



AFTER RECORDING RETURN TO:

ROBERT D. BURTON
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM



AGREEMENT REGARDING RESTRICTIVE COVENANTS

This Agreement Regarding Restrictive Covenants (this "Agreement") is made and entered into as of the 10 day of November, 2022, by and between TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company ("Toll") and FORT BEND INDEPENDENT SCHOOL DISTRICT (the "District") (individually and collectively referred to herein as a "Party" or the "Parties") and is as follows:

RECITALS

A. Contemporaneously with the execution of this Agreement, Toll has conveyed to the District that certain 15.999 acres of real property more fully described on *Exhibit "A,"* attached hereto and incorporated herein (the "School Tract"). Toll also owns certain other real property surrounding the School Tract more fully described on *Exhibit "B,"* attached hereto and incorporated herein (the "Encumbered Property").

B. Toll has recorded that certain Sienna Plantation Amended and Restated Master Covenant (Sienna Plantation Community Association, Inc.), recorded as Document No. 2019035843 in the Official Public Records of Fort Bend County, Texas, as amended from time to time (as amended, the "Master Covenant"). The Master Covenant provides, among other things, for certain covenants, conditions, restrictions and easements to be impressed upon all or certain portions of the Encumbered Property, including a structure and process for architectural review and approval of and design standards and guidelines as to the construction or reconstruction of, addition, modification or alteration to or the installation of any Improvements within the Encumbered Property.

C. The District intends to acquire the School Tract from Toll. Except as otherwise set forth herein, the School Tract shall not be made subject to the Master Covenant. However, contemporaneous with the transfer of such School Tract to the District from Toll, the District has agreed to abide by *Article 6* of the Master Covenant as to the School Tract, including the specific provisions pertaining to the structure and process for architectural review and approval of and design standards and guidelines adopted under the Master Covenant (the "Design

Guidelines") as to the construction or reconstruction of, addition, modification or alteration to or the installation of any Improvements within the Encumbered Property.

D. The School Tract is encumbered with that certain Declaration of Restrictions, recorded under Document No. 2022139781 of the Official Public Records of Fort Bend County, Texas (the "**School Tract Declaration**"). The District hereby acknowledges upon acquisition of the School Tract, as the owner thereof, the District is and shall be obligated to abide by the terms and conditions set forth therein. Together, *Article 6* of the Master Covenant, the Design Guidelines and the School Tract Declaration may be referred to herein as the "**Restrictive Covenants**").

E. The Parties have agreed to enter into this Agreement to reflect the Parties' understanding as to the foregoing matters and to establish certain rights and obligations with respect to the School Tract, as more fully described below.

NOW THEREFORE, for and in consideration of the mutual covenants and obligations set forth herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree that:

1. **Architectural Review and Approval.** *Article 6* of the Master Covenant sets forth procedures for the review and approval by Toll or its designee as the Sienna Plantation Reviewer under the Master Covenant of all Improvements within the Encumbered Property, including the construction or reconstruction of, addition, modification or alteration to or the installation of any Improvements therein or thereon, and also including provisions regarding the adoption and application of certain Design Guidelines. The District hereby agrees to comply with the terms and conditions of *Article 6* of the Master Covenant such that any Improvements proposed to be constructed on the School Tract and any alteration or modification of such Improvements are and shall be subject to the procedures for review and approval of such Improvements by the Sienna Plantation Reviewer, including those set forth in any applicable Design Guidelines adopted pursuant to the terms and provisions of *Article 6*. Upon the expiration and termination of the Development Period, at such time when Toll or its designee shall no longer have the authority to act as the Sienna Plantation Reviewer under the Master Covenant, any Improvements or any construction or reconstruction of, addition, modification or alteration to or the installation of any Improvements on the School Tract shall be subject to the procedures for review and approval of such Improvements by the SPCA-ARC, created by the Association to exercise the powers of the Sienna Plantation Reviewer, as further set forth in the Master Covenant. Toll hereby agrees that Toll or its designee, acting as the Sienna Plantation Reviewer, shall not unreasonably condition, withhold or delay its review and approval of any plans and specifications submitted by the District associated with any Improvements or any proposed construction or reconstruction of, addition, modification or alteration to or the installation of any Improvements on the School Tract, provided that the plans and specifications for the proposed Improvements are designed and constructed with the same grade of construction and materials as other school buildings developed and constructed

within or on the Encumbered Property, or within the entirety of the boundaries of that certain mixed-use master planned community known as Sienna Plantation.

2. **Compliance with the Restrictive Covenants.** The District further agrees that Toll, the Sienna Plantation Reviewer or any of its permitted assignees may, to the extent permitted by law or in equity, exercise the authority necessary or required to enforce compliance with the terms and provisions of the Restrictive Covenants as the same affect or are otherwise applicable to the School Tract as further set forth herein. The failure to enforce any of the Restrictive Covenants by any person entitled to enforce the Restrictive Covenants shall in no event be deemed a waiver of the right to enforce any terms or provisions of the Restrictive Covenants thereafter. The prevailing party shall be entitled to recover reasonable attorney's fees and court costs from the non-prevailing party in any action filed to enforce the provisions hereunder.

3. **Notices.** All notices and other communications required or permitted under this Agreement must be in writing and will be deemed delivered, whether actually received or not, on the earlier of (1) actual receipt, if delivered in person or by messenger with evidence of delivery to the office of the recipient at the address set forth below, (2) an electronic email transmission with confirmation of receipt by the receipt to any email address specified below, (3) one (1) business day after being deposited with a reputable overnight courier service (such as FedEx or UPS) for next day delivery and properly addressed to the intended recipient at the address set forth below, or (4) two (2) business days after being deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, and properly addressed to the intended recipient at the address set forth below.

(a) The address of Toll for all purposes under this Agreement and for all notices hereunder shall be:

Jim Jenkins
Vice President, Master Planned Communities
Toll Brothers, Inc.
10110 W Sam Houston Pkwy N, Suite 210
Houston, TX 77064
Email: jjenkins@tollbrothers.com

with a copy to:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

The address of District for all purposes under the Agreement and for all notices hereunder shall be:

Oscar Perez, Chief Operations Officer
FORT BEND INDEPENDENT SCHOOL DISTRICT
16431 Lexington Blvd
Sugar Land, Texas 77479
Email: Oscar.perez@fortbendisd.com

with a copy to:

Mariana G. Evans
ROGERS, MORRIS & GROVER, L.L.P.
5718 Westheimer, Suite 1200
Houston, Texas 77057
Email: mevans@rmgllp.com

(b) From time to time, either party may designate another address within the United States of America for all purposes of this Agreement by giving the other party not less than ten (10) days advance written notice of such change of address in accordance with the provisions hereof.

4. **Assignment.** The Parties hereby agree that the rights, duties and obligations created under this Agreement may be assigned, in whole or in part, to the Sienna Plantation Community Association, Inc. or other property owner's association created or to be created by Toll under the Master Covenant to administer the terms and conditions thereof, by written instrument recorded in the Official Public Records of Fort Bend County, Texas. No other assignment by either Party hereto shall be effectuated without the signed written consent of all of the other Parties.

5. **Termination.** This Agreement may be terminated only by written agreement of the Parties.

6. **Further Assurances.** Each of the Parties to this Agreement shall be obligated to execute and deliver any and all documents and instruments and to perform such additional acts reasonably requested by the other Party to implement the terms of this Agreement.

7. **Counterpart Execution.** This Agreement may be executed in any number of counterparts, with the same effect as if all Parties hereto had signed the same document, and all counterparts will constitute one and the same agreement.

8. **Binding Effect.** The obligations under this Agreement will be binding on the successors and assigns of the Parties hereto.

9. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas and will be enforceable in Fort Bend County, Texas.

10. **Recitals.** The Recitals to this Agreement are incorporated into this Agreement.

11. **Defined Terms.** Each capitalized term used, but not defined herein, has the meaning given to it in the Master Covenant.

12. **Entire Agreement.** This Agreement sets forth the entire understanding of the Parties and supersedes all prior agreements or understandings, whether written or oral, with respect to the subject matter hereof. No amendments or modifications hereto will be valid unless made in writing and signed by all Parties hereto.

IN WITNESS WHEREOF, the Parties to this Agreement have executed this Agreement as of the date set forth in the introductory paragraph of this Agreement.

TOLL:

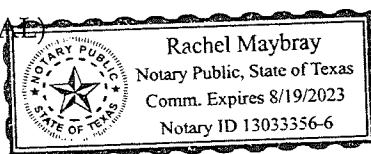
TOLL-GTIS PROPERTY OWNER, LLC, a Texas limited liability company

By: 
 Printed Name: JIMMIE F JENKINS
 Title: AUTHORIZED REPRESENTATIVE

THE STATE OF TEXAS §
 §
 COUNTY OF Harris §

This instrument was acknowledged before me this 10 day of November, 2022
 by JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE of Toll-
 GTIS Property Owner, LLC, a Texas limited liability company, on behalf of said company.

(SEAL)




 Notary Public Signature

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

DISTRICT:

FORT BEND INDEPENDENT SCHOOL
DISTRICT

By: [Signature]
Printed Name: Kristen Malone
Title: President, FBISD Trustee

THE STATE OF TEXAS §
COUNTY OF Fort Bend §

This instrument was acknowledged before me this 10 day of November, 2022
by Kristen Malone President of Fort Bend Independent School District, on behalf of
said district.

(SEAL)

[Signature]
Notary Public Signature

[END OF SIGNATURES]

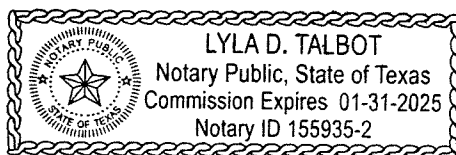


EXHIBIT "A"
DESCRIPTION OF SCHOOL TRACT

County: Fort Bend
Project: Sienna
Job No. 224931
MBS No. 22-380

FIELD NOTES FOR 15.999 ACRES

Being a tract containing 15.999 acres of land, located in the David Fitzgerald League, Abstract Number 25, in Fort Bend County, Texas; said 15.999 acre tract being a portion of a call 2808.323 acre tract styled as Tract "A" and recorded in the name of Toll-GTIS Property Owner, LLC in File Number 2013153798 of the Official Records of Fort Bend County (O.R.F.B.C); said 15.999 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at a 5/8-inch iron rod found at the northeasterly terminus of Owen Bend Drive (60-foot wide) as dedicated in Sienna Plantation Section 22, a subdivision recorded in Plat Number 20170223 of the Fort Bend County Plat Records (F.B.C.P.R.), from which a 5/8-inch iron rod found at the southeasterly terminus of said Owen Bend Drive bears South 04 degrees 15 minutes 55 seconds West, a distance of 60.00 feet;

Thence, through and across said 2808.323 acre tract, North 86 degrees 21 minutes 29 seconds East, a distance of 3796.33 feet to a 5/8-inch iron rod with "GBI" cap set at the **Point of Beginning** of the herein described tract, from which a 12-inch diameter fence post found at a re-entrant corner of said 2808.323 acre tract bears North 45 degrees 38 minutes 41 seconds West, a distance of 791.82 feet;

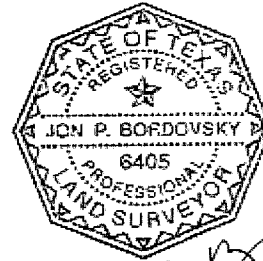
Thence, continuing through and across said 2808.323 acre tract, the following eight (8) courses:

- 1) North 03 degrees 18 minutes 48 seconds West, a distance of 737.42 feet to a 5/8-inch iron rod with "GBI" cap set, from which aforesaid 12-inch diameter fence post bears South 70 degrees 46 minutes 13 seconds West, a distance of 554.48 feet;
- 2) North 83 degrees 52 minutes 47 seconds East, a distance of 893.21 feet to a 5/8-inch iron rod with "GBI" cap set;
- 3) 756.13 feet along the arc of a curve to the right, said curve having a radius of 4320.00 feet, a central angle of 10 degrees 01 minute 43 seconds and a chord that bears South 01 degree 46 minutes 15 seconds West, a distance of 755.16 feet to a 5/8-inch iron rod with "GBI" cap set;
- 4) 99.21 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet, a central angle of 56 degrees 50 minutes 35 seconds and a chord that bears South 35 degrees 12 minutes 23 seconds West, a distance of 95.19 feet to a 5/8-inch iron rod with "GBI" cap set;

- 5) 46.96 feet along the arc of a curve to the left, said curve having a radius of 130.00 feet, a central angle of 20 degrees 41 minutes 48 seconds and a chord that bears South 53 degrees 16 minutes 47 seconds West, a distance of 46.70 feet to a 5/8-inch iron rod with "GBI" cap set;
- 6) 94.36 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet, a central angle of 54 degrees 03 minutes 47 seconds and a chord that bears South 69 degrees 57 minutes 47 seconds West, a distance of 90.90 feet to a 5/8-inch iron rod with "GBI" cap set;
- 7) North 83 degrees 00 minutes 20 seconds West, a distance of 371.80 feet to a 5/8-inch iron rod with "GBI" cap set;
- 8) 276.04 feet along the arc of a curve to the left, said curve having a radius of 2035.00 feet, a central angle of 07 degrees 46 minutes 19 seconds and a chord that bears North 86 degrees 53 minutes 29 seconds West, a distance of 275.83 feet to the **Point of Beginning** and containing 15.999 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A STANDARD LAND SURVEY FILED IN PROJECT NUMBER 224931 AT GBI PARTNERS.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
August 30, 2022



JPB
8/30/2022

EXHIBIT "B"

DESCRIPTION OF ENCUMBERED PROPERTY

[See Attached]

Exhibit "B" - Description of Encumbered Property

Solo Page

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TRACT "A"

A FIELD NOTE DESCRIPTION of 2808.323 acres of Land being a 2825.550 acre tract of Land save and except 17.227 acres of Land all being a portion of the UST-Pru Sienna, L.P.. 2907.536 acre tract of Land (Tract "A", Fort Bend County Clerk's File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land being the remainder of the original AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) being in the David Fitzgerald Survey, Abstract No. 25 and in the William Hall Survey, Abstract No. 31, Fort Bend County, Texas. The reference bearing for this description is North 89 Degrees, 57 Minutes, 50 Seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

BEGINNING at an oil well sucker rod found for the most Easterly Northeast corner of said 2907.536 acre tract; said corner being the most Easterly Northeast corner of said call 7454.008 acre tract, being the Southeast corner of a call 3.9 acre tract (Volume 553, Page 508; Deed Records of Fort Bend County, Texas), and being in the Westerly line of the abandoned Missouri Pacific Railroad right-of-way; Said corner being the most Easterly Northeast corner of this 2825.550 acre tract;

THENCE; Southwesterly, along the most Easterly line of said 2907.536 acre tract, along the Westerly line of said abandoned Missouri Pacific Railroad right-of-way and along the Westerly line of a call 9.289 acre tract (Fort Bend County Clerk's File No. 2013079099), with the following courses and distances:

South 20 Degrees, 23 Minutes, 30 Seconds West - 2692.80 feet to a 5/8 inch diameter iron rod found for corner;

South 19 Degrees, 46 Minutes, 40 Seconds West - 142.70 feet to a 5/8 inch diameter iron rod found for corner;

South 18 Degrees, 45 Minutes, 10 Seconds West - 200.90 feet to a 5/8 inch diameter iron rod found for corner;

South 17 Degrees, 46 Minutes, 20 Seconds West - 200.80 feet to a 5/8 inch diameter iron rod found for corner;

South 16 Degrees, 51 Minutes, 10 Seconds West - 200.80 feet to a 5/8 inch diameter iron rod found for corner;

South 15 Degrees, 56 Minutes, 20 Seconds West - 201.00 feet to a 5/8 inch diameter iron rod found for corner;

South 14 Degrees, 40 Minutes, 40 Seconds West - 200.90 feet to a 5/8 inch diameter iron rod found for corner;

South 13 Degrees, 46 Minutes, 00 Seconds West - 213.62 feet to a 5/8 inch diameter iron rod found for the most Easterly Southeast corner of this tract; said corner being the most Easterly Southeast corner of said 3927.662 acre tract, being an interior corner of said call 7454.008 acre tract and being the Northeast corner of a call 1.5 acre tract (Volume 56, Page 111; Deed Records of Fort Bend County, Texas);

THENCE; North 78 Degrees, 31 Minutes, 37 Seconds West - 1149.71 feet along an interior line of said 3927.662 acre tract being along the Northerly line of said call 1.5 acre tract, then along the Northerly line of a call 41.0874 acre tract (Volume 1895, Page 1299; Official Records of Fort Bend County, Texas) to a 3/4 inch inside diameter iron pipe in concrete found for re-entrant corner of this tract; said corner being the Northwest corner of said call 41.0874 acre tract;

THENCE; South 11 Degrees, 28 Minutes, 23 Seconds West - 754.24 feet to a 5/8 inch diameter iron rod with aluminum cap found for interior corner of this tract; said corner being an interior corner of said call 41.0874 acre tract;

THENCE; Southwesterly, along a Southerly line of said 3927.662 acre tract being along the Northerly line of Sienna Point Section One Subdivision (Fort Bend County Clerk's File No. 9665967) with the following courses and distances:

South 82 Degrees, 32 Minutes, 26 Seconds West - 824.81 feet to a 5/8 inch diameter iron rod with aluminum cap found for corner;

South 80 Degrees, 37 Minutes, 38 Seconds West - 1128.72 feet to a 5/8 inch diameter iron rod with aluminum cap found for corner;

South 80 Degrees, 58 Minutes, 23 Seconds West - 622.35 feet to a 5/8 inch diameter iron rod found for corner; Said corner being the Northwest corner of said Sienna Point Section One Subdivision;

THENCE; Northeasterly, along an Easterly line of the Sienna Plantation Levee Improvement District Channel 1 Easement (Fort Bend County Clerk's File No. 9741281) with the following courses and distances:

Along a curve to the right the radius point of which bears South 85 degrees, 58 minutes, 33 seconds East, with the following curve data:

Radius:	3231.50 feet
Delta:	2 degrees, 16 minutes, 15 seconds
Length:	128.08 feet
Tangent:	64.05 feet
Chord:	North 5 degrees, 9 minutes, 34 seconds East - 128.07 feet to a point for corner;

North 6 degrees, 17 minutes, 42 seconds East - 689.46 feet to a point for the Northeast corner of said Channel 1 Easement;

THENCE; North 83 degrees, 42 minutes, 18 seconds West - 200.00 feet to a point for the Northwest corner of said Channel 1 Easement;

THENCE; Southwesterly, along a Westerly line of said Sienna Plantation Levee Improvement District Channel 1 Easement with the following courses and distances:

South 6 degrees, 17 minutes, 42 seconds West - 689.46 feet to a point for corner;

Along a curve to the left the radius point of which bears South 83 degrees, 42 minutes, 18 seconds East, with the following curve data:

Radius: 3431.50 feet
 Delta: 3 degrees, 2 minutes, 38 seconds
 Length: 182.30 feet
 Tangent: 91.17 feet
 Chord: South 4 degrees, 46 minutes, 23 seconds West - 182.27 feet to a 5/8 inch diameter iron rod with plastic cap found for corner; said corner being the Northeast corner of Sienna Point Section Three Subdivision (Fort Bend County Clerk's File No. 9897738)

THENCE; Westerly, along a Southerly line of said 3927.662 acre tract being along the Northerly line of said Sienna Point Section Three Subdivision, with the following courses and distances:

South 80 degrees, 58 minutes, 23 seconds West - 696.78 feet to a 5/8 inch diameter iron rod found for corner;

South 85 degrees, 07 minutes, 09 seconds West - 592.61 feet to a 5/8 inch diameter iron rod with aluminum cap found for corner;

North 89 degrees, 43 minutes, 05 seconds West - 1002.25 feet to a 5/8 inch diameter iron rod found for corner;

South 88 degrees, 54 minutes, 09 seconds West - 1397.60 feet to a 5/8 inch diameter iron rod found for corner;

North 87 degrees, 51 minutes, 22 seconds West - 1305.27 feet to a 5/8 inch diameter iron rod found for corner;

South 89 degrees, 15 minutes, 27 seconds West - 524.66 feet to a 5/8 inch diameter iron rod with plastic cap found for interior corner of this tract; said corner being the Northwest corner of said Sienna Point Section Three Subdivision and an interior corner of said 3927.662 Acre Tract;

THENCE; South 11 degrees, 34 minutes, 10 seconds East - 5118.95 feet along an Easterly line of said 3927.662 acre tract being along the Westerly line of said Sienna Point Section Three Subdivision to a 5/8 inch diameter iron rod found for corner of this tract;

THENCE; North 89 degrees, 57 minutes, 50 seconds West - 2130.51 feet along the Northerly line of the Sienna Plantation Levee Improvement District Parcel "A" - call 68.047 acre tract (Fort Bend County Clerk's File No. 9741281) to a point for corner;

THENCE; Northerly, along the Easterly line of the Sienna Plantation Levee Improvement District Channel 2 Easement (Fort Bend County Clerk's File No. 9741281) with the following courses and distances:

North 2 degrees, 52 minutes, 33 seconds East - 440.79 feet to a point for corner;

North 6 degrees, 7 minutes, 27 seconds West - 1550.00 feet to a point for corner;

North 9 degrees, 52 minutes, 33 seconds East - 1460.91 feet to a point for corner;

North 16 degrees, 10 minutes, 56 seconds East, at 1676.97 feet pass a 5/8 inch diameter iron rod found for reference, in all 2072.97 feet to a point for the Northeast corner of said Channel 2 Easement;

THENCE; North 33 degrees, 21 minutes, 14 seconds West - 262.88 feet to a point for the Northwest corner of said Channel 2 Easement;

THENCE; Southerly, along the Westerly line of said Channel 2 Easement with the following courses and distances:

South 16 degrees, 10 minutes, 56 seconds West, at 610.00 feet pass a 5/8 inch diameter iron rod found for reference, in all 2243.57 feet to a point for corner;

South 9 degrees, 52 minutes, 33 seconds West - 698.45 feet to a 5/8 inch diameter iron rod with plastic cap found for the Northeast corner of a call 16.000 acre tract of Land (Fort Bend County Clerk=s File No. 2007064601);

THENCE; South 82 degrees, 41 minutes, 1 second West - 1151.00 feet along the Northerly line of said call 16.000 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Northwest corner of said call 16.000 acre tract;

THENCE; South 5 degrees, 51 minutes, 0 seconds East - 656.01 feet along the Westerly line of said call 16.000 acre tract to a 5/8 inch diameter iron rod with plastic cap set for the Southwest corner of said call 16.000 acre tract;

THENCE; Easterly, along the Southerly line of said call 16.000 acre tract with the following courses and distances:

North 75 degrees, 50 minutes, 25 seconds East - 57.13 feet to the point of curvature of a tangent curve to the right for corner;

Along said curve to the right with the following curve data:

Radius:	2030.00 feet
Delta:	17 degrees, 4 minutes, 5 seconds
Length:	604.72 feet
Tangent:	304.62 feet
Chord:	North 84 degrees, 22 minutes, 28 seconds East - 602.49 feet to a point for corner;

South 87 degrees, 5 minutes, 30 seconds East - 291.17 feet to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said call 16.000 acre tract;

THENCE; Southerly, continuing along the Westerly line of said Channel 2 Easement with the following courses and distances:

South 9 degrees, 52 minutes, 33 seconds West - 55.77 feet to a point for corner;

South 6 degrees, 7 minutes, 27 seconds East - 1551.02 feet to a point for corner;

South 2 degrees, 52 minutes, 33 seconds West - 450.71 feet to a point for corner;

THENCE; Westerly, along the Northerly line of said Sienna Plantation Levee Improvement District Parcel "A" - call 68.047 acre tract, with the following courses and distances:

North 89 degrees, 57 minutes, 50 seconds West - 315.43 feet to a point for corner;

South 89 degrees, 40 minutes, 13 seconds West - 1556.73 feet to a point for corner;

North 0 degrees, 19 minutes, 47 seconds West - 40.00 feet to a point for corner;

South 89 degrees, 40 minutes, 13 seconds West - 2630.35 feet to a point for corner;

South 89 degrees, 45 minutes, 41 seconds West - 1624.36 feet to a point for the Southwest corner of this tract;

THENCE; Northerly, along the Easterly line of the Sienna Plantation Levee Improvement District Channel 3 Easement (Fort Bend County Clerk's File No. 9741281) with the following courses and distances:

North 0 degrees, 14 minutes, 19 seconds West - 245.00 feet to a point for corner;

South 89 degrees, 45 minutes, 41 seconds West - 306.20 feet to a point for corner;

North 30 degrees, 32 minutes, 42 seconds West - 2085.59 feet to a point for corner;

North 11 degrees, 57 minutes, 18 seconds East - 169.38 feet to a point for corner;

North 56 degrees, 57 minutes, 18 seconds East - 1984.12 feet to a point for corner;

North 9 degrees, 57 minutes, 18 seconds East - 274.98 feet to a point for corner;

North 17 degrees, 2 minutes, 42 seconds West, at 1663.69 feet pass a 5/8 inch diameter iron rod with cap found for reference, in all 2469.69 feet to a point for corner;

North 35 degrees, 2 minutes, 42 seconds West - 2045.73 feet to a point for corner;

North 1 degree, 27 minutes, 18 seconds East - 920.22 feet to a point for the Northwest corner of this tract; said corner being the Southwest corner of a 22.618 acre Drainage Easement tract (Fort Bend County Clerk's File No. 9537103) and bears South 1 degree, 27 minutes, 18 seconds West - 305.91 feet from a 5/8 inch diameter iron with cap found for reference corner in the Northerly line of said 3927.662 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 4536.39 feet along the Southerly line of said 22.618 acre tract to a point for interior corner of this tract from which a 5/8 inch diameter iron rod with plastic cap found for reference bears North 19 degrees, 40 minutes, 21 seconds East - 0.22 feet; said corner being in the Westerly line of Fort Bend Independent School District High School No. 11 Subdivision (Fort Bend County Clerk's Plat No. 20090021), being in the Westerly line of a call 62,500 acre tract of Land (Tract 1, Fort Bend County Clerk's File No. 2008069863) and being in the Easterly line of the Houston Lighting And Power Company 58 foot wide easement tract (Volume 473, Page 127; Deed Records of Fort Bend County, Texas);

THENCE; South 19 degrees, 40 minutes, 21 seconds West, at 1274.60 feet pass a 5/8 inch iron rod with plastic cap found for reference, in all 1274.93 feet along the Easterly line of said 58 foot wide easement tract to a point for the Southwest corner of said High School No. 11 Subdivision;

THENCE; Easterly, along the Southerly line of said High School No. 11 Subdivision, with the following courses and distances:

South 67 degrees, 15 minutes, 34 seconds East - 210.56 feet to a point for corner;

South 89 degrees, 18 minutes, 52 seconds East - 699.48 feet to a point for corner;

North 80 degrees, 19 minutes, 29 seconds East - 718.11 feet to a point for the Southeast corner of said High School No. 11 Subdivision; from which a 5/8 inch diameter iron rod with plastic cap found for reference bears South 79 degrees East - 0.13 feet;

THENCE; North 47 degrees, 14 minutes, 49 seconds East - 424.76 feet along the Southeasterly line of said High School No. 11 Subdivision to a point for corner in the Southwesterly line of Sienna Christ The Lord Evangelical Lutheran Church Subdivision (Fort Bend County Clerk's Plat No. 20110106) and in the Southwesterly line of a call 16.000 acre tract (Fort Bend County Clerk's File No. 2010126008) from which a 5/8 inch diameter iron rod with plastic cap found for reference bears North 0 degrees, 54 minutes West - 0.16 feet;

THENCE; Southeasterly, along the Southerly line of said Lutheran Church Subdivision, with the following course and distances:

Along a non-tangent curve to the left, the radius point bearing North 49 degrees, 11 minutes, 32 seconds East, with the following curve data:

Radius: 425.65 feet
Delta: 27 degrees, 47 minutes, 24 seconds
Length: 206.45 feet
Tangent: 105.30 feet
Chord: South 54 degrees, 42 minutes, 10 seconds
East - 204.43 feet to a point for corner;

Along a compound curve to the left, the radius point bearing North 21 degrees, 24 minutes, 8 seconds East, with the following curve data:

Radius: 573.52 feet
Delta: 27 degrees, 58 minutes, 21 seconds
Length: 280.00 feet
Tangent: 142.85 feet
Chord: South 82 degrees, 35 minutes, 3 seconds
East - 277.23 feet to a point for corner;

Along a reverse curve to the right, the radius point bearing South 6 degrees, 34 minutes, 13 seconds East, with the following curve data:

Radius: 380.94 feet
Delta: 43 degrees, 50 minutes, 27 seconds
Length: 291.48 feet
Tangent: 153.29 feet
Chord: South 74 degrees, 38 minutes, 59 seconds
East - 284.42 feet to a point for corner;

South 63 degrees, 49 minutes, 26 seconds East - 195.90 feet to a 5/8 inch diameter iron rod found disturbed by fence corner post for the Southeast corner of Reserve "A" of said Lutheran Church Subdivision;

THENCE; North 26 degrees, 27 minutes, 0 seconds East - 857.32 feet along the Easterly line of said Lutheran Church Subdivision to a point for the East corner of said Reserve "A" from which a 5/8 inch diameter iron rod with plastic cap found for reference bears North 37 degrees, 14 minutes West - 0.19 feet; said corner being in the Southwesterly right-of-way line of Waters Lake Boulevard (100 feet wide);

THENCE; North 36 degrees, 40 minutes, 22 seconds East - 100.00 feet continuing along the Easterly line of said Lutheran Church Subdivision to a 5/8 inch diameter iron rod with plastic cap found for the East corner of said Lutheran Church Subdivision; said corner being in the Northeasterly right-of-way line of said Waters Lake Boulevard (100 feet wide);

THENCE; Northwesterly, along the Northeasterly right-of-way line of said Waters Lake Boulevard, with the following course and distances:

North 53 degrees, 19 minutes, 38 seconds West - 87.30 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the left with the following curve data:

Radius: 1100.00 feet
 Delta: 18 degrees, 5 minutes, 27 seconds
 Length: 347.32 feet
 Tangent: 175.12 feet
 Chord: North 62 degrees, 22 minutes, 22 seconds
 West - 345.88 feet to a 5/8 inch diameter
 iron rod with plastic cap set for corner;

North 71 degrees, 25 minutes, 5 seconds West - 171.84 feet to a point for the North corner of said Lutheran Church Subdivision from which a 5/8 inch iron rod with plastic cap found for reference bears North 14 degrees, 23 minutes East - 0.15 feet; said corner being the Eastmost corner of said High School No. 11 Subdivision;

North 71 degrees, 24 minutes, 55 seconds West - 607.45 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the right with the following curve data:

Radius: 1000.00 feet
 Delta: 29 degrees, 42 minutes, 23 seconds
 Length: 518.47 feet
 Tangent: 265.20 feet
 Chord: North 56 degrees, 33 minutes, 44 seconds
 West - 512.68 feet to a 5/8 inch diameter
 iron rod with plastic cap set for corner;

THENCE; Easterly, along the Northerly line of said 3927.662 acre tract with the following courses and distances:

North 86 degrees, 47 minutes, 5 seconds East - 3815.86 feet to a 5/8 inch diameter iron rod found for corner;

South 88 degrees, 37 minutes, 0 seconds East - 1084.61 feet to a 5/8 inch diameter iron rod found for corner;

North 89 degrees, 52 minutes, 0 seconds East - 3052.09 feet to a 12 inch diameter fence corner post found for corner; said corner being an interior corner of said 3927.662 acre tract;

THENCE; North 0 degrees, 25 minutes, 50 seconds West - 1495.70 feet to a 7 inch diameter fence corner post found for corner; said corner being a re-entrant corner of said 3927.662 acre tract;

THENCE; North 89 degrees, 58 minutes, 38 seconds East - 2909.44 feet along the most Northerly line of said 3927.662 acre tract to an 8 inch diameter fence corner post found for the most Northerly Northeast corner of this tract; said corner being the most Northerly Northeast corner of said 3927.662 acre tract;

THENCE; South 0 degrees, 13 minutes, 5 seconds East - 1494.76 feet along an Easterly line of said 3927.662 acre tract to an iron railroad "T" rail found by fence corner post for re-entrant corner of this tract; said corner being a re-entrant corner of said 3927.662 acre tract;

THENCE; North 89 degrees, 35 minutes, 46 seconds East - 3193.16 feet along a Northerly line of said 3927.662 acre tract to the **PLACE OF BEGINNING** and containing 2825.550 acres of Land; **SAVE AND EXCEPT** 2.227 acres of Land being eighteen (18) Water District Directors Lots recorded under Fort Bend County Clerk's File Nos. 9667415, 9667423, 9667431, 9667439, 9667447, 2004142469, 2004142472, 9667368, 9667380, 9667388, 9667396, 9667404, 9707759, 9707765, 9707771, 9707774, 9707783 and 2005008583 and **SAVE AND EXCEPT** 15.000 acres of Land being the Fort Bend Independent School District call 15.000 acre tract (Tract 2, Fort Bend County Clerk's file No. 2008069863) described as follows:

FOR CONNECTION, begin at a point for the Northwest corner of said 2825.550 acre tract; said corner being the Southwest corner of a 22.618 acre Drainage Easement tract (Fort Bend County Clerk's File No. 9537103) and bears South 1 degree, 27 minutes, 18 seconds West - 305.91 feet from a 5/8 inch diameter iron with cap found for reference corner in the Northerly line of said 3927.662 acre tract; **THENCE;** North 80 degrees, 10 minutes, 45 seconds East - 4536.39 feet along the Southerly line of said 22.618 acre tract to a point for interior corner of said 2825.550 acre tract from which a 5/8 inch diameter iron rod with plastic cap found for reference bears North 19 degrees, 40 minutes, 21 seconds East - 0.22 feet; **THENCE;** South 19 degrees, 40 minutes, 21 seconds West, at 1274.60 feet pass a 5/8 inch iron rod with plastic cap found for reference, at 1274.93 feet pass a point for the Southwest corner of said High School No. 11 Subdivision, in all 4438.34 feet along the Easterly line of said Houston Lighting And Power Company 58 foot wide easement tract to a point for corner; **THENCE;** North 89 degrees, 17 minutes, 58 seconds West - 84.60 feet crossing said 58 foot wide easement tract and the Houston Lighting And Power Company 22 foot wide easement tract (Volume E, Page 494 and Page 611; Fort Bend County Court Minutes) to a 5/8 inch diameter iron rod with plastic cap found in the Westerly line of said 22 foot wide easement tract for the Northeast corner of said call 15.000 acre Tract 2 and being the Northeast corner of and **PLACE OF BEGINNING** for this 15.000 acre save and except tract;

THENCE; South 19 degrees, 40 minutes, 21 seconds West - 1283.22 feet to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of this tract;

THENCE; North 89 degrees, 17 minutes, 58 seconds West - 203.53 feet to a point for the Southwest corner of this tract;

THENCE; Northwesterly, along the Westerly line of said call 15.000 acre tract, with the following course and distances:

Along a non-tangent curve to the left, the radius point bearing South 88 degrees, 21 minutes, 48 seconds West, with the following curve data:

Radius:	475.00 feet
Delta:	15 degrees, 24 minutes, 8 seconds
Length:	127.69 feet
Tangent:	64.23 feet
Chord:	North 9 degrees, 20 minutes, 16 seconds West - 127.30 feet to a point for corner;

North 17 degrees, 2 minutes, 20 seconds West - 427.50 feet to a point for corner;

Along a tangent curve to the right with the following curve data:

Radius: 425.00 feet
 Delta: 17 degrees, 44 minutes, 22 seconds
 Length: 131.59 feet
 Tangent: 66.32 feet
 Chord: North 8 degrees, 10 minutes, 9 seconds
 West - 131.06 feet to a point for corner;

North 0 degrees, 42 minutes, 2 seconds East - 551.49 feet to a
 5/8 inch iron rod with plastic cap found for the Northwest corner of
 this tract;

THENCE; South 89 degrees, 17 minutes, 58 seconds East - 793.36 feet to the **PLACE OF
 BEGINNING** and containing 15.000 acres of Land for this save and except tract
 leaving 2808.323 net acres of Land.

TRACT "A-1"

A FIELD NOTE DESCRIPTION of 1.627 acre of Land being a 2.545 acre tract of Land save and
 except 0.918 acre of Land all being a portion of the UST-Pru Sienna, L.P.. 2907.536 acre tract
 of Land (Tract "A", Fort Bend County Clerk's File No. 2008021731) being a portion of the M &
 M Sienna Properties, Ltd. 3825.541 acre tract of Land being the remainder of the original AFG
 Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) being
 in the David Fitzgerald Survey, Abstract No. 25 and in the William Hall Survey, Abstract No. 31,
 Fort Bend County, Texas. The reference bearing for this description is North 89 Degrees, 57
 Minutes, 50 Seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract
 (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by
 a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

FOR CONNECTION, begin at an oil well sucker rod found for the most Easterly Northeast
 corner of said 2907.536 acre tract; said corner being the most Easterly Northeast corner of said
 call 7454.008 acre tract, being the Southeast corner of a call 3.9 acre tract (Volume 553, Page
 508; Deed Records of Fort Bend County, Texas), and being in the Westerly line of the
 abandoned Missouri Pacific Railroad right-of-way; **THENCE;** South 89 degrees, 35 minutes, 46
 seconds West - 3193.16 feet along a Northerly line of said 3927.662 acre tract to an iron
 railroad "T" rail found by fence corner for interior corner of said 3927.662 acre tract; **THENCE;**
 North 0 degrees, 13 minutes, 5 seconds West - 1494.76 feet along an Easterly line of said
 3927.662 acre tract an 8 inch diameter fence corner post found for re-entrant corner; **THENCE;**
 South 89 degrees, 58 minutes, 38 seconds West - 2909.44 feet along the most Northerly line of
 said 3927.662 acre tract to a 7 inch diameter fence corner post found for re-entrant corner;
THENCE; South 0 degrees, 25 minutes, 50 seconds East - 1495.70 feet to a 12 inch diameter
 fence corner post found for interior corner; **THENCE;** South 89 degrees, 52 minutes, 0 seconds
 West - 3052.09 feet along the Northerly line of said 3927.662 acre tract to a 5/8 inch diameter
 iron rod found for corner; **THENCE;** North 88 degrees, 37 minutes, 0 seconds West - 1084.61
 feet along the Northerly line of said 3927.662 acre tract to a 5/8 inch diameter iron rod found for
 corner; **THENCE;** South 86 degrees, 47 minutes, 5 seconds West, at 3815.86 feet pass a 5/8
 inch diameter iron rod with plastic cap set for corner in the Northeasterly right-of-way line of
 Waters Lake Boulevard (100 feet wide) being in the Northeasterly line of Fort Bend Independent
 School District High School No. 11 Subdivision (Fort Bend County Clerk's Plat No. 20090021),
 in all 3940.15 feet along the Northerly line of said 3927.662 acre tract to an "X" cut in concrete

walk in the Southwesterly right-of-way line of said Waters Lake Boulevard for the Northeast corner of and **PLACE OF BEGINNING** for this 2.545 acre tract;

THENCE; Southeasterly, along the Southwesterly right-of-way line of said Waters Lake Boulevard being along a non-tangent curve to the left the radius point bearing North 52 degrees, 19 minutes, 26 seconds East, with the following curve data:

Radius:	1100.00 feet
Delta:	8 degrees, 20 minutes, 32 seconds
Length:	160.16 feet
Tangent:	80.22 feet
Chord:	South 41 degrees, 50 minutes, 50 seconds East - 160.02 feet to a point for corner;

THENCE; South 86 degrees, 47 minutes, 5 seconds West - 965.60 feet along the Northerly line of said Fort Bend Independent School District High School No. 11 Subdivision and along the southerly line of the Houston Lighting And Power Company 250 foot wide easement (Volume 486, Page 840 and Volume 489, Page 526; Deed Records of Fort Bend County, Texas) to a 5/8 inch diameter iron rod found disturbed for the Southwest corner of this tract;

THENCE; North 19 degrees, 39 minutes, 59 seconds East - 135.68 feet along the Eastmost line of a 22.618 acre drainage easement tract (Fort Bend County Clerk's File No. 9537103) to a 5/8 inch diameter iron rod with plastic cap set for the Northwest corner of this tract;

THENCE; North 86 degrees, 47 minutes, 5 seconds East - 812.94 feet along a Northerly line of said 3927.662 acre tract and along the centerline of said Houston Lighting And Power Company 250 foot wide easement to the **PLACE OF BEGINNING** and containing 2.545 acres of Land; **SAVE AND EXCEPT** 0.918 acres of Land being eight (8) Water District Directors Lots recorded under Fort Bend County Clerk's File Nos. 9707717, 9707723, 9707729, 9707735, 9707741, 2004142446, 2004142449, and 2004142452 leaving 1.627 net acres of Land.

TRACT "B"

A FIELD NOTE DESCRIPTION of 287.208 acres of Land being 287.438 acres of Land save and except 0.230 acre of Land being the UST-Pru Sienna, L.P. 287.208 acre tract of Land (Tract "B", Fort Bend County Clerk's File No. 2008021731) all being a portion of the M & M Sienna Properties, Ltd. 3825.541 Acre Tract of Land (Fort Bend County Clerk's File No. 2005116049) being the remainder of the AFG Pacific Properties, Inc. 3927.662 acre Tract (Fort Bend County Clerk's File No. 9537103) being in the David Fitzgerald Survey, Abstract No. 25 and in the William Hall Survey, Abstract No. 31, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre Tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

FOR CONNECTION, begin at a 1/2 inch inside diameter iron pipe found on the top bank of the Brazos River for the Southwest corner of said 3927.662 acre tract; THENCE; North 89 degrees, 45 minutes, 41 seconds East - 793.46 feet to a point for the Southwest corner of the Sienna Plantation Levee Improvement District Parcel "B" - call 5.290 acre tract (Fort Bend County Clerk's File No. 9741281) from which a concrete monument found for reference bears North 89 degrees, 45 minutes, 41 seconds East - 81.79 feet; THENCE; North 0 degrees, 14 minutes, 19 seconds West - 329.14 feet to a point for corner; THENCE; North 20 degrees, 56 minutes, 35 seconds West - 32.99 feet to a point for the Northwest corner of said call 5.290 acre tract; THENCE; North 89 degrees, 45 minutes, 41 seconds East, at 546.02 feet pass a point for the Northeast corner of said call 5.290 acre tract, in all 661.85 feet to a 5/8 inch diameter iron rod with plastic cap found for the Southwest corner of a 0.215 acre tract; THENCE; North 30 degrees, 32 minutes, 42 seconds West - 2330.24 feet along an Easterly line of the Sienna Plantation Levee Improvement District Parcel "A" - call 68.111 acre tract (Fort Bend County Clerk's File No. 9741281) and along a Westerly line of the Sienna Plantation Levee Improvement District Channel 3 - call 48.949 acre tract (Fort Bend County Clerk's File No. 9741281) to a point for the most Southerly corner of and **PLACE OF BEGINNING** for this 287.438 acre tract;

THENCE; Northwestly, leaving a Westerly line of said call 48.949 acre tract continuing along an Easterly line of said call 68.111 acre tract, with the following courses and distances:

North 30 degrees, 32 minutes, 42 seconds West - 773.09 feet to a point for corner;

North 11 degrees, 2 minutes, 20 seconds West - 2486.06 feet to a 5/8 inch diameter iron rod found for corner;

North 15 degrees, 2 minutes, 20 seconds West - 834.89 feet to a point for corner;

North 28 degrees, 2 minutes, 20 seconds West - 1171.13 feet to a point for corner;

North 50 degrees, 22 minutes, 16 seconds West - 675.40 feet to a point for corner;

North 25 degrees, 37 minutes, 30 seconds West - 1008.96 feet to a point for corner;

North 5 degrees, 39 minutes, 59 seconds West - 63.42 feet to a 5/8 inch diameter iron rod with plastic cap found for the Northwest corner of this tract; said corner being in the Northerly line of said 3927.662 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 1966.86 feet along the Northerly line of said 3927.662 acre tract to 5/8 inch diameter iron rod with plastic cap found for the North corner of this tract; said corner being the West corner of a call 1.880 acre tract (Fort Bend County Clerk=s File No. 9897655);

THENCE; Southeasterly, along the Southwesterly line of said call 1.880 acre tract being along a non-tangent curve to the left the radius point bears North 54 degrees, 0 minutes, 2 seconds East with the following curve data:

Delta:	5 degrees, 42 minutes, 14 seconds
Radius:	272.50 feet
Length:	27.13 feet
Tangent:	13.57 feet
Chord:	South 38 degrees, 51 minutes, 5 seconds East - 27.12 feet to a point for corner;

THENCE; Southeasterly, continuing along the Southwesterly line of said call 1.880 acre tract being along a compound curve to the left the radius point bears North 48 degrees, 17 minutes, 48 seconds East with the following curve data:

Delta:	58 degrees, 7 minutes, 3 seconds
Radius:	522.00 feet
Length:	529.49 feet
Tangent:	290.05 feet
Chord:	South 70 degrees, 45 minutes, 44 seconds East - 507.08 feet to a point for corner;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 47.90 feet along the Southeasterly line of said call 1.880 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Northeast corner of this tract; said corner being in the Westerly line of said call 48.949 acre tract;

THENCE; Southerly, along a Westerly line of said call 48.949 acre tract, with the following courses and distances:

South 1 degree, 27 minutes, 18 seconds West - 976.88 feet to a point for corner;

South 35 degrees, 2 minutes, 42 seconds East - 2080.00 feet to a point for corner;

South 17 degrees, 2 minutes, 42 seconds East, at 712.00 feet pass a 5/8 inch diameter iron rod found for reference; in all 2390.00 feet to a point for corner;

South 9 degrees, 57 minutes, 18 seconds West - 140.00 feet to a point for corner;

South 56 degrees, 57 minutes, 18 seconds West - 1980.00 feet to a point for corner;

South 11 degrees, 57 minutes, 18 seconds West - 330.00 feet to the **PLACE OF BEGINNING** and containing 287.438 Acres of Land save and except 0.230 Acre of Land being Utility District Directors Lots recorded under Fort Bend County Clerk=s File Nos. 2004142457 and 2004142460 leaving 287.208 net Acres of Land.

TRACT "C"

A FIELD NOTE DESCRIPTION of 552.198 acres of Land being the UST-Pru Sienna, L.P.. 552.198 acre tract of Land (Tract "C", Fort Bend County Clerk=s File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land (Fort Bend County Clerk=s File No. 2005116049) being the remainder of the original AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) and all of the AFG Pacific Properties, Inc. 50.000 acre tract (Fort Bend County Clerk's File No. 9537104) being in the David Fitzgerald Survey, Abstract No. 25, and in the William Hall Survey, Abstract No. 31, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

BEGINNING at a 1/2 inch inside diameter iron pipe found on the top bank of the Brazos River for the Southwest corner of said 3927.662 acre tract; said corner being the Southwest corner of this 552.198 acre tract;

THENCE; Northwesterly, along the Westerly line of said 3927.662 acre tract, being upstream along the meanders of the Easterly bank of the Brazos River with the following courses and distances:

North 09 degrees, 41 minutes, 26 seconds West - 75.70 feet to a point for corner;

North 25 degrees, 45 minutes, 25 seconds West - 194.14 feet to a point for corner;

North 15 degrees, 20 minutes, 40 seconds West - 195.89 feet to a point for corner;

North 26 degrees, 09 minutes, 05 seconds West - 211.32 feet to a point for corner;

North 39 degrees, 17 minutes, 48 seconds West - 343.82 feet to a point for corner;

North 31 degrees, 31 minutes, 54 seconds West - 445.40 feet to a point for corner;

North 51 degrees, 58 minutes, 02 seconds West - 231.24 feet to a point for corner;

North 55 degrees, 03 minutes, 40 seconds West - 435.10 feet to a point for corner;

North 57 degrees, 53 minutes, 05 seconds West - 378.21 feet to a point for corner;

North 89 degrees, 16 minutes, 59 seconds West - 140.52 feet to a point for corner;

North 70 degrees, 13 minutes, 58 seconds West - 216.74 feet to a point for corner;

North 69 degrees, 26 minutes, 10 seconds West - 273.26 feet to a point for corner;

North 59 degrees, 09 minutes, 25 seconds West - 528.48 feet to a point for corner;

North 49 degrees, 39 minutes, 58 seconds West - 270.18 feet to a point for corner;

North 36 degrees, 14 minutes, 00 seconds West - 521.29 feet to a point for corner;

North 41 degrees, 28 minutes, 27 seconds West - 284.74 feet to a point for corner;

North 28 degrees, 01 minutes, 29 seconds West - 172.20 feet to a point for corner;

North 20 degrees, 48 minutes, 53 seconds West - 157.53 feet to a point for corner;

North 21 degrees, 43 minutes, 47 seconds West - 202.71 feet to a point for corner;

North 14 degrees, 29 minutes, 56 seconds West - 137.03 feet to a point for corner;

North 19 degrees, 21 minutes, 57 seconds West - 163.58 feet to a point for corner;

North 14 degrees, 13 minutes, 14 seconds West - 242.86 feet to a point for corner;

North 07 degrees, 55 minutes, 41 seconds West - 479.65 feet to a point for corner;

North 06 degrees, 48 minutes, 33 seconds West - 283.73 feet to a point for corner;

North 07 degrees, 40 minutes, 44 seconds West - 848.83 feet to a point for corner;

North 15 degrees, 59 minutes, 31 seconds West - 595.37 feet to a point for corner;

North 11 degrees, 07 minutes, 07 seconds West - 621.44 feet to a point for corner;

North 00 degrees, 10 minutes, 24 seconds East - 821.42 feet to a point for corner;

North 05 degrees, 00 minutes, 59 seconds West - 834.69 feet to a 5/8 inch diameter iron rod found for corner;

North 45 degrees, 41 minutes, 0 seconds East, at 67.27 feet pass a point for the most Westerly Northwest corner of said 3927.662 acre tract and for the Southwest corner of said 50.000 acre tract, in all 250.99 feet to a point for corner;

THENCE; Northeasterly, along the Westerly line of said 50.000 acre tract and continuing upstream along the meanders of the Easterly bank of the Brazos River with the following courses and distances:

North 44 degrees, 12 minutes, 3 seconds East - 623.09 feet to a point for corner;

North 31 degrees, 47 minutes, 7 seconds East - 230.34 feet to a point for corner;

North 21 degrees, 49 minutes, 54 seconds East - 622.35 feet to a point for corner;

North 16 degrees, 11 minutes, 43 seconds East - 304.85 feet to a point for corner;

North 3 degrees, 28 minutes, 13 seconds East - 139.75 feet to a point for the Northwest corner of this tract; said corner being the Northwest corner of said 50.000 acre tract;

THENCE; East, at 100.00 feet pass a 5/8 inch diameter iron rod found for reference corner, in all 1113.91 feet along the Northerly line of said 50.000 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Northeast corner of this tract; said corner being the Northeast corner of said 50.000 acre tract;

THENCE; Southwesterly, along the Easterly line of said 50.000 acre tract being along a Westerly line of the Sienna Plantation Levee Improvement District call 15.857 acre tract (Fort Bend County Clerk's File No. 9741281) with the following courses and distances:

South 14 degrees, 39 minutes, 10 seconds West - 264.95 feet to a point for corner;

South 12 degrees, 57 minutes, 40 seconds West - 384.60 feet to a point for corner;

South 18 degrees, 27 minutes, 40 seconds West - 800.00 feet to a point for corner;

South 5 degrees, 39 minutes, 59 seconds East, at 294.22 feet pass a point for the Southeast corner of said 50.000 acre tract from which a 5/8 inch diameter iron rod with plastic cap found for reference corner bears North 80 degrees, 10 minutes, 45 seconds East - 100.27 feet, in all 367.97 feet to a point for corner;

THENCE; Southeasterly, along a Westerly line of the Sienna Plantation Levee Improvement District call 68.111 acre tract (Fort Bend County Clerk's File No. 9741281) with the following courses and distances:

South 25 degrees, 37 minutes, 30 seconds East - 1048.49 feet to a point for corner;

South 50 degrees, 22 minutes, 16 seconds East - 677.60 feet to a point for corner;

South 28 degrees, 2 minutes, 20 seconds East - 1140.00 feet to a point for corner;

South 15 degrees, 2 minutes, 20 seconds East - 820.01 feet to a 5/8 inch diameter iron rod found for corner;

South 11 degrees, 2 minutes, 20 seconds East - 2499.76 feet to a point for corner;

South 30 degrees, 32 minutes, 42 seconds East - 3062.06 feet to a point for the most Easterly Southeast corner of this tract; said corner being the Northeast corner of the Sienna Plantation Levee Improvement District call 5.290 acre tract (Fort Bend County Clerk's File No. 9741281);

THENCE; South 89 degrees, 45 minutes, 41 seconds West - 546.02 feet along the Northerly line of said call 5.290 acre tract to a point for corner;

THENCE; Southeasterly, along the Westerly line of said call 5.290 Acre Tract with the following courses and distances:

South 20 degrees, 56 minutes, 35 seconds East - 32.99 feet to a point for corner;

South 0 degrees, 14 minutes, 19 seconds East - 329.14 feet to a point for the Southeast corner of this tract from which a concrete monument found for reference corner in the Southerly line of said 3927.662 acre tract bears North 89 degrees, 45 minutes, 41 seconds East - 81.79 feet;

THENCE; South 89 degrees, 45 minutes, 41 seconds West - 793.46 feet along the Southerly line of said 3927.662 acre tract to the **PLACE OF BEGINNING** and containing 552.198 acres of Land.

TRACT "D"

A FIELD NOTE DESCRIPTION of 43.119 acres of Land being a portion of the UST-Pru Sienna, L.P., 60.649 acre tract (Tract "D", Fort Bend County Clerk's File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land (Fort Bend County Clerk's File No. 2005116049) being the remainder of the AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103), being a portion of the AFG Pacific Properties, Inc. 28.239 acre tract and 21.761 acre tract (Fort Bend County Clerk's File No. 9537104), being the AFG Pacific call 1.112 acre tract (Fort Bend County Clerk's File No. 1999047292) and being in the David Fitzgerald Survey, Abstract No. 25, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod found for the Southwest corner of said 28.239 acre tract; said corner being in the Northerly line of said 3927.662 acre tract and being the Southwest corner of a call 8.057 acre tract (Fort Bend County Clerk's File No. 1999047291); Thence; North 80 degrees, 10 minutes, 45 seconds East - 286.60 feet along the Southerly line of said 28.239 acre tract, along the Northerly line of said 3927.662 acre tract and along the Southerly line of said call 8.057 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said call 8.057 acre tract; said corner being an interior corner of and the **PLACE OF BEGINNING** for this 43.119 acre tract;

THENCE; North 19 degrees, 39 minutes, 59 seconds East - 744.88 feet along a Westerly line of said 60.649 acre tract being along the Easterly line of Reserve "A" of Scanlin Trace Church Subdivision (Fort Bend County Clerk's Plat No. 20090099) to a 5/8 inch diameter iron rod found disturbed for corner of this tract;

THENCE; Easterly, along the Southwesterly right-of-way line of Scanlin Trace (width varies, Fort Bend County Clerk's Plat No. 20080028) with the following courses and distances:

North 72 degrees, 30 minutes, 0 seconds East - 42.65 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the right with the following curve data:

Radius:	750.00 feet
Delta:	39 degrees, 44 minutes, 41 seconds
Length:	520.26 feet
Tangent:	271.09 feet

Chord: South 87 degrees, 37 minutes, 40 seconds East - 509.89 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

South 67 degrees, 45 minutes, 19 seconds East - 135.67 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the right with the following curve data:

Radius: 35.00 feet
 Delta: 89 degrees, 17 minutes, 7 seconds
 Length: 54.54 feet
 Tangent: 34.57 feet
 Chord: South 23 degrees, 6 minutes, 45 seconds East - 49.19 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

THENCE; Southwesterly, along the Westerly right-of-way line of proposed Sienna Parkway (160 feet wide) being along the Westerly line of a call 7.355 Acre Road Easement (Fort Bend County Clerk=s File No. 2005044697) with the following courses and distances:

Along a compound curve to the left the radius point bears South 68 degrees, 28 minutes, 12 seconds East with the following curve data:

Delta: 1 degree, 51 minutes, 49 seconds
 Radius: 7580.00 feet
 Length: 246.55 feet
 Tangent: 123.29 feet
 Chord: South 20 degrees, 35 minutes, 54 seconds West - 246.54 feet to a point for corner;

South 19 degrees, 39 minutes, 59 seconds West - 245.73 feet to a 5/8 inch diameter iron rod found for the Southeast corner of said 28.239 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 183.81 feet along the Northerly line of said 3927.662 Acre Tract to a 5/8 inch iron rod found for the Southwest corner of said 21.761 acre tract;

THENCE; Northeasterly, along the Easterly right-of-way line of said proposed Sienna Parkway, along the Easterly line of said call 7.355 Acre Road Easement and along the Westerly line of said 21.761 Acre Tract with the following courses and distances:

North 19 Degrees, 39 Minutes, 59 Seconds East - 155.25 feet to a point for the South corner of a call 0.521 Acre Tract (Fort Bend County Clerk=s File No. 1999047291);

Along a tangent curve to the right with the following curve data:

Delta: 1 degree, 51 minutes, 49 seconds
 Radius: 7420.00 feet
 Length: 241.35 feet
 Tangent: 120.68 feet
 Chord: North 20 degrees, 35 minutes, 54 seconds East -
 241.34 feet to a 5/8 inch diameter iron rod found for
 corner;

THENCE; Northeasterly, along the Easterly right-of-way line of Sienna Parkway (160 feet wide, Fort Bend County Clerk's Plat No.20080028) being along a compound curve to the right the radius point bears South 68 degrees, 28 minutes, 12 seconds East with the following curve data:

Delta: 7 degrees, 35 minutes, 24 seconds
 Radius: 7420.00 feet
 Length: 982.94 feet
 Tangent: 492.19 feet
 Chord: North 25 degrees, 19 minutes, 30 seconds East -
 982.22 feet to a 5/8 inch diameter iron rod with
 plastic cap found for the North corner of said call
 1.112 acre tract;

THENCE; South 63 degrees, 8 minutes, 18 seconds East, at 465.47 feet pass a 5/8 inch diameter iron rod with plastic cap found for the East corner of said call 1.112 acre tract and for the West corner of a call 0.715 acre tract (Fort Bend County Clerk's File No. 1999047291), in all 827.01 feet to a 5/8 inch diameter iron rod found disturbed for the Eastmost corner of this tract; said corner being an interior corner of said call 0.715 acre tract;

THENCE; South 19 degrees, 40 minutes, 21 seconds West - 749.49 feet to a 5/8 inch diameter iron rod found disturbed for the Southwest corner of said call 0.715 acre tract; said corner being in the Southerly line of said 21.761 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East, at 4.93 feet pass a point for the corner of a 22.618 acre Drainage Easement tract (Fort Bend County Clerk's File No. 9537103) from which a 5/8 inch diameter iron rod found for reference in the Northerly line of said 3927.662 acre tract bears North 80 degrees, 10 minutes, 45 seconds East - 35.91 feet;

THENCE; South 19 degrees, 39 minutes, 59 seconds West - 131.19 feet along a Westerly line of said 22.618 acre tract to a 1/2 inch diameter iron rod found for the Southeast corner of this tract;

THENCE; Southwesterly, along a Northerly line of said 22.618 acre tract with the following courses and distances:

South 89 degrees, 47 minutes, 15 seconds West - 85.07 feet to a 1/2 inch diameter iron rod found for corner;

South 80 degrees, 10 minutes, 45 seconds West - 4522.49 feet to a point for the Southwest corner of this tract; said corner being the most Westerly Northwest corner of said 22.618 acre Drainage Easement tract;

THENCE; North 1 degree, 27 minutes, 18 seconds East - 101.97 feet along the Easterly line of the Sienna Plantation Levee Improvement District call 0.936 acre tract

(Fort Bend County Clerk's File No. 9741281) to a 5/8 inch iron rod with plastic cap found for the most Westerly Northwest corner of this tract; said corner being in the Northerly line of said 3927.662 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 2524.28 feet along the Northerly line of said 3927.662 acre tract to the **PLACE OF BEGINNING** and containing 43.119 Acres of Land.

TRACT "D-1"

A FIELD NOTE DESCRIPTION of 15.779 acres of Land being a portion of the UST-Pru Sienna, L.P., 60.649 acre tract (Tract "D", Fort Bend County Clerk's File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land (Fort Bend County Clerk's File No. 2005116049) being a portion of the AFG Pacific Properties, Inc. 28.239 acre tract (Fort Bend County Clerk's File No. 9537104) and being in the David Fitzgerald Survey, Abstract No. 25, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

FOR CONNECTION, begin at a 5/8 inch diameter iron rod found for the Southwest corner of said 28.239 acre tract; said corner being in the Northerly line of the AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) and being the Southwest corner of a call 8.057 acre tract (Fort Bend County Clerk's File No. 1999047291); **THENCE;** North 80 degrees, 10 minutes, 45 seconds East - 286.60 feet along the Southerly line of said 28.239 acre tract, along the Northerly line of said 3927.662 acre tract and along the Southerly line of said call 8.057 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of said call 8.057 acre tract; said corner being an interior corner of a 43.119 acre tract; **THENCE;** North 19 degrees, 39 minutes, 59 seconds East, at 744.88 feet along a Westerly line of said 60.649 acre tract being along the Easterly line of Reserve "A" of Scanlin Trace Church Subdivision (Fort Bend County Clerk's Plat No. 20090099) pass a 5/8 inch diameter iron rod found disturbed for corner of said 43.119 acre tract in the Southeasterly right-of-way line of Scanlin Trace (width varies, Fort Bend County Clerk's Plat No. 20080028), in all 845.27 feet to a 5/8 inch diameter iron rod with plastic cap set in the Northwestern right-of-way line of said Scanlin Trace for the Southwest corner of and **PLACE OF BEGINNING** for this 15.779 acre tract;

THENCE; North 19 degrees, 39 minutes, 59 seconds East - 682.78 feet continuing along the Westerly line of said 60.649 acre tract to a point for the Westmost Northwest corner of this tract from which a 5/8 inch diameter iron rod with plastic cap found for reference bears North 32 degrees, 58 minutes East - 0.48 feet;

THENCE; Northeasterly, along the Northwestern line of said 60.649 acre tract and along the Southeasterly line of Sienna Village of Waters Lake Section Six-A Subdivision (Slide Nos. 2269B and 2270A; Plat Records of Fort Bend County, Texas), with the following courses and distances:

North 63 degrees, 12 minutes, 25 seconds East - 614.26 feet to a point for corner;

North 73 degrees, 47 minutes, 28 seconds East - 402.97 feet to a 5/8 inch iron rod with plastic cap found disturbed for the Northmost corner of this tract;

THENCE; South 63 degrees, 8 minutes, 57 seconds East - 99.83 feet to a 5/8 inch diameter iron rod with plastic cap set for the Eastmost corner of this tract;

THENCE; Southwesterly, along the Northwesterly right-of-way line of Sienna Parkway (160 feet wide, Fort Bend County Clerk's Plat No. 20080028) with the following courses and distances:

South 31 degrees, 23 minutes, 19 seconds West - 23.97 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the left with the following curve data:

Radius:	7580.00 feet
Delta:	8 degrees, 25 minutes, 44 seconds
Length:	1115.11 feet
Tangent:	558.56 feet
Chord:	South 27 degrees, 10 minutes, 27 seconds West - 1114.11 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a reverse curve to the right with the following curve data:

Radius:	35.00 feet
Delta:	89 degrees, 17 minutes, 6 seconds
Length:	54.54 feet
Tangent:	34.57 feet
Chord:	South 67 degrees, 36 minutes, 8 seconds West - 49.19 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

THENCE; Westerly, along the Southwesterly right-of-way line of Scanlin Trace (width varies, Fort Bend County Clerk's Plat No. 20080028) with the following courses and distances:

North 67 degrees, 45 minutes, 19 seconds West - 80.34 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

Along a tangent curve to the left with the following curve data:

Radius:	850.00 feet
Delta:	39 degrees, 44 minutes, 41 seconds
Length:	589.62 feet
Tangent:	307.23 feet
Chord:	North 87 degrees, 37 minutes, 40 seconds West - 577.87 feet to a 5/8 inch diameter iron rod with plastic cap set for corner;

South 72 degrees, 30 minutes, 0 seconds West - 37.34 feet to the **PLACE OF BEGINNING** and containing 15.779 Acres of Land.

TRACT "E"

A FIELD NOTE DESCRIPTION of 0.215 acre of Land being the UST-Pru Sienna, L.P., 0.215 acre tract of Land (Tract "E", Fort Bend County Clerk's File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land (Fort Bend County Clerk's File No. 2005116049) being the remainder of the original AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) being in the William Hall Survey, Abstract No. 31, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

FOR CONNECTION, begin at a 1/2 inch inside diameter iron pipe found on the top bank of the Brazos River for the Southwest corner of said 3927.662 acre tract; Thence; North 89 degrees, 45 minutes, 41 seconds East - 793.46 feet to a point for the Southwest corner of the Sienna Plantation Levee Improvement District Parcel "B" - call 5.290 acre tract (Fort Bend County Clerk's File No. 9741281) from which a concrete monument found for reference bears North 89 degrees, 45 minutes, 41 seconds East - 81.79 feet; THENCE; North 0 degrees, 14 minutes, 19 seconds West - 329.14 feet to a point for corner; THENCE; North 20 degrees, 56 minutes, 35 seconds West - 32.99 feet to a point for the Northwest corner of said call 5.290 acre tract; THENCE; North 89 degrees, 45 minutes, 41 seconds East, at 546.02 feet pass a point for the Northeast corner of said call 5.290 acre tract, in all 661.85 feet to a 5/8 inch diameter iron rod with plastic cap found for the Southwest corner of and **PLACE OF BEGINNING** for this 0.215 acre tract;

THENCE; North 30 degrees, 32 minutes, 42 seconds West - 52.12 feet along an Easterly line of the Sienna Plantation Levee Improvement District call 68.111 acre tract (Fort Bend County Clerk's File No. 9741281) to a 5/8 inch diameter iron rod with plastic cap found for the Northwest corner of this tract;

THENCE; North 89 degrees, 45 minutes, 41 seconds East - 220.96 feet along a Southerly line of the Sienna Plantation Levee Improvement District call 48.949 acre tract (Fort Bend County Clerk's File No. 9741281) to a 5/8 inch diameter iron rod with plastic cap found for the Northeast corner of this tract;

THENCE; South 0 degrees, 14 minutes, 19 seconds East - 45.00 feet along a Westerly line of said call 48.949 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of this tract;

THENCE; South 89 degrees, 45 minutes, 41 seconds West - 194.66 feet along a Northerly line of the Sienna Plantation Levee Improvement District call 68.047 acre tract

(Fort Bend County Clerk's File No. 9741281) to the **PLACE OF BEGINNING** and containing 0.215 acre of Land.

TRACT "F"

1.376 acres of Land being Reserve "C" of Sienna Point Section 3 Subdivision (Fort Bend County Clerk's File No. 9897741) (Slide Nos. 1795B, 1796A, 1796B, 1797A, 1797B, and 1798A; Fort Bend County Plat Records.

TRACT "G"

A FIELD NOTE DESCRIPTION of 0.359 acre of Land being the UST-Pru Sienna, L.P., 0.359 acre tract (Tract "G", Fort Bend County Clerk's File No. 2008021731) being a portion of the M & M Sienna Properties, Ltd. 3825.541 acre tract of Land (Fort Bend County Clerk's File No. 2005116049) being the remainder of the original AFG Pacific Properties, Inc. 3927.662 acre tract (Fort Bend County Clerk's File No. 9537103) being in the David Fitzgerald Survey, Abstract No. 25, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

BEGINNING at a 5/8 inch diameter iron rod with cap found for the Northeast corner of a 289.342 acre tract (Tract "B", Fort Bend County Clerk's File No. 98104233); said corner being in the intersection of the centerline of the Houston Lighting and Power Company 200 foot wide easement (Volume 486, Page 840 and Volume 489, Page 526; Deed Records of Fort Bend County, Texas) with the Westerly line of the Sienna Plantation Levee Improvement District call 0.936 acre tract (Fort Bend County Clerk's File No. 9741281); said corner being in the Northerly line of said 3927.662 acre tract and being the Northeast corner of this 0.359 acre tract;

THENCE; South 1 degree, 27 minutes, 18 seconds West - 101.97 feet along the Easterly line of said 289.342 acre tract to a point for the Southeast corner of this tract; said corner being the Southwest corner of said 0.936 acre tract;

THENCE; South 80 degrees, 10 minutes, 45 seconds West - 81.80 feet along the Northerly line of a call 1.880 acre tract (Fort Bend County Clerk's File No. 9897655) to a point for corner;

THENCE; Southwesterly, continuing along the Northerly line of said call 1.880 acre tract being along a tangent curve to the right with the following curve data:

Delta:	10 degrees, 46 minutes, 34 seconds
Radius:	352.00 feet
Length:	66.20 feet
Tangent:	33.20 feet
Chord:	South 85 degrees, 34 minutes, 2 seconds West - 66.11 feet to a point for the Southwest corner of this tract;

THENCE; North 9 degrees, 49 minutes, 15 seconds West - 93.79 feet along the Easterly line of a call 0.1148 acre tract (Fort Bend County Clerk's File No. 9707682) to a point for the Northwest corner of this tract; said corner being the Northeast corner

of said call 0.1148 acre tract, being in the Northerly line of said 289.342 acre tract and being in the Northerly line of said 3927.662 acre tract;

THENCE; North 80 degrees, 10 minutes, 45 seconds East - 167.55 feet along the Northerly line of said 289.342 acre tract and along the Northerly line of said 3927.662 acre tract to the **PLACE OF BEGINNING** and containing 0.359 acre of Land.

TRACT "H" EASEMENT

A FIELD NOTE DESCRIPTION of 9.295 acres of Land being a call 9.289 acre access easement tract (Fort Bend County Clerk's File No. 2013079099) being over and across the Sienna Plantation Municipal Utility District No. 5 call 9.289 acre tract of land (Fort Bend County Clerk's File No. 2011049918) being in the David Fitzgerald Survey, Abstract No. 25, Fort Bend County, Texas. The reference bearing for this description is North 89 degrees, 57 minutes, 50 seconds West - 10,438.35 feet being a South line of a call 7454.008 acre tract (Volume 951, Page 578; Deed Records of Fort Bend County, Texas) marked on the East end by a 3/4 inch inside diameter iron pipe and on the West end by a 2 inch inside diameter iron pipe.

BEGINNING at an oil well sucker rod found for the most Easterly Northeast corner of the UST-Pru Sienna, L.P., 2907.536 acre tract of Land (Tract "A", Fort Bend County Clerk's File No. 2008021731); said corner being the most Easterly Northeast corner of said call 7454.008 acre tract, being the Southeast corner of a call 3.9 acre tract (Volume 553, Page 508; Deed Records of Fort Bend County, Texas) and being the Northwest corner of said call 9.289 acre tract; said corner being the Northwest corner of this 9.295 acre tract;

THENCE; North 89 degrees, 35 minutes, 46 seconds East - 106.97 feet along the Northerly line of said call 9.289 acre tract to a 5/8 inch diameter iron rod with plastic cap found for the Northeast corner of this tract; said corner being in the Westerly right-of-way line of State Highway FM 521;

THENCE; Southwesterly, along the Easterly line of said call 9.289 acre tract being along the Westerly right-of-way line of said FM 521 with the following courses and distances:

South 20 degrees, 23 minutes, 52 seconds West - 2652.03 feet to a 5/8 inch diameter iron rod with plastic cap found for corner;

Along a tangent curve to the left with the following curve data:

Radius:	11459.19 feet
Delta:	7 degrees, 0 minutes, 52 seconds
Length:	1402.89 feet
Tangent:	702.32 feet
Chord: South	16 degrees, 53 minutes, 26 seconds West - 1402.02 feet to a 5/8 inch diameter iron rod with plastic cap found for the Southeast corner of this tract;

THENCE; South 89 degrees, 41 minutes, 54 seconds West - 102.88 feet along the Southerly line of said call 9.289 acre tract to a 5/8 inch diameter iron rod found for the Southwest corner of this tract; said corner being the Eastmost Southeast corner of said 2907.536 acre tract;

THENCE; Northeasterly, along the most easterly line of said 2907.536 acre tract and along the Westerly line of said call 9.289 acre tract, with the following courses and distances:

North 13 degrees, 46 minutes, 0 seconds East - 213.62 feet to a 5/8 inch diameter iron rod found for corner;

North 14 degrees, 40 minutes, 40 seconds East - 200.90 feet to a 5/8 inch diameter iron rod found for corner;

North 15 degrees, 56 minutes, 20 seconds East - 201.00 feet to a 5/8 inch diameter iron rod found for corner;

North 16 degrees, 51 minutes, 10 seconds East - 200.80 feet to a 5/8 inch diameter iron rod found for corner;

North 17 degrees, 46 minutes, 20 seconds East - 200.80 feet to a 5/8 inch diameter iron rod found for corner;

North 18 degrees, 45 minutes, 10 seconds East - 200.90 feet to a 5/8 inch diameter iron rod found for corner;

North 19 degrees, 46 minutes, 40 seconds East - 142.70 feet to a 5/8 inch diameter iron rod found for corner;

North 20 degrees, 23 minutes, 30 seconds East - 2692.80 feet to the **PLACE OF BEGINNING** and containing 9.295 acres of Land.