

STATE OF TEXAS
COUNTY OF WALLER

IN THE COMMISSIONERS COURT
OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY IDV REINVESTMENT ZONE 17 PURSUANT
TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

**AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS
AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX
CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN
EFFECTIVE DATE.**

RECITALS

WHEREAS, Waller County, Texas (“County”) is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court (“Commissioners Court”) is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 19, 2025 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of a certain tract of land (the “Area”) within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County IDV Reinvestment Zone 17 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notices were published and delivered, as applicable, not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County IDV Reinvestment Zone 17, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as being a tract or parcel of land containing 453.102 acres of land

in the William Cooper Survey, Abstract 20, in Waller County, Texas generally located west of FM 1489, east of Donigan Road, south of U.S. Interstate 10, and north of Bains Lane in Brookshire, Texas 77423, and consists of all or portions of the following tracts: 1.223 acres tract conveyed by deed dated July 30, 1998 to L. Cletus Brown as recorded in Volume 593, Page 767 of the Deed Records of Waller County, Texas; 277.97 acres tract conveyed by deed dated April 14, 1965 to L. Cletus Brown, Jr., and wife Betty Showers Brown as recorded in Volume 187, Page 478 of the Deed Records of Waller County, Texas; 133.44 acres tract conveyed by deed dated July 30, 1966 to L. Cletus Brown, Jr., as recorded in Volume 195, Page 374 of the Deed Records of Waller County, Texas; the residue of a called 11 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Volume 193, Page 308 of the Deed Records of Waller County, Texas; 11 acres tract conveyed by deed dated April 20, 1964 to Cletus Brown, Jr., as recorded in Volume 182, Page 289 of the Deed Records of Waller County, Texas; and the residue of a called 24 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Volume 197, Page 297 of the Deed Records of Waller County, Texas, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS THAT:

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on June 10, 2026, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, which is incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County IDV Reinvestment Zone Number 17.

Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this

Order, and shall remain in effect for a period of five years from the date of designation.

Section 5. **Severability:** If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

Section 6. **Notice:** It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general circulation within the County, and such notice was delivered to the presiding officers of any affected taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 10th day of June, 2026.

Carbett "Trey" J. Duhon III
County Judge

John A Amsler
Commissioner, Precinct No. 1

Kendrick Jones
Commissioner, Precinct No. 3

Walter Smith
Commissioner, Precinct No. 2

Justin Beckendorff
Commissioner, Precinct No. 4

ATTEST

Debbie Hollan
County Clerk

EXHIBIT A

03/27/2025
453.102 ACRES
William Cooper Survey, Abstract No. 20
Brookshire, Waller County, Texas

**Brown Municipal Utility District
453.102 Acres**

DESCRIPTION

Of 453.102 acres of land situated in the William Cooper Survey, Abstract No. 20, Waller County, Texas. Said 453.102 acres being comprised of all or portions of the tracts listed below; (Bearings based on NAD 83 Texas South Central Zone 4204 (U.S. Survey Foot) State Plane Coordinate System. Coordinates shown hereon are Surface and can be converted to Grid by multiplying the scale factor of 0.99989034291)

1.223 acres tract conveyed by deed dated July 30, 1998 to L. Cletus Brown as recorded in Volume (Vol.) 593, Page (Pg.) 767 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.);

277.97 acres tract conveyed by deed dated April 14, 1965 to L. Cletus Brown, Jr., and wife Betty Showers Brown as recorded in Vol. 187, Pg. 478 of the O.P.R.W.C.T.;

133.44 acres tract conveyed by deed dated July 30, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 195, Pg. 374 of the O.P.R.W.C.T.;

Residue of a called 11 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 193, Pg. 308 of the O.P.R.W.C.T.;

11 acres tract conveyed by deed dated April 20, 1964 to Cletus Brown, Jr., as recorded in Vol. 182, Pg. 289 of the O.P.R.W.C.T.;

Residue of a called 24 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 197, Pg. 297 of the O.P.R.W.C.T.;

BEGINNING at a 5/8 inch iron rod with LJA cap set for the northeast corner of the herein described tract and the northeast corner of said 277.97 acres at the intersection of the south right-of-way (R.O.W.) line of Interstate Highway 10 (Width Varies – Vol. 178, Pg. 502 W.C.D.R.) with the west line of FM 1489 (80' R.O.W. - record information not found), said beginning point having State Plane Coordinate values of N: 13,844,466.789 and E: 2,930,649.956;

THENCE South 02° 27' 04" East a distance of 772.76 feet along the east line of said 277.97 acres and the west R.O.W. line of said FM 1489 to a 5/8 inch iron rod with LJA cap set for the beginning of a curve to the right;

THENCE continuing along the east line of said 468.276 acres and the west R.O.W. line of said FM 1489 with said curve having a radius of 5625.68, a central angle of 0° 11' 22", a chord bearing and distance of South 02°21'23" East – 18.59 feet, and an arc length of 18.59 feet to a 3/4 inch iron rod found for the northeast corner of a called 9.751 acres tract conveyed by deed dated December 06, 2021 to P9/GCP HOUSTON I-10, LP, as recorded under Instrument No. 2114551 O.P.R.W.C.T.;

THENCE South 88° 07' 38" West a distance of 1,144.46 feet along the common line of said 277.97 acres and said 9.751 acres to a 5/8 inch iron rod with Windrose cap found for corner;

THENCE South 01° 49' 58" East a distance of 183.05 feet along the common line of said 277.97 acres and said 9.751 acres to a 2 inch iron pipe found for the northwest corner of said 1.223 acres;

THENCE North 88° 22' 36" East a distance of 227.66 feet along the common line of said 9.751 acres and said 1.223 acres to a 2 inch iron pipe (disturbed) found for the northeast corner of said 1.223 acres;

THENCE South 01° 37' 36" East a distance of 233.45 feet along the common line of said 9.751 acres and said 1.223 acres to a 1 inch iron pipe found for the southeast corner of said 1.223 acres, same being in the north line of said 133.44 acres;

THENCE North 87° 39' 51" East a distance of 17.96 feet along the common line of said 9.751 acres and said 133.44 acres to a 1/2 inch iron rod with Precision cap found for the northeast corner of said 133.44 acres;

THENCE South 02° 13' 19" East along the east line of said 133.44 acres and the west line of a called 3.75 acres tract as recorded in Vol 854, Pg. 441, O.P.R.W.C.T., and a called 4.5608 acres tract as recorded in Vol 888, Pg. 826, O.P.R.W.C.T., and Meadow Wood Subdivision as recorded in Vol 360, Pg. 956 of the Map Records of Waller County, Texas, pass a distance of 665.22 feet a 1/2 iron rod with 2732 cap found for the southwest corner of said Meadow Wood Subdivision, same being the northwest corner of a called 4.3123 acres tract as recorded in Vol 888, Pg. 819, O.P.R.W.C.T., and pass a distance of 895.52 feet a 3/4 inch iron rod found for the southwest corner of said 4.3123 acres, same being the northwest corner of a called 0.5436 and 2.60 acres tract as recorded in Vol. 474, Pg. 193 , O.P.R.W.C.T., and continuing along the west line of a called 4.184 acres tract Waller County Appraisal District Property ID No. 253726 (BS & LC Brown LLC, no recording information provided at time of survey, a called 7½ acres tract conveyed by deed dated December 06, 1965 to L. Cletus Brown, Jr., as recorded in Vol. 191, Pg. 618 of the O.P.R.W.C.T., and a called 2½ acres tract conveyed by deed dated July 16, 1997 to L. Cletus Brown, Jr., as recorded in Vol. 565, Pg. 913 of the O.P.R.W.C.T., in all for a total distance of 1941.67 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE South 88° 47' 23" West a distance of 1298.28 feet along the south line of said 133.44 acres and the centerline of said Bains Lane to a 1/2 inch iron rod found for the most southerly southwest corner of said 133.44 acres, same being the southeast corner of a called 74.08 acres tract conveyed by deed dated August 9, 2018 to Taylor-Courtney Properties, LLC as recorded in Instrument No. 1806459 O.P.R.W.C.T.;

THENCE North 01° 05' 13" West a distance of 948.37 feet along the common line of said 133.44 acres and said 74.08 acres to a 2" iron pipe found for corner;

THENCE South 88° 58' 46" West a distance of 1560.03 feet along the south line of said 133.44 acres and the north line of 74.08 acres as occupied to a 2" iron pipe for angle point;

THENCE South 88° 48' 50" West a distance of 502.00 feet along said occupied line to a 2" iron pipe for angle point;

THENCE South 88° 55' 31" West a distance of 631.97 feet along said occupied line to a 2" iron pipe for angle point;

THENCE South 88° 46' 13" West a distance of 151.58 feet along said occupied line to a 2" iron pipe for corner;

THENCE North 75° 55' 06" West a distance of 887.71 feet along said occupied line to a 1/2 iron rod with RPLS 2732 cap found for corner;

THENCE South 89° 26' 06" West a distance of 244.90 feet along said occupied line to a point for corner in the east bank of Bessie's Bayou (a.k.a. Hady Creek);

THENCE North 44° 36' 55" West a distance of 44.14 feet continuing along said east bank of Bessie's Bayou to a point for corner;

THENCE North 33° 14' 00" West a distance of 161.21 feet continuing along said east bank of Bessie's Bayou to a point for corner;

THENCE North 19° 52' 10" West a distance of 147.10 feet continuing along said east bank of Bessie's Bayou to a point for corner in the most southerly southeast line of said 277.97 acres;

THENCE South 46° 59' 00" West a distance of 244.04 feet along said southeast line of the 277.97 acres and across Bessie's Bayou to a set 5/8 inch iron rod with LJA cap;

THENCE South 47° 27' 36" West a distance of 374.75 feet continuing along the southeast line of said 277.97 acres to a 1/2 iron rod with illegible cap found for the south corner of said 277.97 acres and being in the southeast line of said residue of 11 acres tract;

THENCE South 42° 28' 24" West a distance of 933.48 feet along the southeast line of said 11 acres tract and the residue of said 24 acres to a 1/2 iron rod with illegible cap found for corner;

THENCE South 32° 21' 50" West a distance of 348.19 feet along the southeast line of said 24 acres to a point for corner in the centerline of Bessie's Bayou and being in the north line of a called 63.210 acres tract conveyed by deed to Ninety Five Land, Limited as recorded in Vol. 529, Pg. 631 O.P.R.W.C.T.

THENCE North 81° 05' 12" West a distance of 918.76 feet along the centerline of Bessie's Bayou and the north line of said 63.210 acres to a point for an interior corner of a called 5.549 acres tract conveyed by deed to Ninety Five Land, Limited as recorded in Vol. 577, Pg. 137 O.P.R.W.C.T.;

THENCE North 15° 06' 32" West a distance of 126.53 feet along the northeast line of said 5.549 acres to an iron pipe with 1/2 inch iron rod inside for corner;

THENCE South 87° 23' 37" West a distance of 269.43 feet continuing along the common line of said 5.549 acres and said residue of 24 acres tract to a 2 inch iron pipe found for the southwest corner of the herein described tract being in the southeast R.O.W. line of Donigan Road (R.O.W. Varies - record information not found) and having State Plane Coordinate values of N: 13,841,524.913 and E: 2,921,955.806;

THENCE North 38° 11' 17" East a distance of 2540.79 feet along the southeast line of said Donigan Road and the west line of the herein described tract to a 1/2 inch iron rod with Precision cap found for corner in the northwest line of said 277.97 acres;

THENCE North 38° 36' 17" East a continuing along the southeast line of said Donigan Road and the west line of said 277.97 acres pass a distance of 1128.45 and 0.38 feet left a found 1/2 inch iron rod with Precision cap and pass a distance of 105.05 feet and 0.18 feet right a found 1/2 inch iron rod with Precision cap and continuing in all a total distance of 1351.36 feet to a 1/2 inch iron rod with Precision cap found for corner in the Donigan Road R.O.W.;

THENCE South 46° 01' 50" East a distance of 15.04 feet to a point for corner from which a concrete TxDOT monument was found bearing South 85° West – 0.47 feet;

THENCE North 42° 55' 49" East a distance of 1123.50 feet along the common line of said Interstate Highway 10 right-of-way and said 277.97 acres to a 5/8 inch iron rod with LJA cap set for the northwest corner of the herein described tract;

THENCE in an easterly direction with the south right-of-way of said Interstate Highway 10 right-of-way and north line of the herein described tract the following calls;

North 89° 57' 07" East a distance of 215.05 feet to a 5/8 inch iron rod with LJA cap set for the beginning of a curve to the right;

Along said curve having a radius of 3719.72 feet, a central angle of 17° 33' 45", a chord bearing and distance of South 81°15'52" East – 1135.72 feet, and an arc length of 1140.18 feet to a point for corner from which a concrete TxDOT monument was found bearing South 53°East – 1.86 feet;

South 72° 26' 00" East, pass a distance of 777.21 feet, a concrete TxDOT monument found and pass a distance of 274.30 feet, a concrete TxDOT monument found, and continuing in all for a total distance of 2180.21 feet to a concrete TxDOT monument found for the beginning of a curve to the left;

Along said curve having a radius of 2864.79 feet, a central angle of 19° 32' 57", a chord bearing and distance of South 82°12'29" East – 972.73 feet, and an arc length of 977.46 feet to a point for corner from which a concrete TxDOT monument was found bearing South 21°East – 0.49 feet;

THENCE North 88° 01' 02" East pass a distance of 969.85 feet a concrete TxDOT monument found and continuing in all a total distance of 1124.89 feet along the south R.O.W. line of said Interstate Highway 10 to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 453.102 acres or 19,737,102 square feet or of land.

Note: This document was prepared under 22 TAC § 138.95, partially reflects the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

METES & BOUNDS DESCRIPTION

Of 453.102 acres of land situated in the William Cooper Survey, Abstract No. 20, Waller County, Texas. Said 453.102 acres being comprised of all or portions of the tracts listed below. (Bearings based on NAD 83 Texas South Central Zone 4204 (U.S. Survey Foot) State Plane Coordinate System. Coordinates shown hereon are surface and can be converted to Grid by multiplying the scale factor of 0.99999934291)

1.223 acres tract conveyed by deed dated July 30, 1998 to L. Cletus Brown as recorded in Volume (Vol.) 523, Page (Pg.) 787 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.).

277.97 acres tract conveyed by deed dated April 14, 1965 to L. Cletus Brown, Jr., and wife Betty Showers Brown as recorded in Vol. 187, Pg. 478 of the O.P.R.W.C.T.;

133.44 acres tract conveyed by deed dated July 30, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 195, Pg. 374 of the O.P.R.W.C.T.;

Residue of a called 11 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 193, Pg. 308 of the O.P.R.W.C.T.;

11 acres tract conveyed by deed dated April 20, 1964 to L. Cletus Brown, Jr., as recorded in Vol. 182, Pg. 289 of the O.P.R.W.C.T.;

Residue of a called 24 acres tract conveyed by deed dated February 07, 1966 to L. Cletus Brown, Jr., as recorded in Vol. 193, Pg. 308 of the O.P.R.W.C.T.;

BEGINNING at a 5/8 inch iron rod with LIA cap set for the northeast corner of the herein described tract and the northeast corner of said 277.97 acres of the intersection of the south right-of-way (R.O.W.) line of Interstate Highway 10 (Main Varies - Vol. 178, Pg. 502 -W.C.D.R.) with the west line of FM 1489 (80' R.O.W. - record information not found), said beginning point having State Plane Coordinate values of N: 13,844,466.789 and E: 2,903,649.956;

THENCE South 02° 27' 04" East a distance of 772.76 feet along the east line of said 277.97 acres and the west R.O.W. line of said FM 1489 to a 5/8 inch iron rod with LIA cap set for the beginning of a curve to the right;

THENCE continuing along the east line of said 468.276 feet and the west R.O.W. line of said FM 1489 said curve having a radius of 5629.68, a central angle of 0° 11' 22", a chord bearing and distance of South 02° 21' 23" East - 183.05 feet, and an arc length of 183.05 feet to a 3/4 inch iron rod found for the northeast corner of a called 9.751 acres tract conveyed by deed dated December 06, 2004 to TYPIC-COURTNEY PROPERTIES, LLC as recorded in Instrument No. 2114551 O.P.R.W.C.T.;

THENCE South 88° 07' 38" West a distance of 1,144.46 feet along the common line of said 277.97 acres and said 9.751 acres to a 2 inch iron pipe found for the northeast corner of said 1.223 acres;

THENCE South 07° 49' 58" East a distance of 183.05 feet along the common line of said 277.97 acres and said 9.751 acres to a 2 inch iron pipe found for the northeast corner of said 1.223 acres;

THENCE North 88° 22' 36" East a distance of 227.66 feet along the common line of said 9.751 acres and said 1.223 acres to a 1/2 inch iron pipe found for the northeast corner of said 1.223 acres;

THENCE South 01° 37' 36" East a distance of 233.45 feet along the common line of said 9.751 acres and said 1.223 acres to a 1 inch iron pipe found for the southeast corner of said 1.223 acres, same being in the north line of said 133.44 acres;

THENCE North 87° 39' 51" East a distance of 17.86 feet along the common line of said 9.751 acres and said 133.44 acres to a 1/2 inch iron rod with Precision cap found for the northeast corner of said 133.44 acres;

THENCE South 02° 13' 19" East along the east line of said 133.44 acres and the west line of a called 3.75 acres tract as recorded in Vol. 854, Pg. 441, O.P.R.W.C.T., and a called 4.508 acres tract as recorded in Vol. 888, Pg. 826, O.P.R.W.C.T., and Meadow Road Subdivision as recorded in Vol. 360, Pg. 368 of the Map Records of Waller County, Texas, said distance of 665.22 feet a 1/2 inch rod with 2732 cap found for the southeast corner of said Meadow Road Subdivision, same being the northeast corner of a called 4.3123 acres tract as recorded in Vol. 888, Pg. 819, O.P.R.W.C.T., and pass a distance of 895.52 feet a 3/4 inch iron rod found for the southeast corner of said 4.3123 acres, same being the northeast corner of a called 0.5436 and 2.60 acres tract as recorded in Vol. 474, Pg. 193, O.P.R.W.C.T., and continuing along the west line of a called 4.184 acres tract Waller County Appraisal District Property ID No. 253726 (85 & LC Brown LLC, no recording information provided at time of survey), a called 7/8 acres tract conveyed by deed dated December 06, 1965 to L. Cletus Brown, Jr., as recorded in Vol. 191, Pg. 616 of the O.P.R.W.C.T., and a called 7/8 acres tract conveyed by deed dated July 16, 1997 to L. Cletus Brown, Jr., as recorded in Vol. 565, Pg. 913 of the O.P.R.W.C.T., in all for a total distance of 1941.67 feet to a 5/8 inch iron rod with LIA cap set for corner;

THENCE South 88° 47' 23" West a distance of 1298.28 feet along the south line of said 133.44 acres and the centerline of said Bessies Bayou to a 1/2 inch iron rod found for the most southerly southeast corner of said 133.44 acres, same being the southeast corner of a called 74.08 acres tract conveyed by deed dated August 9, 2018 to TYPIC-COURTNEY PROPERTIES, LLC as recorded in Instrument No. 1806459 O.P.R.W.C.T.;

THENCE North 01° 05' 13" West a distance of 948.37 feet along the common line of said 133.44 acres and said 74.08 acres to a 2" iron pipe found for corner;

THENCE South 88° 58' 46" West a distance of 1560.03 feet along the south line of said 133.44 acres and the north line of 74.08 acres as occupied to a 2" iron pipe for angle point;

THENCE South 88° 48' 50" West a distance of 502.00 feet along said occupied line to a 2" iron pipe for angle point;

THENCE South 88° 55' 31" West a distance of 631.97 feet along said occupied line to a 2" iron pipe for angle point;

THENCE South 88° 46' 13" West a distance of 151.58 feet along said occupied line to a 2" iron pipe for corner;

THENCE North 75° 55' 06" West a distance of 887.71 feet along said occupied line to a 1/2 inch iron rod with RPLS 2732 cap found for corner;

THENCE South 89° 26' 06" West a distance of 244.90 feet along said occupied line to a point for corner in the east bank of Bessies Bayou (a.k.a. Hoody Creek);

THENCE North 44° 36' 55" West a distance of 44.14 feet continuing along said east bank of Bessies Bayou to a point for corner;

THENCE North 33° 14' 00" West a distance of 161.21 feet continuing along said east bank of Bessies Bayou to a point for corner;

THENCE North 19° 52' 10" West a distance of 147.10 feet continuing along said east bank of Bessies Bayou to a point for corner in the most southerly southeast line of said 277.97 acres;

THENCE South 46° 59' 00" West a distance of 244.04 feet along said southeast line of the 277.97 acres and across Bessies Bayou to a set 5/8 inch iron rod with LIA cap;

THENCE South 42° 28' 24" West a distance of 933.48 feet along the southeast line of said 11 acres tract and the residue of said 24 acres to a 1/2 inch iron rod with illegible cap found for corner;

THENCE South 32° 21' 50" West a distance of 348.19 feet along the southeast line of said 24 acres to a point for corner in the centerline of Bessies Bayou and being in the north line of a called 63.210 acres tract conveyed by deed to Ninety Five Land, Limited as recorded in Vol. 529, Pg. 631 O.P.R.W.C.T.;

THENCE North 81° 05' 12" West a distance of 918.76 feet along the centerline of Bessies Bayou and the north line of said 63.210 acres to a point for an interior corner of a called 5.349 acres tract conveyed by deed to Ninety Five Land, Limited as recorded in Vol. 529, Pg. 631 O.P.R.W.C.T.;

THENCE North 15° 06' 32" West a distance of 126.53 feet along the northeast line of said 5.349 acres to an iron pipe with 1/2 inch iron rod inside for corner;

THENCE South 87° 21' 37" West a distance of 269.43 feet continuing along the common line of said 5.349 acres and said residue of 24 acres tract to a 2 inch iron pipe found for the southeast corner of the herein described tract being in the southeast R.O.W. line of Donigan Road (R.O.W. varies - record information not found) and having State Plane Coordinate values of N: 13,841,524.913 and E: 2,902,955.006;

THENCE North 38° 11' 17" East a distance of 2540.79 feet along the southeast line of said Donigan Road and the west line of the herein described tract to a 1/2 inch iron rod with Precision cap found for corner in the northwest line of said 277.97 acres;

THENCE North 38° 36' 17" East a continuing along the southeast line of said Donigan Road and the west line of said 277.97 acres pass a distance of 1128.49 and 0.38 feet to a found 1/2 inch iron rod with Precision cap and pass a distance of 105.05 feet and 0.18 feet right a found 1/2 inch iron rod with Precision cap and continuing in all a total distance of 1351.36 feet to a 1/2 inch iron rod with Precision cap found for corner in the Donigan Road R.O.W.;

THENCE South 46° 01' 50" East a distance of 15.04 feet to a point for corner from which a concrete TxDOT monument was found bearing South 89° West - 0.47 feet;

THENCE North 42° 55' 49" East a distance of 1123.50 feet along the common line of said Interstate Highway 10 right-of-way and said 277.97 acres to a 5/8 inch iron rod with LIA cap set for the northeast corner of the herein described tract;

THENCE in an easterly direction with the south right-of-way of said Interstate Highway 10 right-of-way and north line of the herein described tract the following call:

North 89° 37' 27" East a distance of 215.05 feet to a 5/8 inch iron rod with LIA cap set for the beginning of a curve to the right;

Along said curve having a radius of 3719.72 feet, a central angle of 17° 33' 45", a chord bearing and distance of South 81° 15' 52" East - 1135.72 feet, and an arc length of 1140.18 feet to a point for corner from which a concrete TxDOT monument was found bearing South 21° East - 0.49 feet;

South 72° 26' 00" East, pass a distance of 777.21 feet, a concrete TxDOT monument found and pass a distance of 274.30 feet, a concrete TxDOT monument found, and continuing in all for a total distance of 2180.21 feet to a concrete TxDOT monument found for the beginning of a curve to the left;

Along said curve having a radius of 2864.79 feet, a central angle of 19° 32' 57", a chord bearing and distance of South 82° 12' 29" East - 972.73 feet, and an arc length of 977.46 feet to a point for corner from which a concrete TxDOT monument was found bearing South 21° East - 0.49 feet;

THENCE North 88° 01' 02" East pass a distance of 969.85 feet a concrete TxDOT monument found and continuing in all a total distance of 1124.89 feet along the south R.O.W. line of said Interstate Highway 10 to the PLACE OF BEGINNING of the herein described tract of land and containing within three calls 453.102 acres or 19,737,102 square feet or of land.

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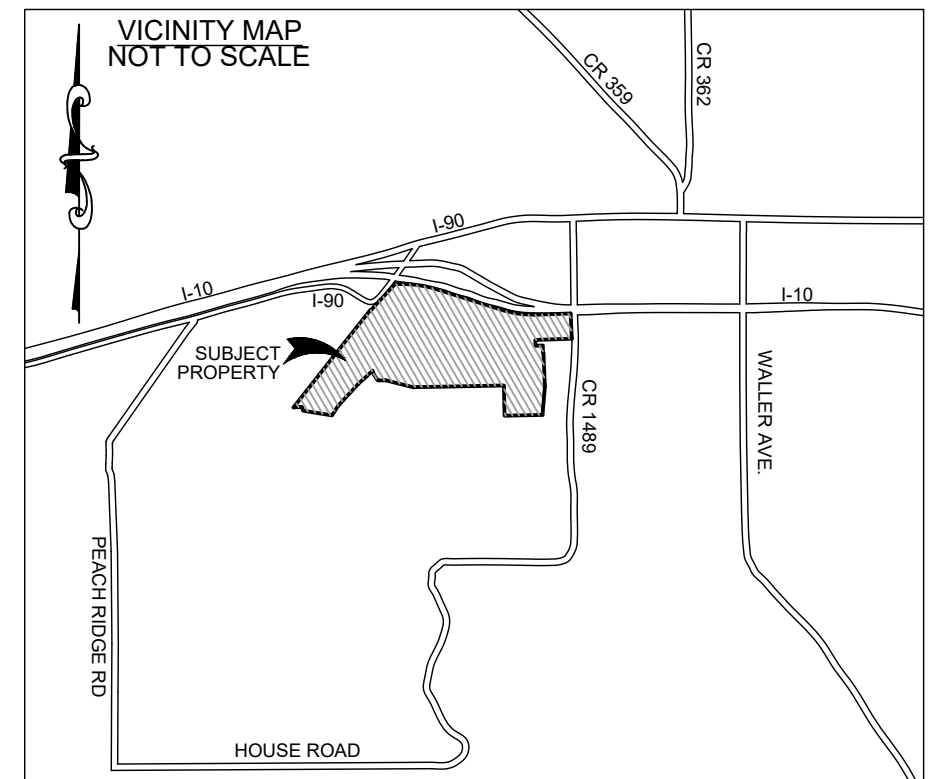
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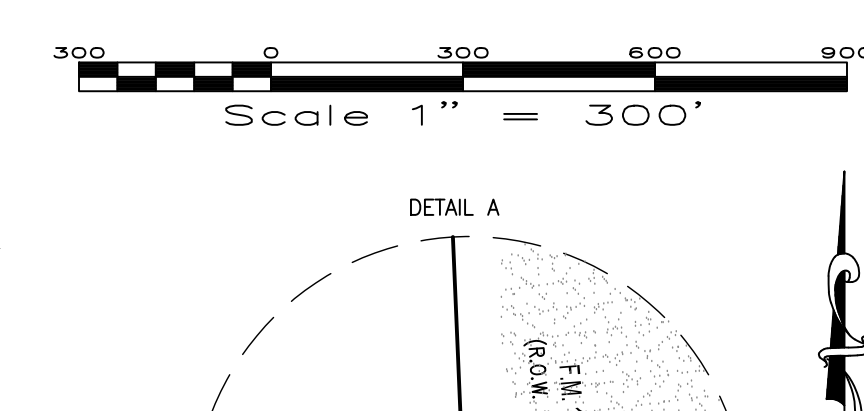
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LEGEND:
 FND IR
 IR PIPE
 PG. MON
 MON
 NO.
 VOL.
 P.O.B.
 W.C.A.D.
 W.C.C.F.
 W.C.D.R.
 W.C.P.R.
 O.P.R.W.C.T.



INTERSTATE 10 (R.O.W. VARIES)
 VOL. 178, PG. 502-W.C.D.R.

P.O.B.
 N: 13,844,466.789
 E: 2,930,649.956
 SET 5/8" IR W/LIA CAP

453.102 ACRES
 19,737,102 SQ. FT.

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	18.59'	5,625.68'	0°11'22"	S02°21'23"E	18.59'

Line #	Direction	Length
L1	S01°49'58"E	183.05'
L2	N88°22'36"E	227.66'
L3	S01°37'36"E	233.45'
L4	N87°39'51"E	17.96'
L5	S88°46'13"W	151.58'
L6	S89°26'06"W	244.90'
L7	N44°36'55"W	44.14'
L8	N33°14'00"W	161.21'
L9	N19°52'10"W	147.10'
L10	S46°59'00"W	244.04'
L11	N15°06'32"W	126.53'
L12	S87°23'37"W	269.43'
L13	S46°01'50"E	15.04'
L14	N89°57'07"E	215.05'

NOTE:

1. This document was prepared under 22 TAC § 138.95, partially reflects the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

2. Bearings and coordinates shown hereon are based on NAD83 Texas South Central Zone 4204 (U.S. survey foot) State Plane Coordinate System.

3. Source of Brookshire City Limits and ETJ <https://brookshire.ljmaps.com/>

I, SCOT LOWE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP ACCURATELY DESCRIBES THE BOUNDARIES OF BROOKSHIRE BROWN MUNICIPAL UTILITY DISTRICT OF WALLER COUNTY, TEXAS.

WITNESS MY HAND AND SEAL THIS THE 27TH DAY OF MARCH, 2025.

SCOT LOWE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5007



BOUNDARY OF BROOKSHIRE BROWN MUNICIPAL UTILITY DISTRICT
453.102 ACRES
WILLIAM COOPER SURVEY, A-20
WALLER COUNTY, TEXAS

MARCH 27, 2025 JOB NO. S001-5454-2401.101



2011 E. Broadway Street Suite 130 Pearlland, Texas 77581
 Phone 281.930.0201
 TBPELS Firm No. 10194382
 SHEET 1 OF 1