

State of Texas  
 to  
 R. E. Smith  
 Patent - May 17, 1965  
 Volume 465, Page 447, Deed Records

DESCRIPTION OF TDC 18RS SALES TRACT 2

229.480 Acres in the A. Hodge League, A-32, in Fort Bend County, Texas, and being a portion of land out of the Texas Department of Corrections lands as described in the Reclamation Department Bulletin No. 26, the said 229.480 Acres being more particularly located and described as follows:

BEGINNING at the Southwest corner of the TDC Sales Tract 1 at the intersection of the proposed East Right-of-Way of State Highway 6 and Oyster Creek for the Northwest corner of this tract from which a concrete highway Right-of-Way monument found bears North 4° 15' 40" West 1464.24 feet;

THENCE with the proposed East Right-of-Way of State Highway 6 the following 7 courses:

- (1) South 2° 18' 15" East 239.79 feet to a one inch galvanized iron pipe set;
- (2) South 2° 25' 16" East 903.44 feet to a one inch galvanized iron pipe set at the beginning of a curve to the left;
- (3) With said curve having a radius of 5899.58 feet, an arc distance of 1164.18 feet and a long chord of South 8° 20' 30" East 1164.18 feet to a one inch galvanized iron pipe set at the end of said curve;
- (4) South 14° 27' 56" East 289.02 feet to a one inch galvanized iron pipe set;
- (5) South 19° 50' 36" East 101.62 feet to a one inch galvanized iron pipe set;
- (6) South 14° 20' 06" East 235.69 feet to a one inch galvanized iron pipe set at the beginning of a curve to the right;
- (7) With said curve having a radius of 5899.58 feet, an arc distance of 297.13 feet and a long chord of South 12° 51' 46" East 297.10 feet to a one inch galvanized iron pipe set for the Southwest corner of this tract;

THENCE South 88° 58' 11" East, at 486.68 feet pass a one inch galvanized iron pipe set, in all 754.62 feet to the centerline of Oyster Creek;

THENCE with the centerline of Oyster Creek the following 11 courses:

- (1) North 35° 27' 00" East 172.31 feet;
- (2) North 28° 48' 00" East 367.00 feet;
- (3) North 32° 07' 00" East 320.00 feet;
- (4) North 45° 49' 00" East 286.00 feet;
- (5) North 32° 18' 00" East 341.00 feet;
- (6) North 30° 31' 00" East 551.00 feet;
- (7) North 45° 53' 00" East 618.00 feet;
- (8) North 38° 42' 00" East 317.00 feet;
- (9) North 43° 26' 00" East 243.00 feet;
- (10) North 33° 18' 00" East 451.00 feet;
- (11) North 23° 30' 00" East 537.00 feet to an intersection with the most Northerly East line of the Texas Department of Corrections lands;

THENCE with said East line North 2° 22' 11" West at 100.00 feet pass a one inch galvanized iron pipe set and at 1430.57 feet pass another one inch galvanized iron pipe set, in all 1547.31 feet to the Southeast corner of that certain tract as described in Volume 465, Page 447 of the Deed Records of Fort Bend County, Texas from the State of Texas to R. E. Smith from which a one and one-half inch iron pipe found bears North 2° 50' 30" West 50.32 feet;

THENCE with the South line of said Smith tract in Oyster Creek the following 3 courses:

- (1) South 60° 11' 00" West 163.32 feet;
- (2) South 49° 27' 00" West 203.00 feet;
- (3) South 56° 52' 00" West 590.00 feet to the Southwest corner of said Smith tract and the Southeast corner of Sales Tract 1;

THENCE with the South line of Sales Tract 1 and the centerline of Oyster Creek the following 9 courses:

- (1) South 60° 41' 00" West 237.00 feet;
- (2) South 74° 11' 00" West 162.00 feet;
- (3) South 79° 59' 00" West 309.00 feet;
- (4) South 64° 25' 00" West 239.00 feet;
- (5) South 50° 07' 00" West 224.00 feet;
- (6) South 80° 16' 00" West 374.00 feet;
- (7) South 71° 45' 00" West 591.00 feet;
- (8) South 76° 14' 00" West 501.00 feet;
- (9) South 79° 08' 50" West 507.24 feet to the place of beginning.

Containing 229.480 Acres, more or less.

Bearings herein are based on the Texas Coordinate System, South Central Zone. Distances are horizontal surface measurements. The above description was prepared from a survey made on the ground under my supervision during the months of June, July, and August, 1985 and is depicted on a Plat of Survey dated September 1, 1985 accompanying this, which reference is made hereto and a part hereof. From the beginning corner, Tri-Station STATE bears South 5° 59' 51" West 24,580.11 feet. Published coordinates of STATE: X = 3,061,275.78 feet, Y = 645,599.39 feet.

*Melvin S. Bumbury*  
 Registered Public Surveyor No. 1623  
 Licensed State Land Surveyor

State Highway 6  
 Right-of-Way  
 Volume 1821 Page 975

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
AA1	11° 50' 53"	3383.35	1188.31	S 1° 20' 30" E	1164.18
AA2	02° 33' 08"	3895.58	297.13	S 12° 51' 46" E	297.10

LEGEND

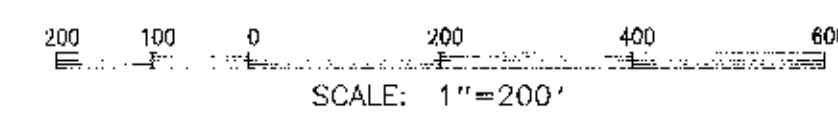
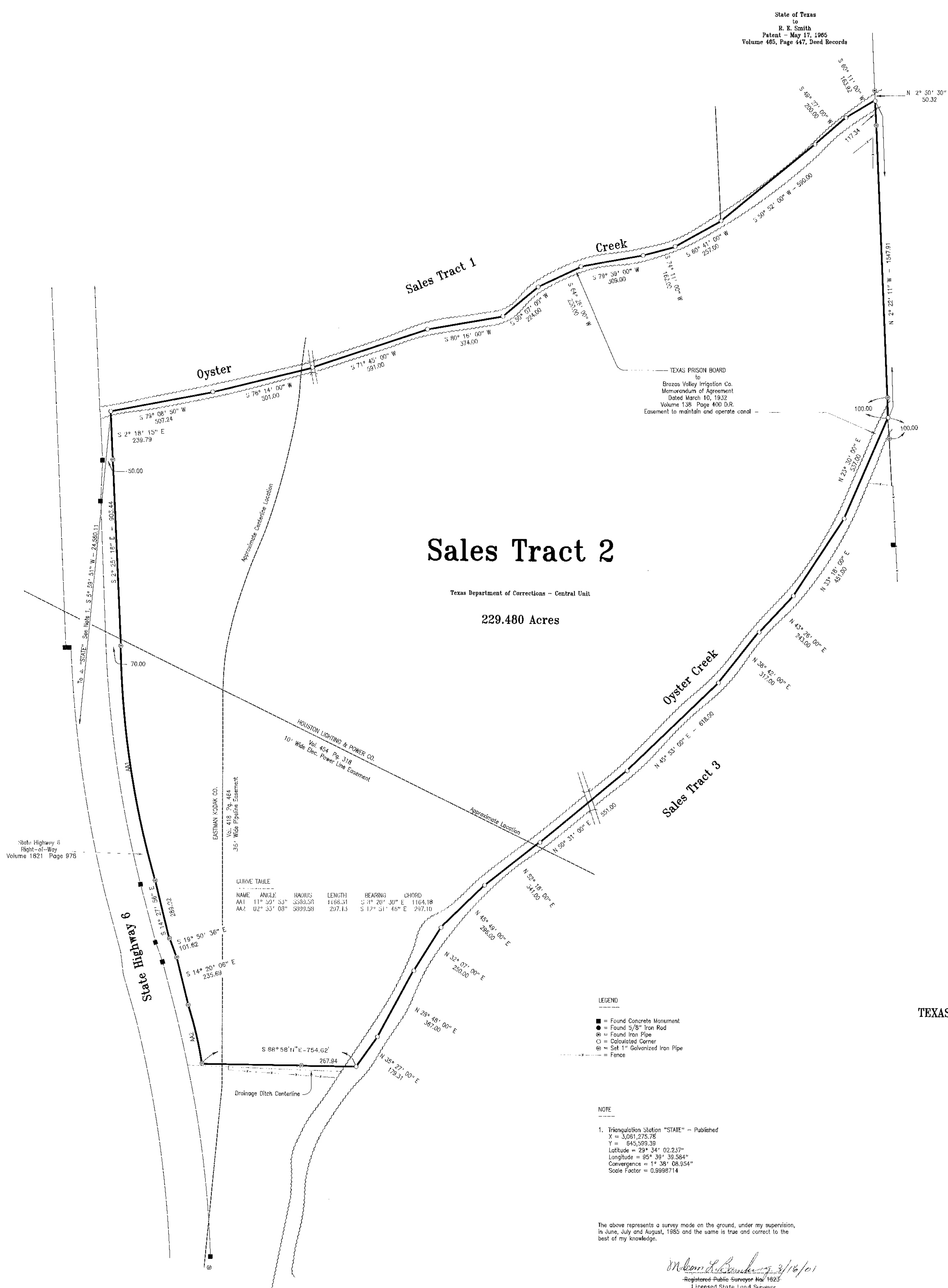
- Found Concrete Monument
- Found 5/8" Iron Rod
- ⊙ Found Iron Pipe
- Calculated Corner
- ⊖ Set 1" Galvanized Iron Pipe
- Fence

NOTE

1. Triangulation Station "STATE" - Published  
 X = 3,061,275.78  
 Y = 645,599.39  
 Latitude = 29° 34' 02.237"  
 Longitude = 95° 38' 39.364"  
 Convergence = 1° 38' 08.954"  
 Scale Factor = 0.9998714

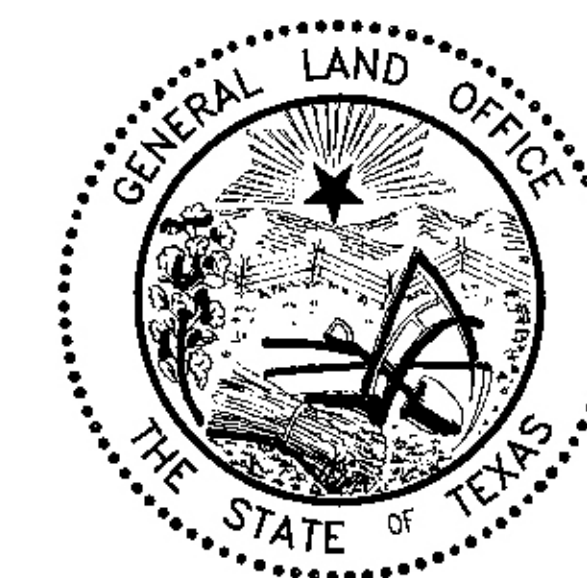
The above represents a survey made on the ground, under my supervision, in June, July and August, 1985 and the same is true and correct to the best of my knowledge.

*Melvin S. Bumbury*  
 Registered Public Surveyor No. 1623  
 Licensed State Land Surveyor



Bearings are Grid based on the Texas Coordinate System South Central Zone

Distances are Horizontal Surface Measurements in Feet.



Garry Mauro, Commissioner

PLAT OF SURVEY

**229.480 ACRES**

out of the  
**TEXAS DEPARTMENT OF CORRECTIONS LANDS**

in the  
**A. HODGE LEAGUE A-32**

in  
**FORT BEND COUNTY, TEXAS**

Surveyed: June, July, and August, 1985  
 Surveyed: For the Texas Department of Corrections

Date: September 1, 1985

Drawn by: J. Crews

TDC079.2

REVISED: March 26, 1986  
 State Highway 6 Deed Reference Added



DESCRIPTION OF TDC 1985 SALES TRACT 2

229.480 Acres in the A. Hodge League, A-32, in Fort Bend County, Texas, and being a portion of land out of the Texas Department of Corrections lands as described in the Reclamation Department Bulletin No. 28; the said 229.480 Acres being more particularly located and described as follows:

BEGINNING at the Southwest corner of the TDC Sales Tract 1 at the intersection of the proposed East Right-of-Way of State Highway 6 and Oyster Creek for the Northwest corner of this tract from which a concrete Highway Right-of-Way monument found bears North 4° 10' 40" West 1464.24 feet;

THENCE with the proposed East Right-of-Way of State Highway 6 the following 7 courses:

- (1) South 2° 18' 15" East 239.79 feet to a one inch galvanized iron pipe set;
- (2) South 2° 25' 16" East 803.44 feet to a one inch galvanized iron pipe set at the beginning of a curve to the left;
- (3) With said curve having a radius of 5569.58 feet, an arc distance of 1166.31 feet and a long chord of South 8° 20' 30" East 1164.18 feet to a one inch galvanized iron pipe set at the end of said curve;
- (4) South 14° 27' 56" East 289.02 feet to a one inch galvanized iron pipe set;
- (5) South 13° 50' 36" East 101.62 feet to a one inch galvanized iron pipe set;
- (6) South 14° 20' 06" East 235.69 feet to a one inch galvanized iron pipe set at the beginning of a curve to the right;
- (7) With said curve having a radius of 3899.28 feet, an arc distance of 297.13 feet and a long chord of South 12° 51' 40" East 297.10 feet to a one inch galvanized iron pipe set for the Southwest corner of this tract;

THENCE South 88° 58' 11" East, of 486.68 feet pass a one inch galvanized iron pipe set, in all 754.62 feet to the centerline of Oyster Creek;

THENCE with the centerline of Oyster Creek the following 11 courses:

- (1) North 32° 27' 00" East 179.31 feet;
- (2) North 28° 49' 00" East 367.00 feet;
- (3) North 32° 07' 00" East 250.00 feet;
- (4) North 42° 49' 00" East 296.00 feet;
- (5) North 52° 18' 00" East 341.00 feet;
- (6) North 50° 31' 00" East 351.00 feet;
- (7) North 42° 33' 00" East 618.00 feet;
- (8) North 38° 42' 00" East 317.00 feet;
- (9) North 43° 26' 00" East 243.00 feet;
- (10) North 33° 18' 00" East 451.00 feet;
- (11) North 22° 30' 00" East 237.00 feet to an intersection with the most Northerly East line of the Texas Department of Corrections lands;

THENCE with said East line North 2° 22' 11" West of 100.00 feet pass a one inch galvanized iron pipe set and at 1430.57 feet pass another one inch galvanized iron pipe set, in all 1537.51 feet to the Southeast corner of that certain tract as described in Volume 465, Page 447 of the Dead Records of Fort Bend County, Texas from the State of Texas to S. E. Smith from which a one and one-half inch iron pipe found bears North 2° 50' 30" West 50.32 feet;

THENCE with the South line of said Smith tract in Oyster Creek the following 3 courses:

- (1) South 69° 11' 00" West 163.82 feet;
- (2) South 69° 27' 00" West 200.00 feet;
- (3) South 29° 52' 00" West 580.00 feet to the Southwest corner of said Smith tract and the Southeast corner of Sales Tract 1;

THENCE with the South line of Sales Tract 1 and the centerline of Oyster Creek the following 9 courses:

- (1) South 69° 41' 00" West 227.00 feet;
- (2) South 74° 11' 00" West 162.00 feet;
- (3) South 79° 59' 00" West 202.00 feet;
- (4) South 64° 26' 00" West 210.00 feet;
- (5) South 59° 07' 00" West 224.00 feet;
- (6) South 69° 14' 00" West 274.00 feet;
- (7) South 71° 40' 00" West 291.00 feet;
- (8) South 76° 19' 00" West 291.00 feet;
- (9) South 79° 08' 00" West 297.24 feet to the place of beginning;

Containing 229.480 Acres, more or less.

Bearings herein are based on the Texas Coordinate System, South Central Zone. Distances are horizontal surface measurements. The above description was prepared from a survey made on the ground under my supervision during the months of June, July, and August, 1985 and is depicted on Plat # Survey dated September 1, 1985 accompanying this, which references the maps hereto and a part hereof. From the beginning corner, Triangulation Station "STATE" bears South 2° 22' 11" West 100.00 feet. Published coordinates of Station X = 3,061,275.78 feet, Y = 445,099.29 feet.

*Malcolm R. Baulburg 3/16/01*  
 Registered-Professional Surveyor No. 41822  
 Licensed State Land Surveyor

State Highway 6  
 Right-of-Way  
 Volume 1821 Page 978

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
AA1	11° 58' 53"	5569.58	1166.31	S 8° 20' 30" E	1164.18
AA2	02° 53' 08"	3899.28	297.13	S 12° 51' 40" E	297.10

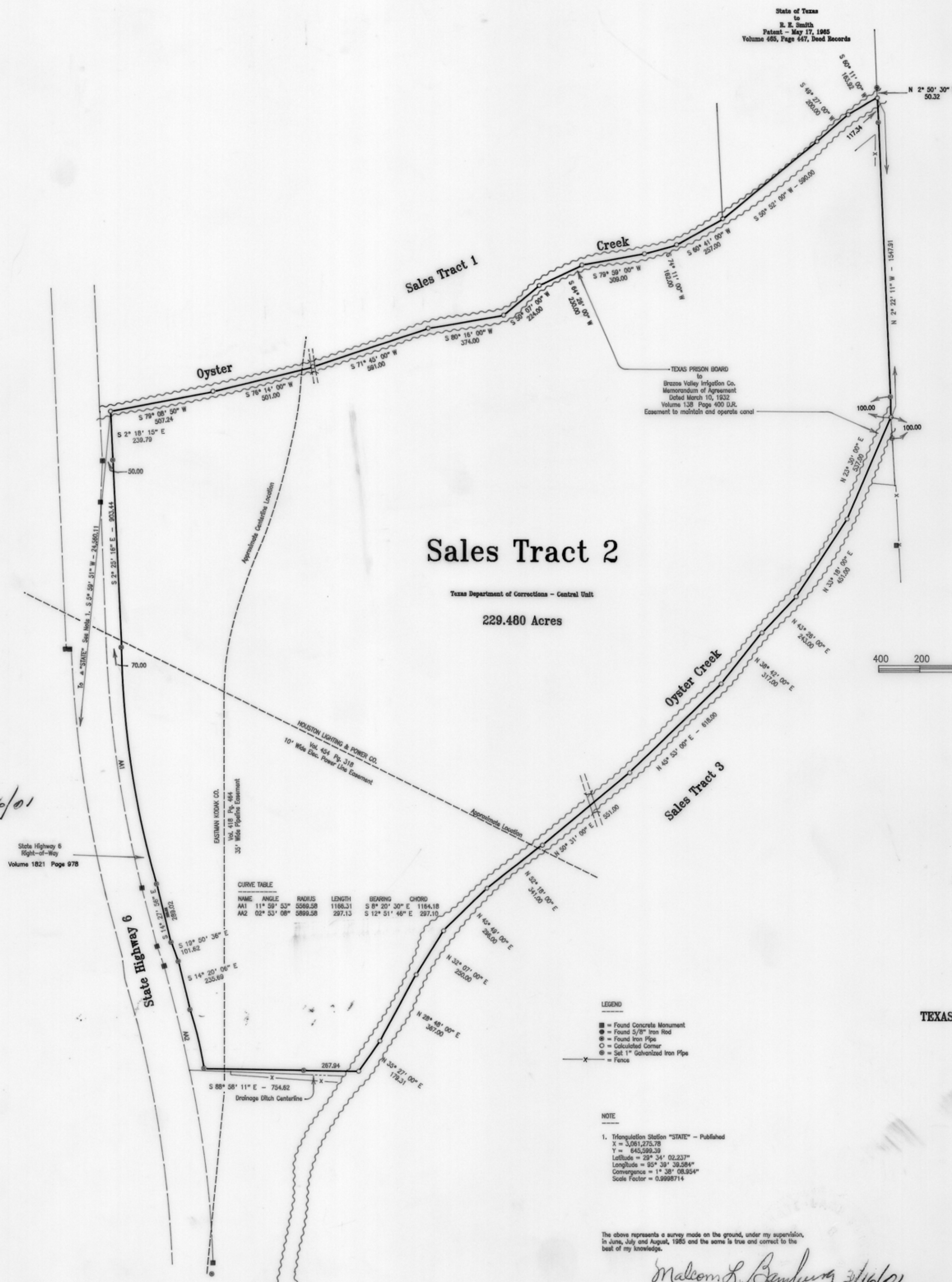
- LEGEND
- = Found Concrete Monument
  - = Found 3/8" Iron Rod
  - = Found Iron Pipe
  - = Calculated Corner
  - = Set 1" Galvanized Iron Pipe
  - - - = Fence

NOTE

1. Triangulation Station "STATE" - Published  
 X = 3,061,275.78  
 Y = 445,099.29  
 Latitude = 29° 34' 02.237"  
 Longitude = 95° 39' 39.284"  
 Convergence = 1° 38' 03.954"  
 Scale Factor = 0.9998714

The above represents a survey made on the ground, under my supervision, in June, July and August, 1985 and the same is true and correct to the best of my knowledge.

*Malcolm R. Baulburg 3/16/01*  
 Registered-Professional Surveyor No. 41822  
 Licensed State Land Surveyor



Bearings are Grid based on the Texas Coordinate System South Central Zone

Distances are Horizontal Surface Measurements in Feet.



Garry Mauro, Commissioner

PLAT OF SURVEY  
 OF  
**229.480 ACRES**

out of the  
**TEXAS DEPARTMENT OF CORRECTIONS LANDS**  
 in the  
**A. HODGE LEAGUE A-32**  
 in  
**FORT BEND COUNTY, TEXAS**

Surveyed: June, July, and August, 1985  
 Surveyed: For the Texas Department of Corrections  
 Date: September 1, 1985  
 Drawn by: J. Crews  
 TDC079.2

REVISED: March 28, 1986  
 State Highway 6 Dead Reference Added

TEXAS GENERAL LAND OFFICE  
 State Real Property Sketch  
 Agency TDCJ  
 Sketch No. S-6