

## **EXHIBIT "B"**

### **Land Subject to Annexation**

All those tracts or parcels of land lying and being in Fort Bend County, Texas, and being more particularly described as follows:

#### **TRACT I:**

All that certain tract or parcel of land, containing 111.5268 acres, more or less, situated in the George W. Cartwright Survey, Abstract No. 149, Fort Bend County, Texas, which has been platted as COUNTRY LAKES, SECTION ONE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1885/A, 1885/B, and 1886/A of the Plat Records of Fort Bend County, Texas.

#### **TRACT II:**

All that certain tract or parcel of land, containing 217.0008 acres, more or less, being out of the George W. Cartwright Survey, Abstract No. 149, situated in Fort Bend County, Texas, being a portion of the Texas A&M University Development Foundation 259.453 acre tract of land as recorded in Volume 1826, Page 2372 and Volume 2515, Page 2204 of the Fort Bend County Official Records, being a portion of the Lakefront Estates, Ltd. 112.8166 acre tract of land as recorded under Fort Bend County Clerk's File No. 9872748, being all of the GRED 216 Joint Venture 35.3754 acre tract of land as recorded under Fort Bend County Clerk's File No. 9872751, being all of the Aquasource Development Company 3.2802 acre tract of land as recorded under Fort Bend County Clerk's File No. 1999086600, being all of the GRED 216 Joint Venture 15.1029 acre tract of land as recorded under Fort Bend County Clerk's File No. 9872754 and being more particularly described by metes and bounds as follows with the bearings being referenced to the northwesterly line of said 259.453 acre tract, the bearing being North 44° 57' 00" East;

COMMENCING FOR REFERENCE at a ½ - inch iron pipe found at the point-of-intersection of the southeasterly right-of-way line of Katy-Flewellen Road (60 feet wide) with the northeasterly line of Country Lakes, Section One as recorded in Slide Nos. 1885 A&B, and 1886 A of the Fort Bend County Plat Records, from which a cotton picker spindle found in the centerline of said Katy-Flewellen Road bears North 44° 59' 34" West – 30.00 feet;

THENCE, South 44° 59' 34" East – 2,807.12 feet with the northeasterly line of said Country Lakes, Section One and with the southwesterly line of a 111.211 acre tract of land conveyed to D.L. Crowell, Trustee, as recorded under Fort Bend County Clerk's File No. 9513987 to a 5/8 – inch iron rod set for a northerly corner and POINT OF BEGINNING of this tract;

THENCE, South 44° 59' 34" East – 568.51 feet with the southwesterly line of said 111.211 acre tract to a ½ - inch iron rod found for an interior corner of this tract;

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(continued)

THENCE, North 45° 23' 04" East – 991.31 feet with the southeasterly line of said 111.211 acre tract to a point in the Willow Fork of Buffalo Bayou for a northerly corner of this tract;

THENCE, South 41° 01' 32" East – 139.47 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 69° 19' 22" East – 214.89 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 40° 49' 27" East – 92.28 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 21° 24' 07" East – 81.34 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 55° 13' 10" West – 53.44 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 40° 25' 29" West – 91.00 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 35° 00' 50" West – 102.76 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 28° 28' 00" West – 133.24 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 22° 03' 39" West – 130.61 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 24° 59' 02" West – 184.56 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 27° 12' 51" West – 175.35 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 18° 08' 24" East – 79.68 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 40° 57' 50" East – 119.15 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

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(continued)

THENCE, South 63° 16' 41" East – 67.64 feet with a line in said Willow Fork of Buffalo Bayou to an angle point of this tract;

THENCE, South 44° 47' 51" West with the northwesterly line of a called 5.140 acre tract conveyed to Dennis Jensen recorded in Volume 977, Page 308 of the Fort Bend County Deed Records and a called 10 acre tract conveyed to Dr. James Williams recorded in Volume 484, Page 585 of the Fort Bend County Deed Records, at a distance of 904.58 feet pass a ¾-inch iron rod found for the southerly corner of said 15.1029 acre tract and for the easterly corner of said 35.3754 acre tract, and continuing with the northwesterly line of a 2.18 acre tract conveyed to Robert R. & Mary S. Scott recorded in Volume 755, Page 182 of the Fort Bend County Deed Records, a 3.50 acre tract conveyed to Robert R. Scott #8867 recorded under Fort Bend County Clerk's File No. 9716640, a 1.848 acre tract conveyed to Blake & Jacquelyn Handley recorded under Fort Bend County Clerk's File No. 9469783, a 1.84 acre tract conveyed to Lane S. & Penny L. Sims recorded in Volume 2053, Page 2011 of the Fort Bend County Official Records, and a 5.274 acre tract conveyed to Neil Thomas Hare recorded in Volume 893, Page 518 of the Fort Bend County Deed Records for a total distance of 3,542.83 to a cotton spindle found in the centerline of Katy-Gaston Road (60 feet wide) for the southerly corner of this tract;

THENCE, North 45° 10' 07" West – 87.43 feet with the centerline of said Katy-Gaston Road to a railroad spike found for an angle point of this tract;

THENCE, North 44° 55' 41" West – 504.79 feet with the centerline of said Katy-Gaston Road to a ¾ - inch iron rod found for an angle point of this tract;

THENCE, North 44° 55' 55" West – 1,839.05 feet with the centerline of said Katy-Gaston Road to a concrete nail with shiner found for an angle point of this tract;

THENCE, North 00° 02' 19" West at a distance of 42.51 feet pass a ½ - inch iron pipe with cap found in the northeasterly right-of-way line of said Katy-Gaston Road and continuing with the easterly line of an H. L. & P. Co. right-of-way as recorded in Volume 409, Page 532 and Volume 527, Page 259 of the Fort Bend County Deed Records for a total distance of 176.16 feet to a ½ - inch iron pipe found for an angle point of this tract;

THENCE, North 17° 48' 39" West – 2,072.76 feet with said H. L. & P. Co. right-of-way to a point in the centerline of said Katy-Flewellen Road for the northwesterly corner of this tract, from which a railroad spike found bears South 03° 54' 21" East – 0.35 feet;

THENCE, North 44° 57' 00" East – 769.01 feet with the centerline of said Katy-Flewellen Road to a point for the northerly corner of this tract;

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(continued)

THENCE, South 45° 03' 00" East at a distance of 30.00 feet pass a 5/8 – inch iron rod set in the southeasterly right-of-way line of said Katy-Flewellen Road for the westerly corner of said Country Lakes, Section One and continuing for a total distance of 70.00 feet to a 5/8 – inch iron rod set for an angle point of this tract;

Continuing with the southwesterly, southerly and southeasterly lines of said Country Lakes, Section One for the remaining calls:

THENCE, North 89° 57' 00" East – 14.14 feet to a 5/8 – inch iron rod set for an angle point of this tract;

THENCE, South 45° 03' 00" East – 187.91 feet to a 5/8 – inch iron rod set for an angle point of this tract;

THENCE, in a southwesterly direction with a curve to the right having a radius of 25.00 feet, central angle of 24° 34' 02", chord bearing of South 33° 39' 20" West – 10.64 feet for a curve length of 10.72 feet to a 5/8 – inch iron rod set for an interior corner of this tract;

THENCE, South 45° 09' 24" East – 231.70 feet to a 5/8 – inch iron rod set for the point-of-curvature for a curve to the right;

THENCE, in a southeasterly direction with a curve to the right having a radius of 75.37 feet, central angle of 53° 07' 49", chord bearing of South 18° 35' 29" East – 67.41 feet for a curve length of 69.89 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southeasterly direction with a curve to the left having a radius of 75.00 feet, central angle of 82° 25' 35", chord bearing of South 33° 14' 22" East – 98.83 feet for a curve length of 107.90 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southeasterly direction with a curve to the right having a radius of 270.00 feet, central angle of 98° 51' 46", chord bearing of South 25° 01' 17" East – 410.20 feet for a curve length of 465.88 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southeasterly direction with a curve to the left having a radius of 100.00 feet, central angle of 176° 29' 29", chord bearing of South 63° 50' 08" East – 199.91 feet for a curve length of 308.04 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in an easterly direction with a curve to the right having a radius of 55.00 feet, central angle of 105° 22' 33", chord bearing of North 80° 36' 24" East – 87.49 feet for a curve length of 101.15 feet to a 5/8 – inch iron rod set for a point of tangency;

THENCE, South 46° 42' 20" East – 177.13 feet to a point of curvature;

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THENCE, in a southeasterly direction with a curve to the right having a radius of 270.00 feet, central angle of 32° 24' 43", chord bearing of South 30° 29' 58" East – 150.71 feet for a curve length of 152.74 feet to a point of tangency;

THENCE, South 14° 17' 37" East – 50.81 feet to a 5/8 – inch iron rod set for a point of curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 150.00 feet, central angle of 72° 00' 45", chord bearing of South 21° 42' 46" West – 176.36 feet for a curve length of 188.53 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southwesterly direction with a curve to the left having a radius of 500.00 feet, central angle of 07° 01' 33", chord bearing of South 54° 12' 22" West – 61.27 feet for a curve length of 61.31 feet to a point of reverse curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 895.00 feet, central angle of 14° 37' 54", chord bearing of South 58° 00' 33" West – 227.94 feet for a curve length of 228.56 feet to a point of reverse curvature;

THENCE, in a southwesterly direction with a curve to the left having a radius of 500.00 feet, central angle of 11° 47' 39", chord bearing of South 59° 25' 40" West – 102.74 feet for a curve length of 102.92 feet to a point of reverse curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 200.00 feet, central angle of 47° 32' 48", chord bearing of South 77° 18' 15" West – 161.25 feet for a curve length of 165.97 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southerly direction with a curve to the left having a radius of 100.00 feet, central angle of 197° 17' 04", chord bearing of South 02° 26' 07" West – 197.73 feet for a curve length of 344.33 feet to a 5/8 – inch iron rod set for a point of compound curvature;

THENCE, in an easterly direction with a curve to the left having a radius of 1105.00 feet, central angle of 12° 16' 35", chord bearing of North 77° 39' 18" East – 236.31 feet for a curve length of 236.76 feet to a point of reverse curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 550.00 feet, central angle of 07° 51' 19", chord bearing of North 75° 26' 40" East – 75.35 feet for a curve length of 75.41 feet to a point of tangency;

THENCE, North 79° 22' 19" East – 26.27 feet to a point of curvature;

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THENCE, in a northeasterly direction with a curve to the left having a radius of 100.00 feet, central angle of 48° 16' 55", chord bearing of North 55° 13' 52" East – 81.80 feet for a curve length of 84.27 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in an easterly direction with a curve to the right having a radius of 100.00 feet, central angle of 109° 20' 12", chord bearing of North 85° 45' 30" East – 163.16 feet for a curve length of 190.83 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a southeasterly direction with a curve to the left having a radius of 200.00 feet, central angle of 19° 20' 57", chord bearing of South 49° 14' 52" East – 67.22 feet for a curve length of 67.54 feet to a point of reverse curvature;

THENCE, in a southeasterly direction with a curve to the right having a radius of 500.00 feet, central angle of 33° 58' 36", chord bearing of South 41° 56' 03" East – 292.18 feet for a curve length of 296.50 feet to a 5/8 – inch iron rod set for a point of compound curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 100.00 feet, central angle of 80° 25' 10", chord bearing of South 15° 15' 51" West – 129.12 feet for a curve length of 140.36 feet to a 5/8 – inch iron rod set for a point of compound curvature;

THENCE, in a southwesterly direction with a curve to the right having a radius of 260.00 feet, central angle of 15° 02' 15", chord bearing of South 62° 59' 34" West – 68.04 feet for a curve length of 68.24 feet to a point of tangency;

THENCE, South 70° 30' 41" West – 63.02 feet to a point of curvature;

THENCE, in a southwesterly direction with a curve to the left having a radius of 550.00 feet, central angle of 05° 17' 56", chord bearing of South 67° 51' 43" West – 50.85 feet for a curve length of 50.87 feet to a point of tangency;

THENCE, South 65° 12' 45" West – 96.09 feet to a 5/8 – inch iron rod set for a point of curvature;

THENCE, in a southeasterly direction with a curve to the left having a radius of 100.00 feet, central angle of 217° 12' 11", chord bearing of South 43° 23' 21" East – 189.55 feet for a curve length of 379.09 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 100.00 feet, central angle of 54° 57' 56", chord bearing of North 55° 29' 32" East – 92.30 feet for a curve length of 95.93 feet to a 5/8 – inch iron rod set for a point of tangency;

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(continued)

THENCE, North 82° 58' 30" East – 32.87 feet to a 5/8 – inch iron rod set for a point of curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 100.00 feet, central angle of 28° 32' 24", chord bearing of North 68° 42' 18" East – 49.30 feet for a curve length of 49.81 feet to a 5/8 – inch iron rod set for a point of compound curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 1315.00 feet, central angle of 12° 33' 14", chord bearing of North 48° 09' 30" East – 287.55 feet for a curve length of 288.13 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 75.00 feet, central angle of 64° 40' 08", chord bearing of North 74° 12' 56" East – 80.23 feet for a curve length of 84.65 feet to a 5/8 – inch iron rod set for a point of tangency;

THENCE, South 73° 27' 00" East – 77.27 feet to a 5/8 – inch iron rod set for an angle point of this tract;

THENCE, South 35° 27' 26" East – 87.16 feet to an angle point of this tract;

THENCE, South 51° 12' 42" East – 70.00 feet to a 5/8 – inch iron rod set for a southerly corner of said Country Lakes, Section One and for an interior corner of this tract;

THENCE, in a northeasterly direction with a curve to the left having a radius of 1585.00 feet, central angle of 08° 39' 09", chord bearing of North 34° 27' 43" East – 239.13 feet for a curve length of 239.36 feet to a 5/8 – inch iron rod set for a point of reverse curvature;

THENCE, in a northeasterly direction with a curve to the right having a radius of 25.00 feet, central angle of 87° 51' 51", chord bearing of North 74° 04' 05" East – 34.69 feet for a curve length of 38.34 feet to a 5/8 – inch iron rod set for an interior corner of this tract;

THENCE, North 28° 38' 47" East – 70.00 feet to a 5/8 – inch iron rod set for an interior corner of this tract;

THENCE, in a northwesterly direction with a curve to the right having a radius of 25.00 feet, central angle of 89° 39' 32", chord bearing of North 17° 10' 14" West – 35.25 feet for a curve length of 39.12 feet to a 5/8 – inch iron rod set for a point of tangency;

THENCE, North 27° 39' 32" East – 202.50 feet to a 5/8 – inch iron rod set for a point of curvature;

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(continued)

THENCE, in a northeasterly direction with a curve to the right having a radius of 945.00 feet, central angle of 26° 59' 18", chord bearing of North 41° 09' 11" East – 441.03 feet for a curve length of 445.13 feet to a 5/8 – inch iron rod set for a point of tangency;

THENCE, North 54° 38' 50" East – 438.76 feet to a 5/8 – inch iron rod set for a point of curvature;

THENCE, in a southeasterly direction with a curve to the right having a radius of 25.00 feet, central angle of 91° 04' 16", chord bearing of South 79° 49' 02" East – 35.68 feet for a curve length of 39.74 feet to a 5/8 – inch iron rod set for an interior corner of this tract;

THENCE, North 55° 25' 39" East – 70.00 feet to a 5/8 – inch iron rod set for an angle point of this tract;

THENCE, North 55° 42' 44" East – 312.97 feet to the POINT OF BEGINNING and containing 217.0008 acres of land.

SAVE AND EXCEPT:

a 3.2802 acre tract of land described in deed recorded under Fort Bend County Clerk's File No. 1999086600; same lying within the 35.3754 acre tract, described in deed recorded under Fort Bend County Clerk's File No. 9872751 and lying within the 15.1029 acre tract described in deed recorded under Fort Bend County Clerk's File No. 9872754; and

that real property described on Exhibit "A" and submitted to the Declaration upon recording hereof.

In addition to the above, as the owner or with the written consent of the owner, Declarant may also submit to the terms of the Declaration any real property situated within two (2) miles of the perimeter boundaries of the property described on Exhibit "A" or this Exhibit "B."

**Note to clerk and title examiners:**

**This Declaration is not intended to create an encumbrance on title to the property described on this Exhibit "B." Such title may be encumbered only with the consent of the owner by filing a Supplemental Declaration in accordance with Article IX.**