

DESCRIPTION OF TDC SALES TRACT 3

147,880 Acres in the A. Hodge League, A-32, and the S. M. Williams League, A-97, 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 147,880 Acres being more particularly located and described as follows:

BEGINNING at a one inch galvanized iron pipe set in the proposed East Right-of-Way of State Highway 6 for the Southwest corner of the TDC Sales Tract 2, from which a concrete Highway Right-of-Way monument found bears South 2° 34' 41" East, 94.251 feet;

THENCE with the South line of said Sales Tract 2 South 88° 58' 11" East 734.62 feet to the centerline of Oyster Creek;

THENCE with the southeasterly line of Sales Tract 2 and the centerline of Oyster Creek the following 11 courses:

- (1) North 35° 27' 00" East 179.31 feet;
- (2) North 28° 48' 00" East 367.00 feet;
- (3) North 32° 07' 00" East 250.00 feet;
- (4) North 43° 49' 00" East 296.00 feet;
- (5) North 52° 18' 00" East 341.00 feet;
- (6) North 50° 31' 00" East 551.00 feet;
- (7) North 45° 33' 00" East 616.00 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 from which a one inch galvanized iron pipe set bears North 2° 22' 11" West 100.00 feet;

THENCE with the East line of said Texas Department of Corrections lands South 2° 22' 11" East 620.57 feet to a concrete monument found for the Northwest corner of that certain 6.78 Acre tract conveyed by Sugarland Industries, Inc. to the State of Texas recorded in Volume 585 on Pages 778-781 of the Deed Records of Fort Bend County;

THENCE North 75° 43' 55" East 440.11 feet to a 3/4" iron pipe found for the Northeast corner of said 6.78 Acre tract in the West Right-of-Way of Burney Road;

THENCE with said Right-of-Way and Northeasterly line of said 6.78 Acre tract the following 3 courses:

- (1) South 2° 12' 48" East 138.96 feet to a 3/8" iron rod found;
- (2) South 42° 44' 02" East 148.61 feet to a 3/8" iron rod found;
- (3) South 49° 44' 31" East 318.33 feet to a concrete monument found for the Southeast corner of said 6.78 Acre tract;

THENCE South 73° 31' 28" West 773.45 feet to a concrete monument found for the Southwest corner of said 6.78 Acre tract in the East line of the Texas Department of Corrections lands;

THENCE with the said East line South 3° 08' 28" East, at 1053.55 feet pass a concrete monument found on the north side of Oyster Creek, in all 1258.70 feet to corner in Oyster Creek;

THENCE in Oyster Creek the following 3 courses:

- (1) South 59° 21' 51" West 126.75 feet from which a concrete monument found bears South 59° 21' 31" West 75.43 feet;
- (2) South 26° 33' 00" West 119.14 feet;
- (3) South 14° 18' 00" West 303.5 feet to the Southeast corner of a 21.27 Acre tract described in Volume 585 on pages 778-781 of the Deed Records as mentioned above;

THENCE with the Southeast line of same South 59° 24' 01" West, at 31.40 feet pass a concrete monument found and at 3057.04 feet pass another concrete monument found, in all 3177.16 feet to its Northeast corner in the Easterly line of a 5.91 Acre tract described in some deed as the above mentioned 6.78 Acre and 21.27 Acre tracts;

THENCE with the Easterly line of said 5.91 Acre tract the following 3 courses in Oyster Creek:

- (1) South 27° 02' 06" East 487.34 feet;
- (2) North 67° 33' 24" East 110.00 feet;
- (3) South 10° 04' 48" East 31.50 feet to its Southeast corner in the North Right-of-Way of a railroad spur;

THENCE with said Right-of-Way in a Westerly direction with a curve to the right the radius of which is 992.14 feet, on an arc distance of 250.58 feet, the long chord bears South 86° 12' 06" West 249.91 feet;

THENCE continuing along said Right-of-Way North 84° 33' 46" West, at 427.94 feet pass a concrete monument found, in all 449.71 feet to a one inch galvanized iron pipe set at the intersection of the proposed East Right-of-Way of State Highway 6;

THENCE with said proposed Right-of-Way the following 3 courses:

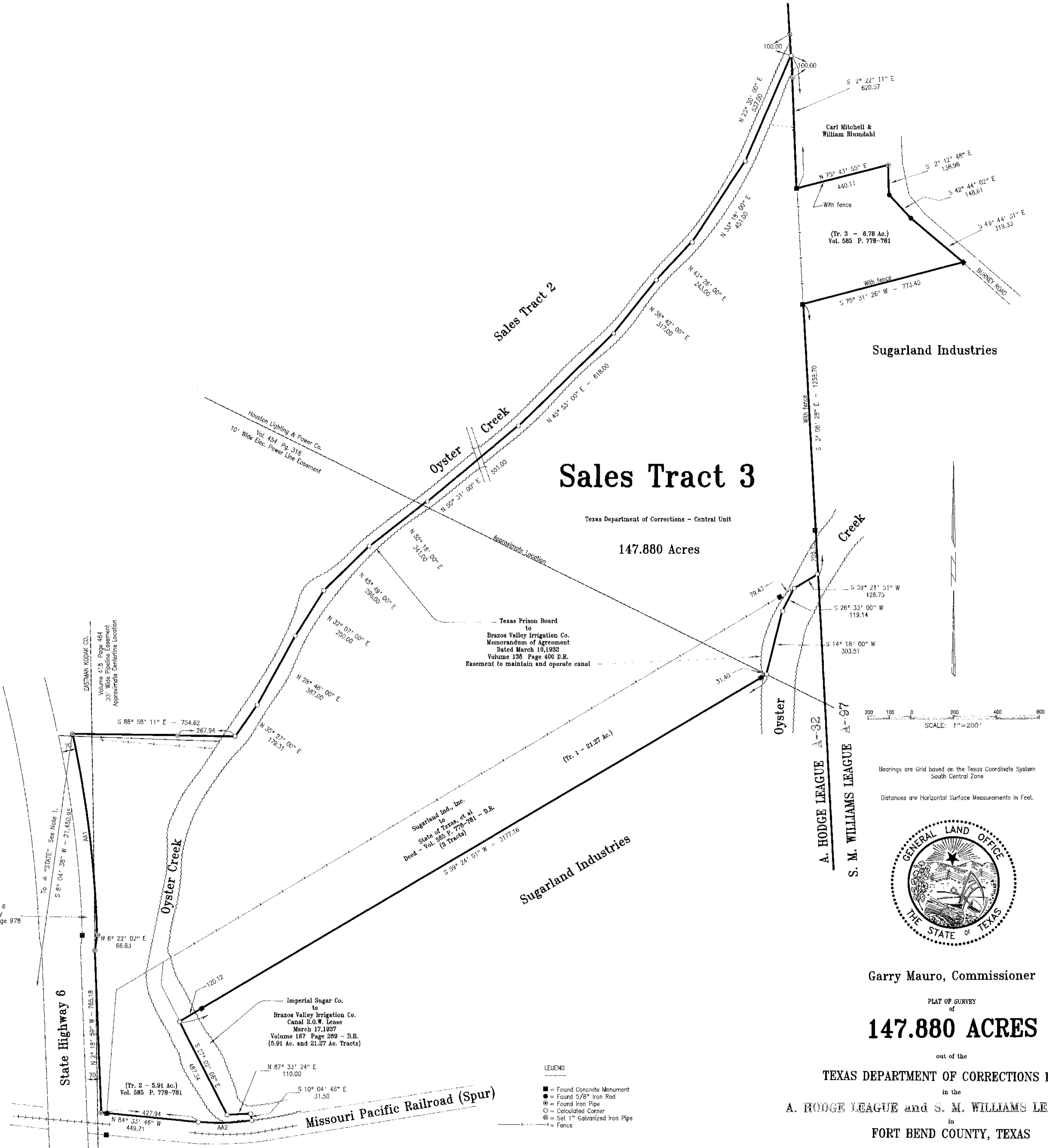
- (1) North 2° 18' 59" West 785.18 feet to a one inch galvanized iron pipe set;
- (2) North 6° 22' 02" East 66.83 feet to a one inch galvanized iron pipe set at the beginning of a curve to the left;
- (3) With said curve, the radius of which is 3899.26 feet, on an arc distance of 948.55 feet, the long chord bears North 6° 49' 25" West 943.53 feet to the place of beginning.

Containing 147,880 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 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 8° 04' 38" West 21,490.95 feet. Published coordinates of STATE:
X = 3,061,275.78 feet, Y = 645,599.39 feet.

Malcolm A. Bending, 3/16/85
Registered Public Surveyor No. 166
Licensed State Land Surveyor

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



CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
AK	2° 18' 59"	3899.26	948.55	N 6° 49' 25" W	943.53
AK2	14° 28' 15"	992.14	250.58	S 86° 12' 06" W	249.91

- 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° 39' 39.884"
Convergence = 1° 38' 08.954"
Scale Factor = 0.9996714

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 A. Bending, 3/16/85
Registered Public Surveyor No. 166
Licensed State Land Surveyor



Garry Mauro, Commissioner

PLAT OF SURVEY
OF
147,880 ACRES

of the
TEXAS DEPARTMENT OF CORRECTIONS LANDS
in the
A. HODGE LEAGUE and S. M. WILLIAMS LEAGUE A-97
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
TDC079.3

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

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency: TDC
Sketch No. 1-7

DESCRIPTION OF TDC SALES TRACT 3

147,880 Acres in the A. Hodge League, A-32, and the S. M. Williams League, A-97, 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 147,880 Acres being more particularly located and described as follows:

BEGINNING at a one inch galvanized iron pipe set in the proposed East Right-of-Way of State Highway 6 for the Southwest corner of the TDC Sales Tract 2, from which a concrete Highway Right-of-Way monument found bears South 2° 34' 41" East 942.51 feet;

THENCE with the South line of said Sales Tract 2 South 88° 58' 11" East 754.62 feet to the centerline of Oyster Creek;

THENCE with the Southeastern line of Sales Tract 2 and the centerline of Oyster Creek the following 11 courses:

- (1) North 32° 27' 02" East 173.31 feet;
- (2) North 28° 48' 00" East 357.00 feet;
- (3) North 32° 07' 00" East 250.00 feet;
- (4) North 42° 48' 00" East 295.00 feet;
- (5) North 32° 18' 00" East 341.00 feet;
- (6) North 50° 31' 00" East 351.00 feet;
- (7) North 45° 53' 00" East 618.00 feet;
- (8) North 38° 42' 00" East 317.00 feet;
- (9) North 43° 28' 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 from which a one inch galvanized iron pipe set bears North 2° 22' 11" West 100.00 feet;

THENCE with the East line of said Texas Department of Corrections lands South 2° 22' 11" East 620.57 feet to a concrete monument found for the Northwest corner of tract certain 6.78 Acres tract conveyed by Sugarland Industries, Inc. to the State of Texas recorded in Volume 585 on Pages 778-781 of the Deed Records of Fort Bend County;

THENCE North 79° 43' 55" East 440.11 feet to a 3/4" iron pipe found for the Northeast corner of said 6.78 Acre tract in the West Right-of-Way of Burney Road;

THENCE with said Right-of-Way and Northeastern line of said 6.78 Acre tract the following 3 courses:

- (1) South 2° 12' 48" East 138.86 feet to a 3/8" iron rod found;
- (2) South 42° 44' 02" East 148.81 feet to a 3/8" iron rod found;
- (3) South 44° 31' East 319.33 feet to a concrete monument found for the Southeast corner of said 6.78 Acre tract;

THENCE South 79° 31' 28" West 773.45 feet to a concrete monument found for the Southwest corner of said 6.78 Acre tract in the East line of the Texas Department of Corrections lands;

THENCE with the said East line South 3° 08' 28" East, at 1053.55 feet pass a concrete monument found on the north side of Oyster Creek, in all 1258.70 feet to corner in Oyster Creek;

THENCE in Oyster Creek the following 3 courses:

- (1) South 59° 21' 51" West 123.75 feet from which a concrete monument found bears South 59° 21' 51" West 78.43 feet;
- (2) South 29° 33' 02" West 118.14 feet;
- (3) South 14° 18' 00" West 303.51 feet to the Southwest corner of a 21.27 Acre tract described in Volume 585 on pages 778-781 of the Deed Records as mentioned above;

THENCE with the Southeast line of some South 59° 24' 01" West, at 31.40 feet pass a concrete monument found and at 3057.04 feet pass another concrete monument found, in all 3177.16 feet to its Northeast corner in the Easterly line of a 5.91 Acre tract described in some deed as the above mentioned 6.78 Acres and 21.27 Acres tracts;

THENCE with the Easterly line of said 5.91 Acre tract the following 3 courses in Oyster Creek:

- (1) South 27° 02' 08" East 487.34 feet;
- (2) North 67° 33' 24" East 110.00 feet;
- (3) South 10° 04' 48" East 31.50 feet to its Southeast corner in the North Right-of-Way of a railroad spur;

THENCE with said Right-of-Way in a Westerly direction with a curve to the right the radius of which is 992.14 feet, an arc distance of 230.58 feet, the long chord bears South 88° 12' 08" West 248.21 feet;

THENCE continuing along said Right-of-Way North 84° 33' 45" West, at 427.84 feet pass a concrete monument found, in all 442.71 feet to a one inch galvanized iron pipe set at the intersection of the proposed East Right-of-Way of State Highway 6;

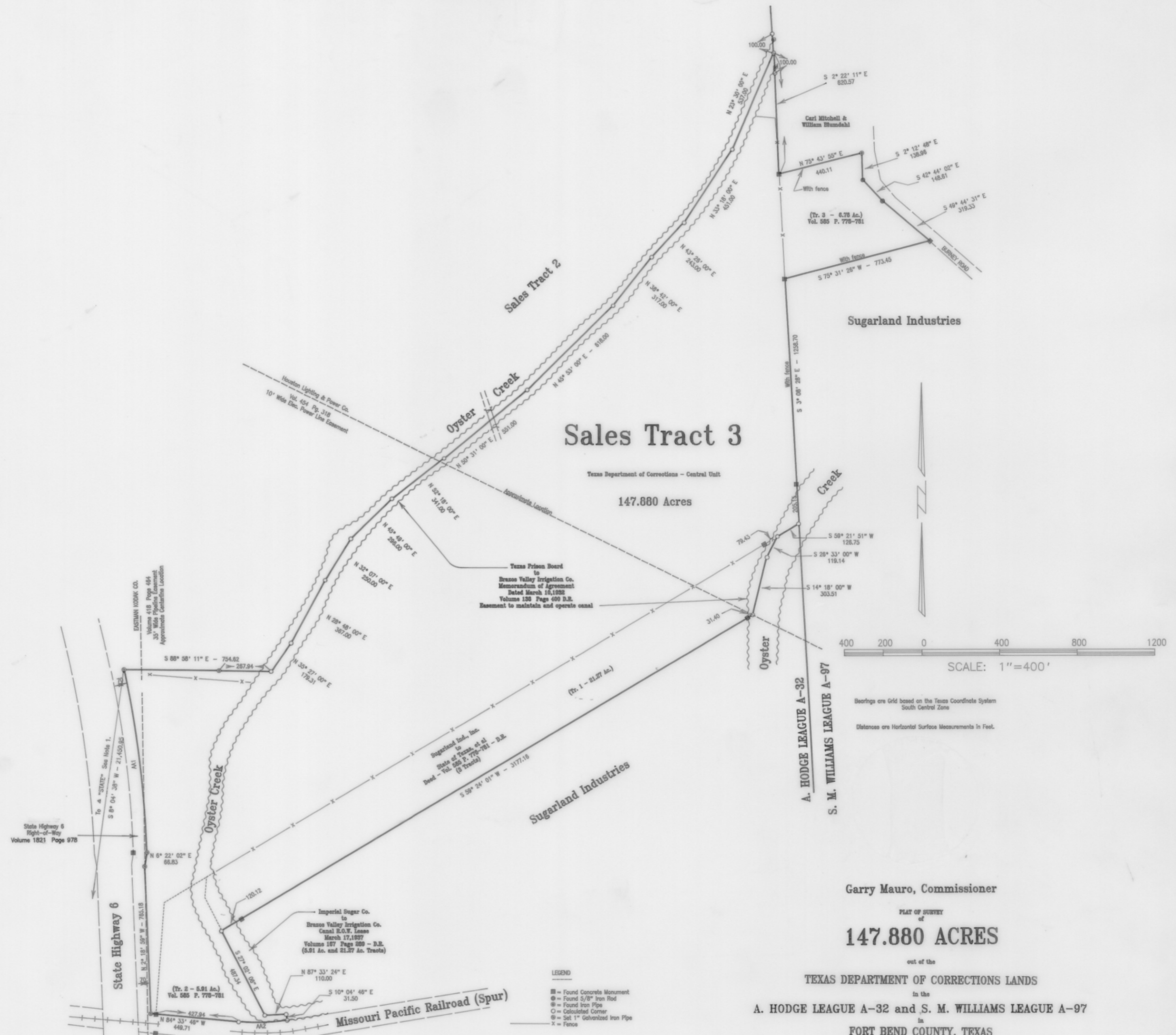
THENCE with said proposed Right-of-Way the following 3 courses:

- (1) North 2° 18' 58" West 755.18 feet to a one inch galvanized iron pipe set;
- (2) North 6° 22' 02" East 68.83 feet to a one inch galvanized iron pipe set at the beginning of a curve to the left;
- (3) With said curve, the radius of which is 5899.58 feet, an arc distance of 945.53 feet, the long chord bears North 6° 49' 23" West 945.53 feet to the place of beginning.

Containing 147,880 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 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 8° 04' 38" West 21,450.93 feet. Published coordinates of STATE:
X = 3,091,275.78 feet, Y = 645,599.39 feet.

Malcom L. Banning 3/16/01
Registered Public Surveyor No. 4463
Licensed State Land Surveyor



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

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
AA1	9° 11' 34"	5899.58	945.53	N 6° 49' 23" W	945.53
AA2	14° 28' 19"	992.14	230.58	S 88° 12' 08" W	248.21

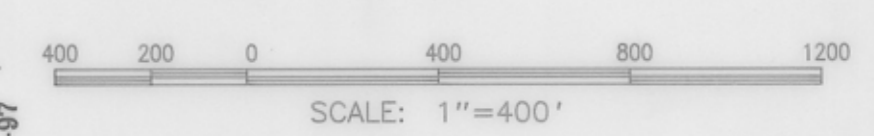
- LEGEND
- = Found Concrete Monument
 - ⊙ = Found 5/8" Iron Rod
 - ⊙ = Found Iron Pipe
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 - X = Fence

NOTE

1. Triangulation Station "STATE" - Published
X = 3,091,275.78
Y = 645,599.39
Latitude = 29° 34' 02.237"
Longitude = 95° 30' 32.284"
Convergence = 1° 38' 08.954"
Scale Factor = 0.9999714

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.

Malcom L. Banning 3/16/01
Registered Public Surveyor No. 4463
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
147,880 ACRES
out of the
TEXAS DEPARTMENT OF CORRECTIONS LANDS
in the
A. HODGE LEAGUE A-32 and S. M. WILLIAMS LEAGUE A-97
in
FORT BEND COUNTY, TEXAS

Surveyed: June, July and August, 1985
Reviewed: For the Texas Department of Corrections
Date: September 1, 1985
Drawn by: J. Crews
TDC079.3

REVISED: March 28, 1998
State Highway 6 Deed Reference Added

TEXAS GENERAL LAND OFFICE
State Real Property Sketch
Agency TDCJ
Sketch No. S-7