, South 08° 05' 25" East, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 9.05 feet to a 5/8-inch iron rod with a Miller Survey Group cap set, from which a found concrete monument (disturbed) bears South 34° 43' West, a distance of 1.17 feet;
- 8.) THENCE, South 46° 42' 54" East, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 127.40 feet to a concrete monument found for corner;
- 9.) THENCE, South 02° 13' 06" East, continuing along a westerly line of said 59.7521 acre tract and the existing easterly right-of-way line of said U.S. Highway No. 59, a distance of 13.19 feet to a 5/8-inch iron rod with a Clark-Geogram cap found on the proposed northerly right-of-way line of Greens Road (a 100-foot wide right-of-way);
- 10.) THENCE, North 83° 23' 14" West, along the proposed northerly right-of-way line of said Greens Road (width varies), a distance of 209.19 feet to a 5/8-inch iron rod with a Miller Survey Group cap set for an angle point;

EXHIBIT

- 11.) THENCE, South 88° 00' 44" West, continuing along the proposed northerly right-of-way line of said Greens Road (width varies), a distance of 300.00 feet to a 5/8-inch iron rod with a Miller Survey Group cap set in an easterly line of a called 0.446 acre tract described in a deed to Equilione Pipeline Company tract recorded in Volume 2471, Page 531 of the Harris County Deed Records;
- 12.) THENCE, North 13° 20' 32" East, along the easterly line of said 0.446 acre tract, a distance of 126.77 feet to 5/8-inch iron rod with a Miller Survey Group cap set for an angle point of said 0.446 acre tract;
- 13.) THENCE, North 38° 19' 58" West, continuing along the easterly line of said 0.446 acre tract, a distance of 111.67 feet to a 5/8-inch iron rod with a Miller Survey Group cap set in the southerly line of a called 0.81 acre tract described in a deed to Equilione Pipeline Company recorded in Volume 2508, Page 276 of the Harris County Deed Records;
- 14.) THENCE, North 87° 53' 34" East, along the southerly line of said 0.81 acre tract, a distance of 12.86 feet to a 5/8-inch iron rod with a Miller Survey Group cap set for an angle point;
- 15.) THENCE, North 19° 29' 33" East, along the easterly line of said 0.81 acre tract, a distance of 139.88 feet to a 5/8-inch iron rod with a Miller Survey Group cap set for the northeast corner of said 0.81 acre tract;
- 16.) THENCE, North 73° 32' 15" West, along the northerly line of said 0.81 acre tract, a distance of 26.45 feet to a 5/8-inch iron rod with a Miller Survey Group cap set for an angle point in the proposed easterly right-of-way line of said U.S. Highway No. 59;
- 17.) THENCE, North 19° 16' 21" East, along the proposed easterly right-of-way line of said U.S. Highway No. 59, a distance of 291.96 feet to the POINT OF BEGINNING and containing an area of 4.148 acres (180,685 square feet) of land.

A plat of even date has been prepared in conjunction with this property description.



Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745
November 17, 2008



U.S. Highway No. 59
 (to be with survey)
 PROPOSED RIGHT-OF-WAY LINE FOR U.S. HIGHWAY NO. 59
 N 19°16'21" E 291.96'

GEORGE S. GARNER SURVEY
 A-288
 KATY-WASHINGTON, L.C.
 CALLED 59,752.1 ACRES
 H.C.C.F. No. S972991

P.O.B. TRACT 3
 X=3,175,533.20
 Y=700,791.91
 FND. 5/8" I.R. W/
 TADOT ALUMINUM CAP

FND. 5/8" IRON ROD
 BEARS S 98° 21' E - 0.86'
 FND. 1-1/2" IRON PIPE
 BEARS S 15° 45' W - 3.85'
 FND. 5/8" IRON ROD
 BEARS S 49° 12' E - 0.53'

S 47°06'33" E
 117.35'

EXISTING RIGHT-OF-WAY LINE
 FOR U.S. HIGHWAY NO. 59

TRACT 3
 4.148 ACRES
 (180,685 SQ.FT.)
 State of Texas
 Part 1
 called 4,000 acres
 H.C.C.F. No. C448896

FND. 3-INCH IRON PIPE WITH CAP
 BEARS N 73° 12' E - 0.45'
 FND. CONC. MON. (DISTURBED)
 MARKS S 34° 43' W - 11.1'

S 46°42'54" E
 127.40'



PROPOSED RIGHT-OF-WAY
 LINE FOR GREENS ROAD
 S 88°00'44" W 300.00'
 N 83°23'14" W 209.19'

Proposed Greens Road

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	369.29	03°06'57"	20.08'	S 22°34'07" E	20.08'
C2	369.29	20°17'05"	130.74'	S 36°58'01" E	130.06'
C3	449.29	44°59'19"	352.78'	S 24°36'54" E	343.79'

LINE TABLE

LINE	DISTANCE	BEARING
L1	13.07'	S 83°24'43" E
L2	15.23'	S 21°10'21" W
L3	9.05'	S 08°05'25" E
L4	13.19'	S 02°13'06" E
L5	57.79'	N 36°28'16" W
L6	126.77'	N 13°20'32" E
L7	111.67'	N 38°19'58" W
L8	12.86'	N 87°53'34" E
L9	139.88'	N 19°29'33" E
L10	26.45'	N 73°32'15" W

DEED REFERENCES

Tract	Name of Grantee	Acres
A	State of Texas (Part 2)	0.286 ac
B	State of Texas	0.476 ac
C	State of Texas	0.230 ac
D	Equillare Pipeline Company	0.81 ac
E	State of Texas	0.582 ac
F	Equillare Pipeline Company	0.3701 ac
G	Equillare Pipeline Company	0.446 ac
H	State of Texas	0.864 ac

Recording Data

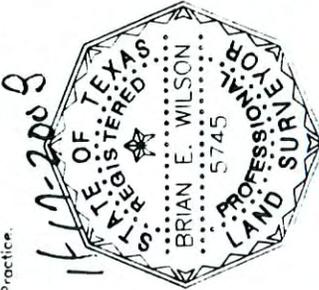
H.C.C.F. No.	C448896
H.C.C.F. No.	C442906
H.C.C.F. No.	C424307
Vol.	2508, Pg. 276 H.C.D.R.
H.C.C.F. No.	C435069
H.C.C.F. No.	R276479
Vol.	2471, Pg. 531 H.C.D.R.
H.C.C.F. No.	C435069

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 59 (CALLED IN 1976/21" E) AS DESCRIBED BY A CALLED 59,752.1 ACRE TRACT, RECORDED IN THE NAME OF KATY-WASHINGTON UNDER HARRIS COUNTY CLERK'S FILE NUMBER S972991.
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
- P.O.B. INDICATES POINT OF BEGINNING
- ⊙ INDICATES A FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- INDICATES A SET 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
- ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED FACTOR OF 0.999870
- A PROPERTY DESCRIPTION OF EVEN DATE, HAS BEEN PREPARED IN CONJUNCTION WITH THIS TRACT

The Property legally described hereon and is correct, and there are no discrepancies, conflicts, encroachments, overlapping of improvements, easements or Rights-of-Way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway I further certify that the herein plat and the survey on which it was based meet the minimum requirements of Category 1B, Condition II survey, as described in the Texas Society of Professional Land Surveyors - Manual of Practice.
 Dated this the 17th day of November, 2008

Brian E. Wilson
 Brian E. Wilson
 Registered Professional Land Surveyor
 Texas Registration No. 5745



No.	Quantity	Notes
4		
3		
2		
1		

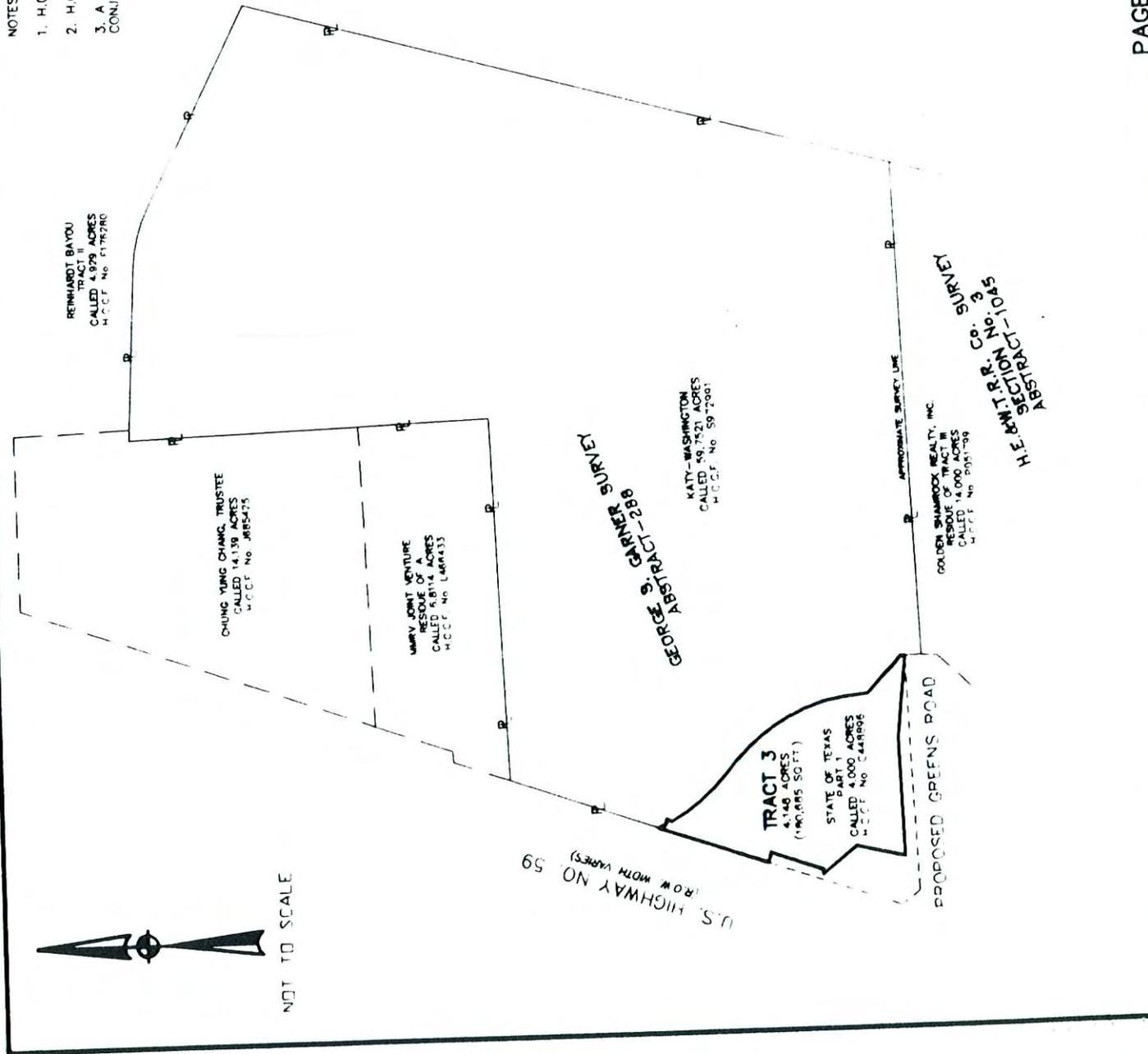
PARCEL PLAT SHOWING TRACT 3
 4.148 ACRES (180,685 SQ. FT.)
 GEORGE GARNER SURVEY, A-288
 HARRIS COUNTY, TEXAS
 R.C.S.J. 0177-07-082

MILLER SURVEY+GROUP
 1760 WEST SAM HOUSTON PARKWAY
 NORTH HOUSTON, TEXAS 77061
 PHONE 713-413-1900 * FAX 713-413-1944

Drawn: 11/08 Scale: 1" = 200' Plat: 1445-EDM/3/00T 4148AC
 Check: Bg B.J.N. Check: Bg B.V.
 Client: R. G. Miller - Engineers - 1445-EDM 081135 Job No.: 1445-EDM

NOTES:

1. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
3. A PROPERTY DESCRIPTION OF EVEN DATE, HAS BEEN PREPARED IN CONJUNCTION WITH THIS TRACT



No.	Number	Date
4		
3		
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PARCEL PLAT SHOWING TRACT 3
 4.148 ACRES (180,685 SQ. FT.)
 GEORGE GARNER SURVEY, A-288
 HARRIS COUNTY, TEXAS
 R.C.S.J. 0177-07-082

MILLER SURVEY GROUP
 1760 WEST SAM HOUSTON PARKWAY
 NORTH * HOUSTON, TEXAS 77063
 PHONE 713-413-1900 * FAX 713-413-1944

Drp. date: 11/08 Scale: N.T.S. File: 1445-EKH/12001-4.148AC
 Drawn by: B.J.N. Date: 11/08 Cdn. by: B.C.V.
 Client: R. G. Miller, Engineers Mill. No. 081125 Job No.: 1445-EKH

EXHIBIT 

County: Harris
Highway: U. S. 59
Project Limits: Lee Road to Montgomery County Line
Account No.: 8012-01-091
RCSJ: 0177-07-082

Property Description for Parcel 752

Being an 8.597 acre (374,491 square feet) parcel of land located in the George S. Garner Survey, Abstract No. 288, Harris County, Texas; said 8.597 acre tract being a portion of a called 59.7521 acre tract described in a deed to Katy-Washington, L.C. as recorded under Harris County Clerk's File No. S972991, said 8.597 acre tract being more particularly described as follows (with bearings referenced to the easterly right-of-way line of U. S. Highway No. 59, called as North 19° 16' 21" East in the aforesaid description for the 59.7521 acre tract):

COMMENCING at a 5/8-inch iron rod with Texas Department of Transportation aluminum cap found for the most westerly northwest corner of said 59.7521 acre tract and the southwest corner of a called 6.8114 acre tract described in a deed to MMRV Joint Venture as recorded under Harris County Clerk's File No. L466433, said rod being in the easterly right-of-way line of U. S. Highway No. 59 (right-of-way width varies) thence as follows;

THENCE, North 88° 09' 10" East, along a northerly line of said 59.7521 acre tract and the southerly line of said 6.8114 acre tract, a distance of 923.17 feet to a 1-1/2-inch iron pipe found at the southeast corner of said 6.8114 acre tract and an interior corner of said 59.7521 acre tract;

THENCE, North 01° 49' 12" West, along the easterly line of said 6.8114 acre tract and a westerly line of said 59.7521 acre tract, a distance of 334.88 feet to a 5/8-inch iron rod with Miller Survey Group cap set for the northeast corner of said 6.8114 acre tract and the southeast corner of a called 32.40 acre tract described in a deed to Chung Yung Chang, Trustee, as recorded under Harris County Clerk's File No. J685425, said rod being an angle point in the westerly line of said 59.7521 acre tract;

THENCE, North 01° 50' 13" West, along the easterly line of said 32.40 acre tract and continuing along a westerly line of said 59.7521 acre tract, a distance of 57.66 feet to a 5/8-inch iron rod with Miller Survey Group cap set on the northerly line of a 40-foot wide Texas Eastern Transmission easement as described in instruments recorded in Volume 3166, Page 46 and Volume 5968, Page 199 of the Harris County Deed Records, said rod marks the southwest corner and POINT OF BEGINNING of the herein described tract, and having surface coordinates of $X = 3,176,595.01$ and $Y = 790,590.37$ (all distances and coordinates are surface and may be converted to grid by multiplying by a combined factor of 0.999870);

EXHIBIT

- 1.) THENCE, North $01^{\circ} 50' 13''$ West, continuing along the easterly line of said 32.40 acre tract and a westerly line of said 59.7521 acre tract, a distance of 529.16 feet to a 5/8-inch iron rod found for the most northerly northwest corner of said 59.7521 acre tract, said rod being in the southerly line of a 120-foot wide Harris County Flood Control District easement (Reinhardt Bayou) as described in Volume 5246, Page 549, and Volume 5227, Page 386 of the Harris County Deed Records;
- 2.) THENCE, South $87^{\circ} 12' 24''$ East, along the most northerly line of said 59.7521 acre tract, the southerly line of said 120-foot wide Harris County Flood Control District easement and the southerly line of a called 4.929 acre tract referred to as Tract II in a deed to the Harris County Flood Control District as recorded under Harris County Clerk's File No. F176280, same being the southerly right-of-way line of Reinhardt Bayou (a 180-foot wide right-of-way), a distance of 443.46 feet to a 5/8-inch iron rod found for the beginning of a curve to the right;
- 3.) THENCE, southeasterly, continuing along the most northerly line of said 59.7521 acre tract and the southerly right-of-way line of said Reinhardt Bayou and along said curve to the right, having a radius of 400.00 feet, through a central angle of $23^{\circ} 45' 36''$ (the chord bears South $75^{\circ} 19' 35''$ East, a distance of 164.69 feet) an arc distance of 165.88 feet to 5/8-inch iron rod found at the point of tangency;
- 4.) THENCE, South $63^{\circ} 26' 46''$ East, continuing along the most northerly line of said 59.7521 acre tract and the southerly right-of-way line of said Reinhardt Bayou, a distance of 176.13 feet to a 5/8-inch iron rod with Miller Survey Group cap set for the northeast corner of the herein described parcel;
- 5.) THENCE, South $26^{\circ} 33' 14''$ West, along the easterly line of this tract, a distance of 618.91 feet to a 5/8-inch iron rod with Miller Survey Group cap set on the northerly line of the said Texas Eastern Transmission easement, said point being the southeast corner of the herein described parcel;
- 6.) THENCE, North $68^{\circ} 00' 01''$ West, along the northerly line of said Texas Eastern Transmission easement, a distance of 453.33 feet to a 5/8-inch iron rod with Miller Survey Group cap set for an angle point;
- 7.) THENCE, South $86^{\circ} 13' 59''$ West, continuing along the northerly line of said Texas Eastern Transmission easement, a distance of 45.94 feet to the POINT OF BEGINNING and containing an area of 8.597 acres (374,491 square feet) of land.

EXHIBIT

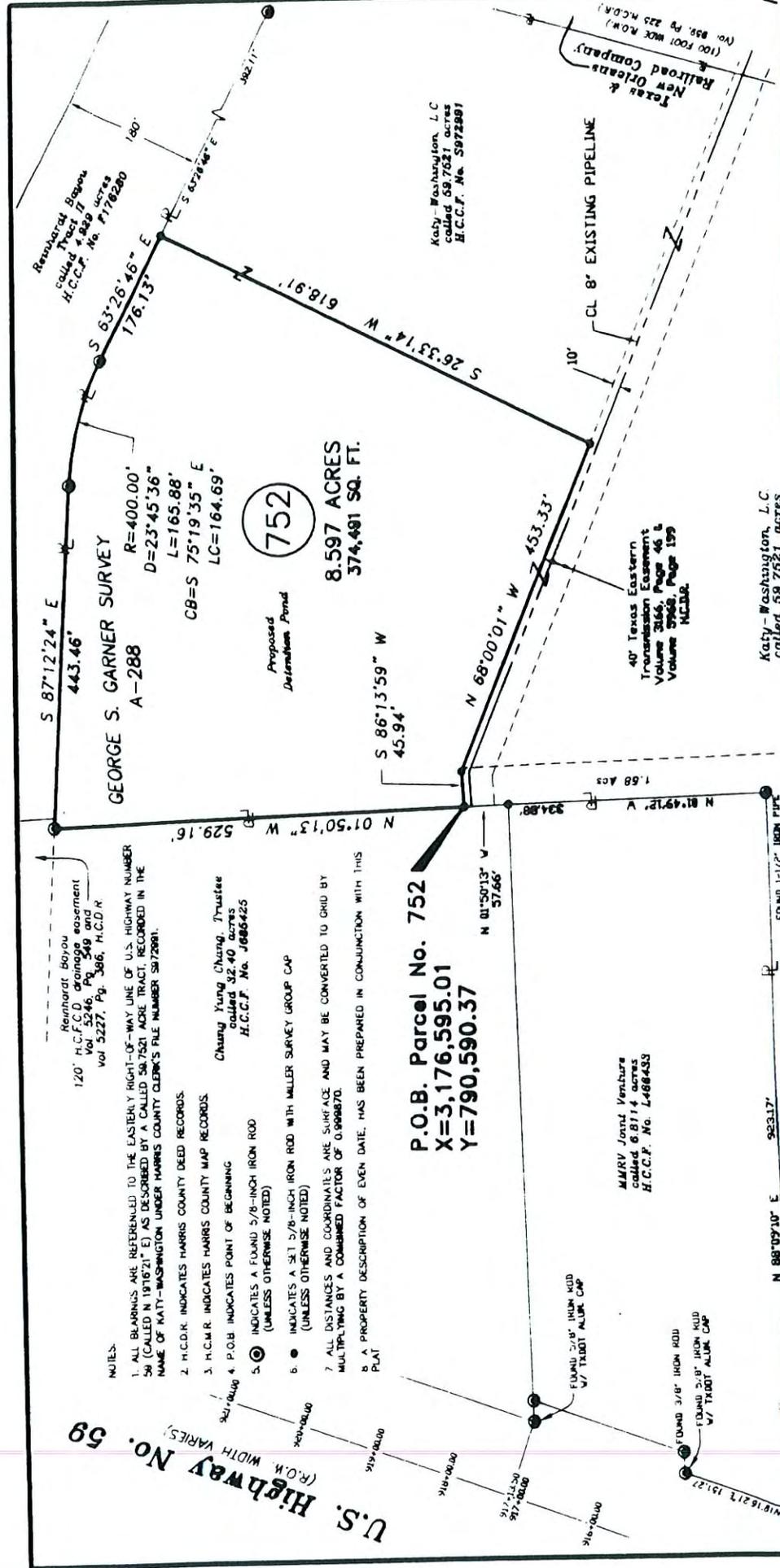
A plat of even date has been prepared in conjunction with this property description.



Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745
November 17, 2008



11-17-2008



4	
3	
2	
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PARCEL PLAT SHOWING PARCEL 752

PROPOSED DETENTION POND AREA BEING
 8.597 ACRES (374,481 SQ. FT.) LOCATED
 IN THE GEORGE S. GARNER SURVEY, A-288
 HARRIS COUNTY, TEXAS
 R.C.S.J. 0177-07-062

MULLER SURVEY GROUP
 1740 WEST SAM HOUSTON PARKWAY
 NORTH * HOUSTON, TEXAS 77063
 PHONE 713-413-1900 * FAX 713-413-1944

Drawn: 04/08
 Checked: B.J.M.
 Date: 04/08
 Scale: 1" = 200'

The Property legally described hereon and is correct, and there are no discrepancies, conflicts, encroachments, overlapping of improvements, easements or Rights-of-Way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway I further certify that the herein plat and the survey on which it was based meet the minimum requirements of a Category 1B, Condition II survey, as described in the Texas Society of Professional Land Surveyors - Manual of Practice.

Dated this the 17th day of November, 2008.



Brian E. Wilson
 Brian E. Wilson
 Registered Professional Land Surveyor
 Texas Registration No. 5745

NOTES:

1. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
3. A PROPERTY DESCRIPTION OF EVEN DATE, HAS BEEN PREPARED IN CONJUNCTION WITH THIS TRACT

REINHARDT BAYOU TRACT 14.928 ACRES CALLED 4-928 ACRES H.C.C.F. No. F178280

752
8.597 ACRES
374,491 SQ. FT.

CHUNG YUNG CHANG, TRUSTEE
 CALLED 14.130 ACRES
 H.C.C.F. No. J485425

MARY JEAN VENTURE
 TRUSTEE OF A TRUST
 CALLED 8.8114 ACRES
 H.C.C.F. No. L468433

GEORGE S. GARNER SURVEY
 ABSTRACT-28

KATY-WASHINGTON
 CALLED 59.7521 ACRES
 H.C.C.F. No. S972981

STATE OF TEXAS
 PART 1
 CALLED 4.000 ACRES
 H.C.C.F. No. C448896

GOLDEN SHAMROCK REALTY, INC.
 RESIDUE OF TRACTS
 CALLED 14.000 ACRES
 H.C.C.F. No. P051798

H.E. DEWITT, JR. CO. SURVEY
 SECTION No. 3
 ABSTRACT-1045

PROPOSED GREENS ROAD

U.S. HIGHWAY NO. 59
 (R.O.W. WIDTH VARIES)



NUT TO SCALE

PARCEL 752

EXISTING	TAKING	REMAINING
59.7521 ACRES	8.597 ACRES 374,491 SQ. FT.	51.1551 ACRES

4	3	2	1	DATE

PARCEL PLAT SHOWING PARCEL 752

PROPOSED DETENTION POND AREA BEING 8.597 ACRES (374,491 SQ. FT.) LOCATED IN THE GEORGE S. GARNER SURVEY, A-288 HARRIS COUNTY TEXAS R.C.S.J. 0177-07-082

MILLER
SURVEY-GROUP
 1760 WEST SAM HOUSTON PARKWAY
 NORTH * HOUSTON, TEXAS 77063
 PHONE 713-413-1900 * FAX 713-413-1944

Drawn: 11/7/08	Scale: N.T.S.	Plot: 1445-ENRVT.DOT 4:148AC
Checked: 10/2/08	Checked by: B.M.	Check by: B.M.
Charles R. G. Miller, Engineer		MSB No. 081130
Job No. 1445-ENR		

EXHIBIT B-1

County: Harris
Highway: U. S. 59
Project Limits: Lee Road to Montgomery County Line
Account No.: 8012-01-091
RCSJ: 0177-07-082

Property Description for Parcel 667E

Being a 1.58 acre (68,805 square feet) parcel of land located in the George S. Garner Survey, Abstract No. 288, Harris County, Texas; said 1.58 acre tract being a portion of a called 59.7521 acre tract described in a deed to Katy-Washington, L.C., as recorded under Harris County Clerk's File No. S972991, said 1.58 acre tract being more particularly described as follows (with bearings referenced to the easterly right-of-way line of U. S. Highway No. 59, called as North 19° 16' 21" East in the aforesaid description for the 59.7521 acre tract):

BEGINNING at a 5/8-inch iron rod with Texas Department of Transportation aluminum cap found for the most westerly northwest corner of the said 59.7521 acre tract and the southwest corner of a called 6.8114 acre tract described in a deed to MMRV Joint Venture as recorded under Harris County Clerk's File No. L466433, said point being in the easterly right-of-way line of U. S. Highway No. 59 (right-of-way width varies), and having surface coordinates of $X = 3,175,684.80$ and $Y = 790,168.27$ (all distances and coordinates are surface and may be converted to grid by multiplying by a combined factor of 0.999870);

- 1.) THENCE, North 88° 09' 10" East, along a northerly line of the said 59.7521 acre tract and the southerly line of said 6.8114 acre tract, a distance of 923.17 feet to a 1-1/2-inch iron pipe found for the southeast corner of said 6.8114 acre tract and an interior corner of the said 59.7521 acre tract;
- 2.) THENCE, North 01° 49' 12" West, along the easterly line of said 6.8114 acre tract and a westerly line of said 59.7521 acre tract, a distance of 334.88 feet to a 5/8-inch iron rod with Miller Survey Group cap set for the north corner of said 6.8114 acre tract and the southeast corner of a called 32.40 acre tract described in a deed to Chung Yung Chang, Trustee, as recorded under Harris County Clerk's File No. J685425, said point being an angle point in the westerly line of said 59.7521 acre tract;
- 3.) THENCE, North 01° 50' 13" West, along the easterly line of said 32.40 acre tract and continuing along a westerly line of said 59.7521 acre tract, a distance of 57.66 feet to a 5/8-inch iron rod with Miller Survey Group cap set on the northerly line of a 40-foot wide Texas Eastern Transmission easement as described in instruments recorded in Volume 3166, Page 46 and Volume 5968, Page 199 of the Harris County Deed Records, said rod marks the northerly northwest corner of the herein described parcel;

EXHIBIT

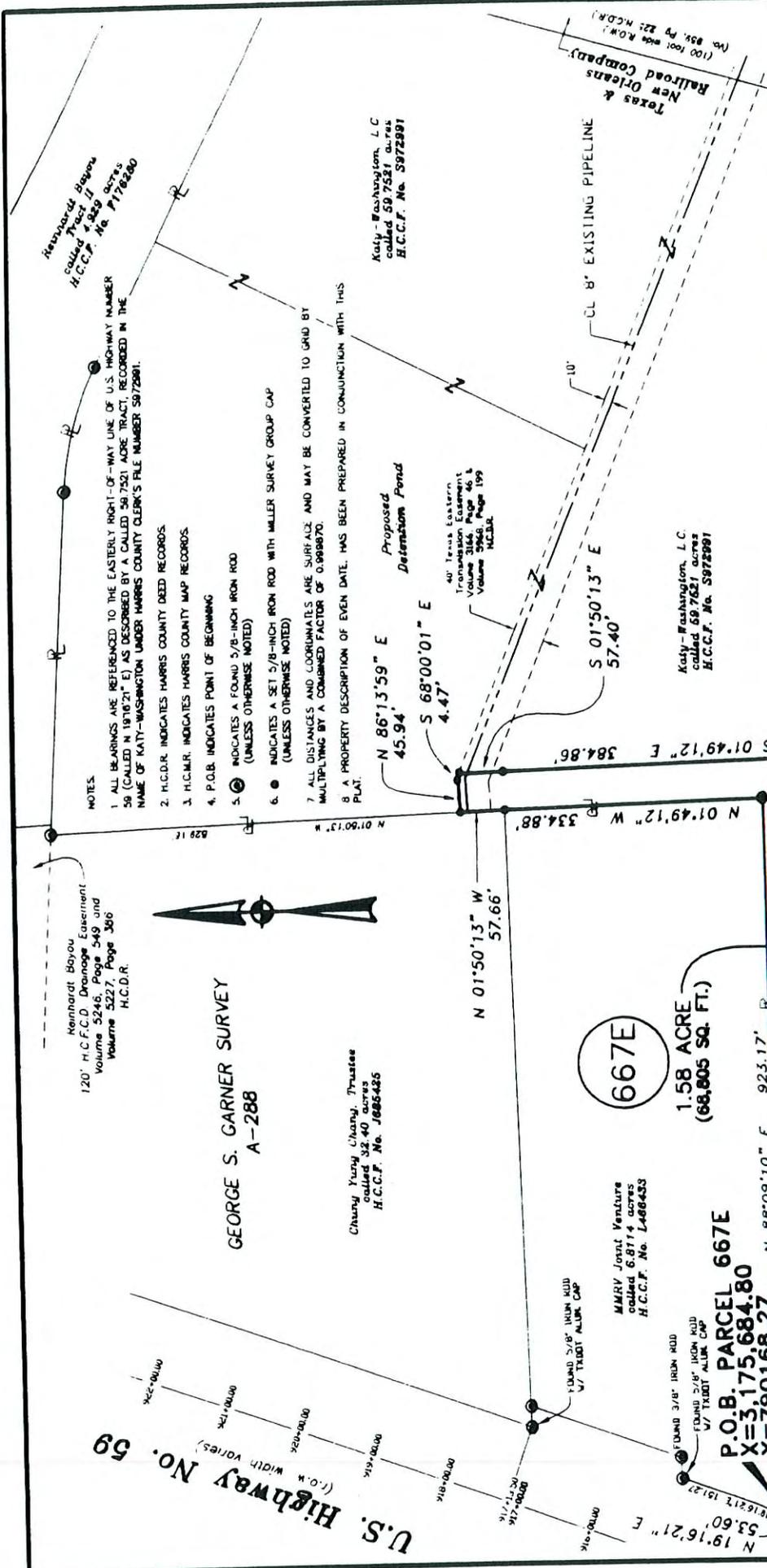
- 4.) THENCE, North 86° 13' 59" East, along the northerly line of said Texas Eastern Transmission easement, a distance of 45.94 feet to a 5/8-inch iron rod with Miller Survey Group cap set;
- 5.) THENCE, South 68° 00' 01" East, along the northerly line of said Texas Eastern Transmission easement, a distance of 4.47 feet to a 5/8-inch iron rod with Miller Survey Group cap set for the northeast corner of the herein described parcel;
- 6.) THENCE, South 01° 50' 13" East, along the easterly line of the herein described parcel, a distance of 57.40 feet to a 5/8-inch iron rod with Miller Survey Group cap set;
- 7.) THENCE, South 01° 49' 12" East, continuing along the easterly line of the herein described parcel, a distance of 384.86 feet to a 5/8-inch iron rod with Miller Survey Group cap set for the southeast corner of the herein described parcel;
- 8.) THENCE, South 88° 09' 10" West, along the southerly line of the herein described parcel, a distance of 992.46 feet to a 5/8-inch iron rod with Miller Survey Group cap set on the easterly right-of-way line of said U. S. Highway No. 59 which marks the southwest corner of the herein described parcel;
- 9.) THENCE, North 19° 16' 21" East, along the easterly right-of-way line of said U. S. Highway No. 59 and the most westerly line of said 59.7521 acre tract, a distance of 53.60 feet to the POINT OF BEGINNING and containing a computed area of 1.58 acres (68,805 square feet) of land.

A plat of even date has been prepared in conjunction with this property description.



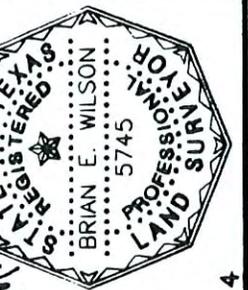
Brian E. Wilson, R.P.L.S.
Texas Registration No. 5745
November 17, 2008





4	
3	
2	
1	
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PARCEL PLAT SHOWING PARCEL 667E
 50' ACCESS EASEMENT
 BEING 1.58 ACRES (68,805 SQ. FT.) LOCATED
 IN THE GEORGE S. GARNER SURVEY, A-288
 HARRIS COUNTY TEXAS
 R.C.S.J. 0177-07-082



The Property legally described hereon and is correct, and there are no discrepancies, conflicts, encroachments, overlapping of improvements, easements or Rights-of-Way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway, I further certify that the herein plat and the survey on which it was based meet the minimum requirements of a Category 1B, Condition II Survey, as described in the Texas Society of Professional Land Surveyors - Manual of Practice.
 Dated this the 17th day of November, 2008.

Brian E. Wilson
 Registered Professional Land Surveyor
 Texas Registration No. 5745

Reynolds Bayou
 called Tract II
 H.C.C.F. No. P176240

NOTES:
 1. ALL BEARINGS ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 59 (CALLED N 19°16'21" E) AS DESCRIBED BY A CALLED 50.7521 ACRE TRACT, RECORDED IN THE NAME OF KATY-WASHINGTON UNDER HARRIS COUNTY CLERK'S FILE NUMBER 5972991.
 2. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
 3. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
 4. P.O.B. INDICATES POINT OF BEGINNING.
 5. (S) INDICATES A FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED).
 6. (●) INDICATES A SET 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED).
 7. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED FACTOR OF 0.999870.
 8. A PROPERTY DESCRIPTION OF EVEN DATE, HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT.

120' H.C.F.C.D. Drainage Easement
 Volume 5246, Page 549 and
 Volume 5227, Page 366
 H.C.D.R.

GEORGE S. GARNER SURVEY
 A-288

Chunyu Yung, Trustee
 called 34.40 acres
 H.C.C.F. No. J685435

Proposed
 Detention Pond

All Texas Eastern
 Transmission Easement
 Volume 3946, Page 199
 H.C.B.A.L.

667E
 1.58 ACRE
 (68,805 SQ. FT.)

MMRV Joint Venture
 called 6.8114 acres
 H.C.C.F. No. L488433

P.O.B. PARCEL 667E
 X=3,175,684.80
 Y=790168.27

Katy - Washington, L.C.
 called 59.7521 acres
 H.C.C.F. No. 5972991

Katy - Washington, L.C.
 called 59.7521 acres
 H.C.C.F. No. 5972991

Texas &
 New Orleans
 Railroad Company.
 (100 feet wide R.O.W.)
 No. 834, by 227 H.C.D.R.

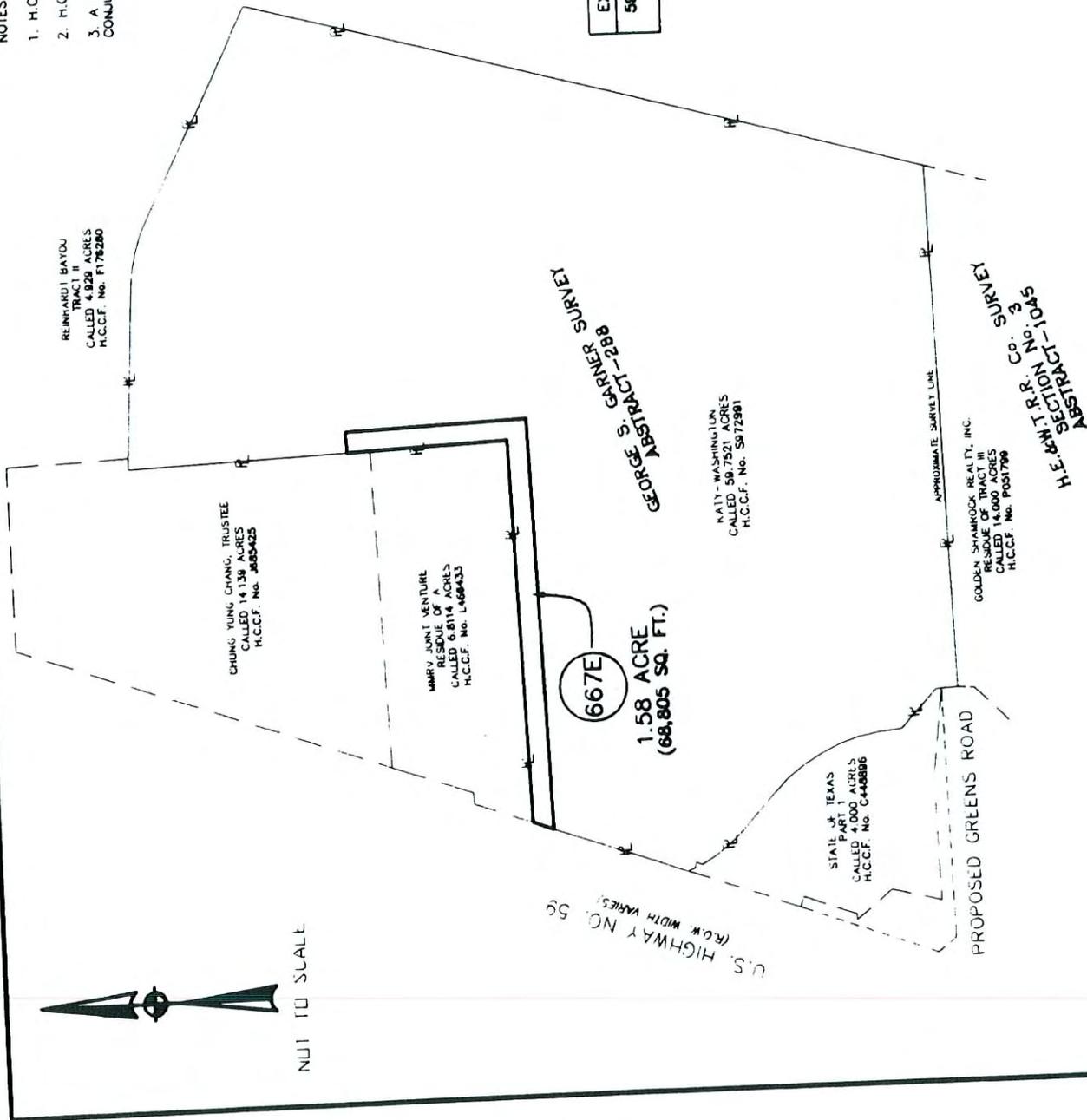
U.S. Highway No. 59
 (R.O.W. width varies)

Miller
 SURVEY GROUP
 1760 WEST SAM HOUSTON PARKWAY
 NORTH HOUSTON, TEXAS 77041
 PHONE 713-413-1900 FAX 713-413-1944

Created: 11/08
 Drawn: 11/08
 Checked: B.E.W.
 Printed: 11/08
 Scale: 1" = 200'

NOTES:

1. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
3. A PROPERTY DESCRIPTION OF EVEN DATE, HAS BEEN PREPARED IN CONJUNCTION WITH THIS TRACT.



PARCEL 667E

EXISTING	EASEMENT	REMAINING
59.7521 ACRES	1.58 ACRES 68,805 SQ. FT.	59.7521 ACRES

4	3	2	1	DATE

PARCEL PLAT SHOWING PARCEL 667E
50' ACCESS EASEMENT
BEING 1.58 ACRES (68,805 SQ. FT.) LOCATED
IN THE GEORGE S. GARNER SURVEY, A-288
HARRIS COUNTY TEXAS
R.C.S.J. 0177-07-082

MILLER
SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77063
PHONE 713 413 1900 FAX 713 413 1944

Eng. date: 11/08 Station: N.T.S. Plot: 1445-ENR/1,201 4 1484c
Drawn: JRF/BJH Date: JRF/BJH
Checked: R.G. Miller Engineers 10/08 No. 081125
Client: JRF/BJH Job No.: 1445-ENR