DEVELOPMENT AND COST SHARING AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

THIS DEVELOPMENT AND COST SHARING AGREEMENT (this **"Agreement"**) is effective as of November 6, 2026 (the **"Effective Date"**), by and between **KATY INDEPENDENT SCHOOL DISTRICT**, a political subdivision of the State of Texas and an independent school district organized and operating under the laws of the State of Texas (**"Katy ISD"** or the **"District"**), and **TRACTOR SUPPLY CO. OF TEXAS, LP**, a Texas limited partnership (**"TSC"**). Katy ISD and TSC are herein collectively referred to herein as the **"Parties"** and individually as a **"Party"**.

RECITALS:

WHEREAS, Katy ISD owns that property located at 6301 S. Stadium Lane, Katy, Texas, as shown on **Exhibit A**, attached hereto and incorporated herein for reference (the "**Katy ISD Tract**") and desires to establish reliable public access from the Katy ISD onto the westbound frontage road of Interstate Highway 10 (the **"I-10 Frontage Road"**), extending south from the Katy ISD Tract;

WHEREAS, by Ordinance No. 3205 approved by the City of Katy City Council on August 24, 2026, the City of Katy approved the partial abandonment of Tiger's Way Boulevard (a former public right-of-way), and conveyed its interests thereto to Katy ISD as Grantee via a Quit-Claim Deed dated August 24, 2026, recorded with the Fort Bend County Clerk under Clerk's File No. 2026091963 (the **"Katy ISD's Tiger's Way Tract"**) and to TSC as Grantee via a Quit-Claim Deed dated August 24, 2026 and recorded with the Fort Bend County Clerk under Clerk's File No. 202609162 on September 1, 2026 (the "**TSC Tiger's Way Tract**");

WHEREAS, the Katy ISD's Tiger's Way Tract is described on **Exhibit C**;

WHEREAS, the TSC's Tiger's Way Tract is described on **Exhibit D**;

WHEREAS, the Katy ISD Tract and the Katy ISD Tiger's Way Tract are collectively referred to as (the "**Katy ISD Property**");

WHEREAS, TSC owns certain real property adjacent to Katy ISD's Property, as described on **Exhibit B**, attached hereto and incorporated herein by reference (the "**TSC Tract**");

WHEREAS, the TSC Tract and the TSC Tiger's Way Tract are collectively referred to as (the "**TSC Property**");

WHEREAS, TSC intends to construct, within a portion of such TSC Property, a concrete shared access drive providing vehicular and pedestrian egress to the I-10 Frontage Road for the benefit of the TSC Property, and the Katy ISD Property, as generally depicted on **Exhibit E**, attached hereto and incorporated herein by reference (the **"Shared Access Drive"**);

WHEREAS, TSC has agreed to grant Katy ISD an access easement across that portion of the TSC Property wherein the Shared Access Drive will be located for vehicular and pedestrian egress from the Katy ISD Property to the I-10 Frontage Road; and Katy ISD has agreed to grant TSC (a) a 0.0189 acre access and drainage easement as shown on **Exhibit H** and (b) a 0.0504 acre access easement across a portion of the Katy ISD Property for vehicular and pedestrian ingress to and from the TSC Property and FM 1463 as shown on **Exhibit I** (collectively, the "**Reciprocal Easements**");

WHEREAS, TSC and Katy ISD desire that the TSC Property drain in a westerly direction via storm drain facilities to be constructed by TSC within a portion of the ISD Property as agreed upon by the Parties and as shown on **Exhibit J** and ("the **Drainage Easement Area**"), into Katy ISD's existing detention/mitigation pond;

WHEREAS, Katy ISD has agreed to grant TSC a storm sewer easement as shown on **Exhibit J** (collectively, the "**Storm Sewer Easement**");

WHEREAS, TSC has applied to the Texas Department of Transportation (**"TxDOT"**) and received preliminary approval for curb-cut access to the I-10 Frontage Road;

WHEREAS, the Parties wish to enter into this Agreement to set forth the obligations of each applicable Party related the construction and funding of such Project, as further defined in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, obligations, and benefits herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties contract and agree as follows:

ARTICLE I
RECITALS AND DEFINITIONS

Section 1.1. Recitals. The recitals set forth above are declared true and correct and are hereby incorporated as part of this Agreement.

Section 1.2. Definitions. In addition to terms defined elsewhere in this Agreement, and unless the context requires otherwise, the following terms shall have the meanings set forth below:

"Construction Costs" means all costs associated with the construction of the Project.

"Design Costs" means all costs associated with preparing the plans and specifications for the Project.

"**Drainage Facilities**" means the storm drain facilities to be constructed by TSC within the Drainage Easement Area, and including related storm drain connection and the required improvements to Katy ISD's existing detention/mitigation pond.

"Project" means, collectively, the Shared Access Drive and Drainage Facilities, together with all related access improvements as described in **Exhibit F**, attached hereto and incorporated herein by reference.

"Project Budget" means the budget for the Project attached as **Exhibit G**, which itemizes the estimated Construction Costs and Design Costs of the Project.

"Katy ISD Share" means Katy ISD's proportionate share of the Construction Costs and Design Costs of the Project, as set forth in the Project Budget and as further described in Section 2.3.

ARTICLE II
DESIGN, CONSTRUCTION, FINANCING, AND OPERATION OF THE PROJECT

Section 2.1. Scope of the Project. The Project consists of the design and construction of access and related improvements to be constructed by TSC, including: (a) a concrete Shared Access Drive; (b) a TxDOT approach and curb-cut connecting the Shared Access Drive to the I-10 Frontage Road; (b) a newly constructed storm drain and drainage connection within the Drainage Easement Area for purposes of carrying stormwater from the TSC Property and the Shared Access Drive west through the Drainage Easement Area ; (c) required improvements to Katy ISD's existing detention/mitigation pond to accommodate such drainage conveyance; and (d) site work, earthwork, paving, curb and gutter, erosion control, and related improvements, all as further described and depicted on **Exhibit F**, attached hereto and incorporated herein by reference (the "**Project Scope**"). The nature, location, and extent of the

improvements shall be as shown on the plans and specifications prepared by the Project engineer and approved by the Parties.

Section 2.2. Design; Construction; Permitting and Procurement. TSC shall be responsible for the design of the Project, the procurement and award of all construction contracts, and obtaining all permits and approvals required for the Project, including TxDOT approval for the curb-cut access to the I-10 Frontage Road and all applicable permits from the City of Katy, Fort Bend County, and any other governmental authority having jurisdiction thereof. All Project plans and specifications shall be subject to review and approval by Katy ISD, which approval shall not be unreasonably withheld, conditioned, or delayed. TSC shall cause the Project to be constructed in a good and workmanlike manner and in compliance with all applicable laws, rules, regulations, and the requirements of all applicable authorities having jurisdiction thereof.

Section 2.3. Project Funding; Cost Sharing.

(a) Subject to the terms and conditions of this Agreement, Katy ISD agrees to pay to TSC Katy ISD's share of the actual Construction Costs and Design Costs of the Project, in a total amount equal to $230,622.13 (the "**Katy ISD Share**").

(b) Within fifteen (15) days following completion of the Project, approval thereof by applicable authorities having jurisdiction thereof, and TSC's delivery to Katy ISD of a request for payment of the Katy ISD Share, together with reasonable supporting documentation in the form of a copy of an invoice from TSC's general contractor, Katy ISD shall submit payment to TSC of the Katy ISD Share.

(c) Each Party shall be solely responsible for fees incurred from services provided by its own engineers, consultants, and advisors except to the extent included in the Project Budget.

Section 2.4. Omitted.

Section 2.5. Construction Timeline and Milestones. TSC shall commence construction of the Project promptly following the issuance of all required permits and approvals, and shall use commercially reasonable efforts to achieve substantial completion of the Project on or before August 1, 2027 (the **"Target Completion Date"**), subject to force majeure. TSC shall keep Katy ISD reasonably informed of the construction schedule and material milestones, including commencement of construction, TxDOT approach and curb-cut completion, drainage and detention pond improvements completion, and final acceptance. TSC shall schedule any work that materially affects access to the Katy ISD Property so as to minimize interference with regular school access and operations.

Section 2.6. Easements; Access. Contemporaneously with or promptly following the Effective Date, and as a condition to the effectiveness of the applicable obligations hereunder: (a) TSC shall grant to Katy ISD a 0.1538 access easement on, over, and across the portion of the TSC Property where the Shared Access Drive is to be located; (b) Katy ISD shall grant to TSC a 0.0189 acre access and drainage easement as shown on **Exhibit H**; (c) Katy ISD shall grant to TSC a 0.0504 acre access easement across a portion of the Katy ISD Property for vehicular and pedestrian ingress from the TSC Property to FM 1463 as shown on **Exhibit I**; and (d) Katy ISD shall grant to TSC a 0.1057 acre storm sewer easement as shown on **Exhibit J** for construction and drainage of the Project, in each case pursuant to separate recordable easement instruments in form and substance reasonably acceptable to the Parties. The Parties agree that the access easement instruments shall contemplate that access improvements located thereon shall remain unobstructed at all times, and neither Party shall gate, barricade, or otherwise obstruct such access without the prior written consent of the other Party.

To the extent required for construction activities related to the improvement of Katy ISD's existing detention/mitigation pond, as contemplated by the Project Scope, Katy ISD grants to TSC, and TSC's applicable employees, contractors, and representatives a temporary right of entry over and across that portion of the Katy ISD Property as may be reasonably necessary for the completion of such portion of the Project Scope (the "**Right of Entry**"). Such Right of Entry shall be subject to all applicable safety and security policies of Katy ISD, and shall expire upon the completion of the construction/installation of the Project.

Section 2.7. Ownership, Operation, and Maintenance. Upon completion and acceptance of the Project, each Party shall own, operate, and maintain the portions of the improvements located on their respective property. Each Party shall maintain its respective improvements in good condition and repair at its sole cost and expense following acceptance.

Section 2.8. Warranties. TSC shall cause its contractor to provide a warranty for the Project of not less than one (1) year from the date of final acceptance.

ARTICLE III
MISCELLANEOUS

Section 3.1. Term. Unless terminated by mutual written agreement of the Parties, this Agreement shall continue in force and effect until such date upon which (i) the Project is completed, (ii) all easements contemplated hereunder have been granted, and (iii) all payment obligations hereunder are satisfied, except with respect to those obligations that expressly survive (including ownership, maintenance, and indemnification obligations).

Section 3.2. Approval or Consent. Whenever this Agreement requires or permits approval or consent to be given by either Party, such approval or consent shall not be unreasonably withheld, denied, conditioned, or delayed.

Section 3.3. Default; Remedies. In the event either Party fails to perform any material obligation under this Agreement and such failure continues for thirty (30) days after written notice thereof (or, if the failure cannot reasonably be cured within thirty (30) days, such longer period as is reasonably necessary provided the defaulting Party commences and diligently pursues a cure), the non-defaulting Party may pursue any remedy available at law or in equity, subject to the limitations of this Agreement and applicable law.

Section 3.5. Indemnification. TSC shall defend, indemnify, and hold harmless Katy ISD and its trustees, officers, employees, and agents from and against any and all claims, damages, losses, liabilities, and expenses (including reasonable attorneys' fees) arising out of or resulting from TSC's construction of the Project or the acts or omissions of TSC, its contractors, or agents, except to the extent caused by the negligence or willful misconduct of Katy ISD.

Section 3.6. Force Majeure. In the event either Party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, except the obligation to pay amounts owed, then the obligations of such Party, to the extent affected by force majeure and to the extent due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of the inability so caused but for no longer period. The Party claiming force majeure shall give notice and full particulars to the other Party as soon as reasonably possible. The term "force majeure" includes, without limitation, acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, orders of any governmental authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, and other causes not within the control of the Party claiming such inability and which could not have been avoided by the exercise of due diligence.

Section 3.7. Regulatory Agencies. This Agreement is subject to all applicable rules, regulations, and requirements imposed by applicable regulatory agencies having jurisdiction over the Project.

Section 3.8. No Additional Waiver Implied. No waiver of any breach or default by either Party of any term, covenant, or condition hereunder shall be deemed a waiver of any subsequent breach or default of any kind.

Section 3.9. Addresses and Notice. Any notice provided or permitted to be given under this Agreement must be in writing and served by (a) depositing the same in the United States mail, addressed to the Party to be notified, postage prepaid and registered or certified with return receipt requested; (b) delivering the same in person; or (c) sending the same by electronic mail.

Notice given by mail shall be effective three (3) days after deposit; notice delivered in person or by electronic mail shall be effective upon receipt. Addresses for notice are:

If to Katy ISD:
Katy Independent School District
Attention: Executive Director, Facilities, Planning, & Construction
6301 S. Stadium Lane
Katy, Texas 77494
Email: ElisabethAKassman@Katyisd.org

With a copy to:
Consolidated Property Advisors
Attn: Mike Winkler
3003 W Alabama
Houston, TX 77098
Email: mwinkler@cpadvisorsltd.com

If to TSC:
Tractor Supply Company
Attention: Ross. A. Boswell
5401 Virginia Way
Brentwood, TN 37027
Email: TSC_Notices@tractorsupply.com

Either Party may designate another address by giving the other Party not less than fifteen (15) days' advance written notice.

Section 3.10. Assignability. This Agreement shall bind and benefit the Parties but shall not otherwise be assignable, in whole or in part, by either Party without the prior written consent of the other Party.

Section 3.11. Modification. This Agreement may be changed or modified only by a written instrument executed by both Parties.

Section 3.12. Parties in Interest. This Agreement is for the sole and exclusive benefit of the Parties and their respective successors and permitted assigns and shall not be construed to confer any benefit or right upon any third party.

Section 3.13. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement is held to be illegal, invalid, or unenforceable, the remainder of this Agreement shall not be affected thereby.

Section 3.14. Joint Drafting. This Agreement has been jointly drafted by the Parties and shall not be construed against either Party on the basis of authorship.

Section 3.15. Applicable Law and Venue. This Agreement, and all claims arising from or related to this Agreement, shall be construed, interpreted, and enforced under the laws of the State of Texas. Venue for all disputes arising from or related to this Agreement shall lie exclusively in the state courts of competent jurisdiction located in Fort Bend County, Texas.

Section 3.16. Authority. Each Party represents and warrants that it has full power and authority to enter into and perform this Agreement, that the execution and delivery of this Agreement have been duly authorized by all necessary action, and that the person executing this Agreement on its behalf is duly authorized to do so.

Section 3.17. No Waiver. Katy ISD does not waive, and nothing herein shall be construed as a waiver of, any defense, immunity, or limitation of liability available to Katy ISD under the laws or Constitution of the State of Texas.

Section 3.18 Texas Government Contracting Provisions. To the extent applicable to this Agreement and required by Texas law, TSC verifies that: (a) it does not, and will not during the term of this Agreement, boycott Israel (Texas Government Code Chapter 2271); (b) it does not boycott energy companies and will not do so during the term (Texas Government Code Chapter 2274, as applicable); and (c) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association (Texas Government Code Chapter 2274/2276, as applicable). This Section applies only to the extent the referenced statutes apply to this Agreement and the Parties.

Section 3.19. Counterpart Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered electronically or by PDF shall be effective as original signatures.

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[EXECUTION PAGE(S) FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the Effective Date.

KATY INDEPENDENT SCHOOL DISTRICT

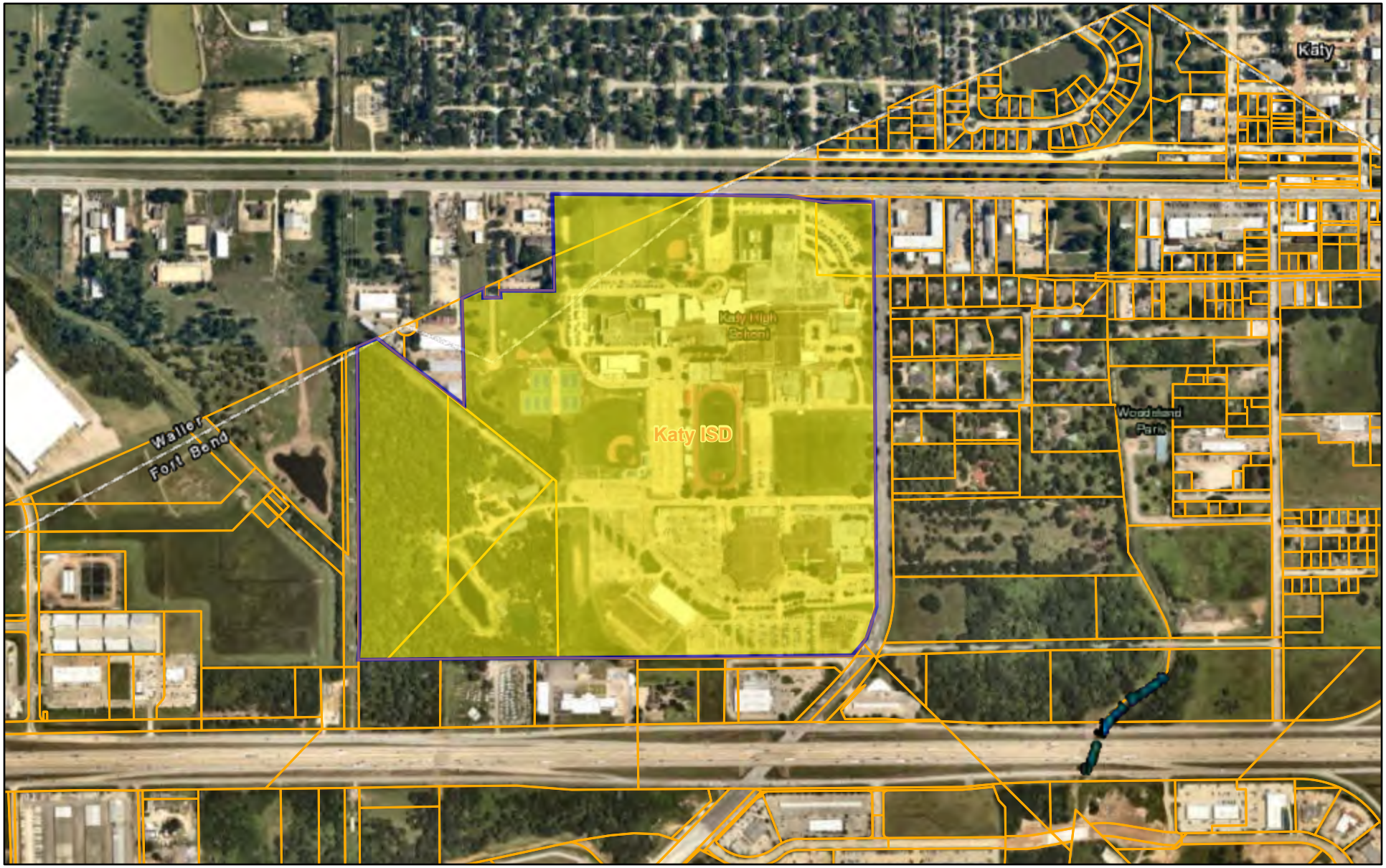
By: _____
Name: Lance Redmon
Title: Board President

TRACTOR SUPPLY CO. OF TEXAS, L.P.

BY: TRACTOR SUPPLY COMPANY,
a Delaware corporation,
its General Partner

BY: _____
Robert L. Rogers III
SVP, Real Estate and Construction

EXHIBIT A
KATY ISD TRACT



11/3/2026, 2:11:22 PM

World_Boundaries_and_Places
Parcels
ISD Boundaries

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata

1:10,354

0 0.07 0.15 0.3 mi
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City of Houston, Esri, HERE, Garmin, iPC, Vantor

Fort Bend Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT B

TSC TRACT

APPROXIMATELY 42,325 SQ FT (0.972 ACRE) OUT OF 4.477 ACRES (195,017 SQUARE FEET) OF LAND SITUATED IN THE D. A. CONNER SURVEY, ABSTRACT 159, FORT BEND COUNTY, TEXAS AND BEING A PORTION OF CERTAIN CALLED 4.494 ACRE TRACT OF LAND CONVEYED TO GARY F. LAWLESS BY DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 1999075184, DATED APRIL 13, 1999; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF THE RESIDUE OF A CALLED 100 ACRE TRACT DESCRIBED IN A DEED TO KATY INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 231, PAGE 431 FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SAID IRON ROD MARKING THE COMMON NORTHEAST CORNER OF THAT CERTAIN CALLED 4.491 ACRE TRACT AS RECORDED IN VOLUME 2179, PAGE 1794 OF THE OFFICIAL RECORDS FORT BEND COUNTY TEXAS (O.R.F.B.C.T.) AND THE NORTHWEST CORNER OF SAID CALLED 4.494 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87°56'11" EAST, ALONG THE SOUTH LINE OF SAID 100 ACRE TRACT AND ALONG THE NORTH LINE OF SAID CALLED 4.494 ACRE TRACT, A DISTANCE OF 491.64 FEET TO A 5/8-INCH IRON PIPE FOUND;

THENCE, LEAVING SAID LINE, SOUTH 01°57'29" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF 60' ROAD WAY EASEMENT RECORDED IN FILE NO. 2006063512, BEING THE POINT OF BEGINNING;

THENCE SOUTH 01°57'29" EAST, A DISTANCE OF 289.12 FEET TO POINT ON THE NORTH RIGHTOFWAY (R.O.W.) LINE OF INTERSTATE HIGHWAY (IH) 10 (WIDTH VARIES);

THENCE, ON SAID LINE, SOUTH 87°58'40" WEST, A DISTANCE OF 146.42 FEET;

THENCE LEAVING SAID R.O.W. LINE, NORTH 01°57'29" WEST, A DISTANCE OF 289.01 FEET TO A POINT ON THE SOUTH LINE OF 60" ROAD WAY EASEMENT RECORDED IN FILE NO 2006063512;

THENCE NORTH 87°56'11" EAST, ALONG THE SOUTH LINE OF SAID 60' ROADWAY EASEMENT, A DISTANCE OF 146.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

KATY ISD'S TIGER'S WAY TRACT

Being a tract or parcel containing 0.3386 of an acre (14,749 square feet) of land situated in the D.A. Conner Survey, Abstract Number 159, Fort Bend County, Texas; being out of and a part of a called 0.6772 acre tract of record in the name of Katy Independent School District in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2026091963; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83). The bearings and coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99989032026.):

COMMENCING at a 5/8 inch iron rod with "Westbelt" cap found for the northeast corner of Reserve "A", Block 1 (also known as and hereinafter called Tiger's Way (60 feet wide)) in Final Plat of Tractor Supply Company Addition, a subdivision duly of record in Plat Number 20050142, in the Plat Records of Fort Bend County (F.B.C.P.R.), Texas and the southeast corner of Restricted Reserve "A", Block 1 in Final Replat of Katy ISD Educational Campus, a subdivision duly of record in Plat Number 20240187, F.B.C.P.R., Texas, and being on the northwest Right-of-Way (R.O.W.) line of F.M. 1463 (width varies), having coordinates of E: 2,973,677.12 and N: 13,844,356.12;

THENCE, coincident the north R.O.W. line of aforesaid Tiger's Way and the south line of aforesaid Reserve "A" (Katy ISD Educational Campus), South 87 Degrees 51 Minutes 25 Seconds West, a distance of 712.54 feet to the northeast corner and **POINT OF BEGINNING** of the herein described tract and the northwest corner of aforesaid Reserve "A" (Tractor Supply Company Addition), having coordinates of E: 2,972,965.08 and N: 13,844,329.48, being on the south line of said Reserve "A" (Katy ISD Educational Campus), from which a 5/8 inch iron rod found bears North 88 Degrees 00 Minutes 59 Seconds West, a distance of 0.35 feet;

THENCE, coincident the east line of the herein described tract and the westerly terminus of aforesaid Tiger's Way, South 02 Degrees 02 Minutes 15 Seconds East, a distance of 30.00 feet to the southeast corner of the herein described tract being on the westerly terminus of said Tiger's Way and the east line of aforesaid 0.6772 acre tract;

THENCE, coincident the south line of the herein described tract and through and across aforesaid 0.6772 acre tract, South 87 Degrees 51 Minutes 25 Seconds West, a distance of 491.64 feet to the southwest corner of the herein described tract, being on the west line of said 0.6772 acre tract and the east line of a called 4.491 acre tract of record in the name of MJK Estate, LLC in F.B.C.C.F. Number 2022063636;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 4.491 acre tract, North 02 Degrees 02 Minutes 15 Seconds West, a distance of 30.00 feet to a 1/2 inch iron rod found for the northwest corner of the herein described tract and the northeast corner of said 4.491 acre tract, being on the south line of aforesaid Reserve "A";

THENCE, coincident the north line of the herein described tract and the south line of aforesaid Reserve “A”, North 87 Degrees 51 Minutes 25 Seconds East, a distance of 491.64 feet to the **POINT OF BEGINNING** and containing 0.3386 acre (14,749 square feet) of land. This tract is not staked. This description is based on the exhibit “0.3386 acre split” made by DVJ Group dated November 6, 2026, Project Number 25-0518.

EXHIBIT D

TSC'S TIGER'S WAY TRACT

Being a tract or parcel containing 0.3386 of an acre (14,749 square feet) of land situated in the D.A. Conner Survey, Abstract Number 159, Fort Bend County, Texas; being out of and a part of a called 0.6772 acre tract of record in the name of Katy Independent School District in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2026091963; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83). The bearings and coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99989032026.):

COMMENCING at a 5/8 inch iron rod with "Westbelt" cap found for the northeast corner of Reserve "A", Block 1 (also known as and hereinafter called Tiger's Way (60 feet wide)) in Final Plat of Tractor Supply Company Addition, a subdivision duly of record in Plat Number 20050142, in the Plat Records of Fort Bend County (F.B.C.P.R.), Texas and the southeast corner of Restricted Reserve "A", Block 1 in Final Replat of Katy ISD Educational Campus, a subdivision duly of record in Plat Number 20240187, F.B.C.P.R., Texas, and being on the northwest Right-of-Way (R.O.W.) line of F.M. 1463 (width varies), having coordinates of E: 2,973,677.12 and N: 13,844,356.12;

THENCE, coincident the north R.O.W. line of aforesaid Tiger's Way and the south line of aforesaid Reserve "A" (Katy ISD Educational Campus), South 87 Degrees 51 Minutes 25 Seconds West, a distance of 712.54 feet to the northeast corner of aforesaid 0.6772 acre tract and the northwest corner of aforesaid Reserve "A" (Tractor Supply Company Addition), having coordinates of E: 2,972,965.08 and N: 13,844,329.48, being on the south line of said Reserve "A" (Katy ISD Educational Campus), from which a 5/8 inch iron rod found bears North 88 Degrees 00 Minutes 59 Seconds West, a distance of 0.35 feet;

THENCE, coincident the east line of aforesaid 0.6772 acre tract and the westerly terminus of aforesaid Tiger's Way, South 02 Degrees 02 Minutes 15 Seconds East, a distance of 30.00 feet to the northeast corner and **POINT OF BEGINNING** of the herein described tract, being on the east line of said 0.6772 acre tract and the westerly terminus of said Tiger's Way;

THENCE, coincident the east line of the herein described tract and the westerly terminus of aforesaid Tiger's Way, South 02 Degrees 02 Minutes 15 Seconds East, a distance of 30.00 feet to the southeast corner of both the herein described tract and aforesaid 0.6772 acre tract, and the northeast corner of Lot 1, Block 1 in Administrative Plat of TSC Tiger Way, a subdivision duly of record in Plat Number 20250015, F.B.C.P.R., Texas and the northwest corner of Lot 1, Block 1 in Tractor Supply Company Addition, a subdivision duly of record in Plat Number 20050142, F.B.C.P.R., Texas, from which a 5/8 inch iron rod found bears North 73 Degrees 28 Minutes 36 Seconds West, a distance of 0.35 feet;

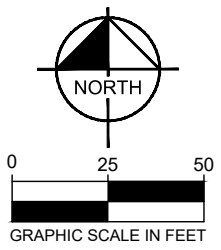
THENCE, coincident the south line of both the herein described tract and aforesaid 0.6772 acre tract, South 87 Degrees 51 Minutes 25 Seconds West, a distance of 491.64 feet to the

southwest corner of both the herein described tract and said 0.6772 acre tract, being on the east line of a called 4.491 acre tract of record in the name of MJK Estate, LLC in F.B.C.C.F. Number 2022063636 and the northwest corner of the remainder of a called 4.477 acre tract of record in the name of 26280 Katy Freeway Limited in F.B.C.C.F. Number 2006022460;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 4.491 acre tract, North 02 Degrees 02 Minutes 15 Seconds West, a distance of 30.00 feet to the northwest corner of the herein described tract, being on the west line of aforesaid 0.6772 acre tract and the east line of said 4.491 acre tract;

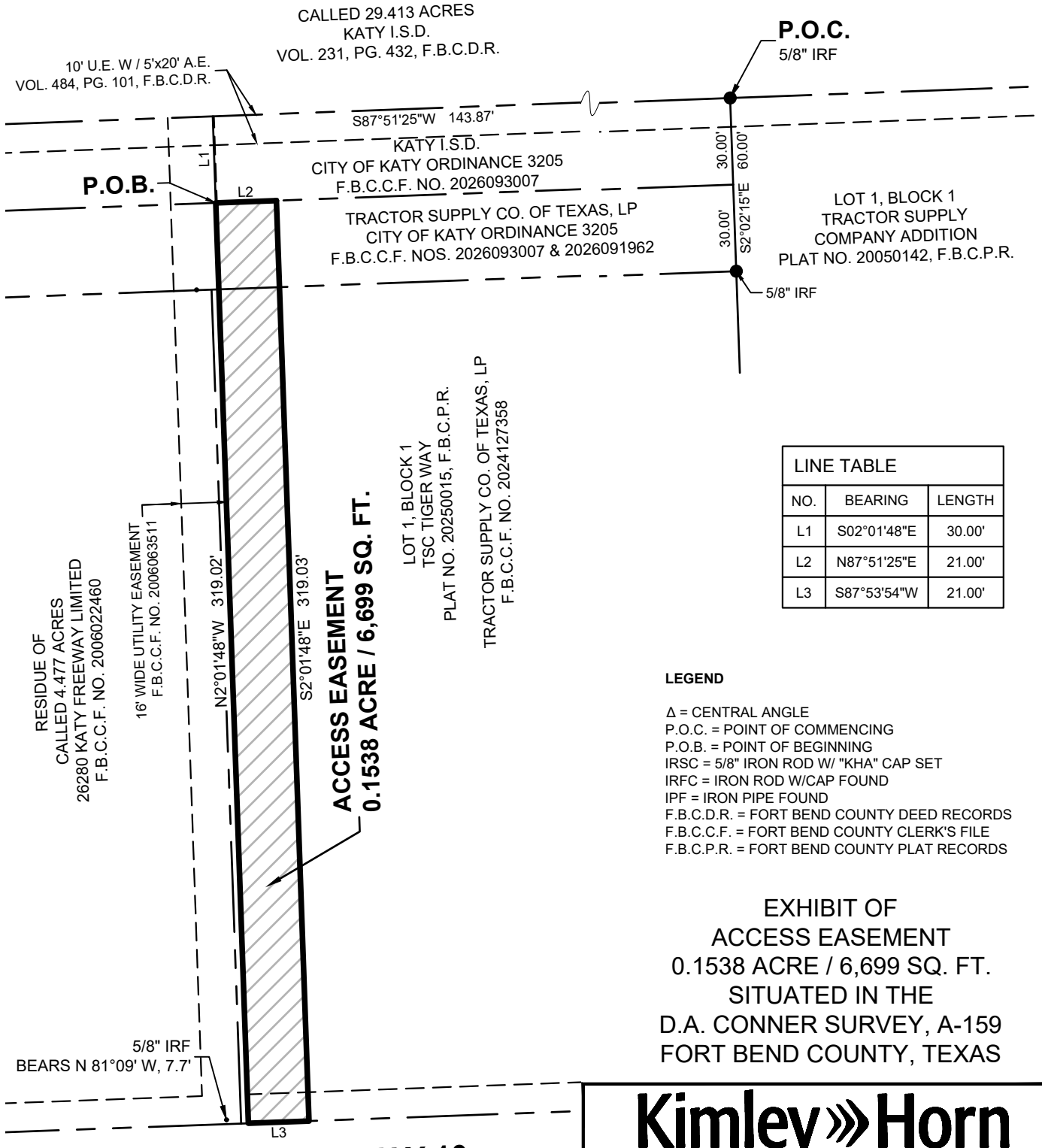
THENCE, through and across aforesaid 0.6772 acre tract, North 87 Degrees 51 Minutes 25 Seconds East, a distance of 491.64 feet to the **POINT OF BEGINNING** and containing 0.3386 acre (14,749 square feet) of land. This tract is not staked. This description is based on the exhibit “0.3386 acre split” made by DVJ Group dated November 6, 2026, Project Number 25-0518.

EXHIBIT "E" - SHARED ACCESS DRIVE



NOTES

1. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870013.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°01'48"E	30.00'
L2	N87°51'25"E	21.00'
L3	S87°53'54"W	21.00'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS

EXHIBIT OF
ACCESS EASEMENT
0.1538 ACRE / 6,699 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	RR	RK	Oct. 2026	065011500	1 OF 2

LEGAL DESCRIPTION
ACCESS EASEMENT
0.1538 ACRE / 6,699 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.1538 ACRE (6,699 SQUARE FEET) OF LAND SITUATED IN THE D.A. CONNOR SURVEY, ABSTRACT NO. 159, FORT BEND COUNTY, TEXAS BEING OUT OF LOT 1, BLOCK 1 OF TSC TIGER WAY, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20250015 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) GRANTED TO TRACTOR SUPPLY CO. OF TEXAS LP AS RECORDED IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2024127358, AND BEING OUT OF THE SOUTH 1/2 OF A CALLED 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED) ABANDONED AND QUITCLAIMED BY CITY OF KATY ORDINANCE NO. 3205 AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2026093007, AND GRANTED TO TRACTOR SUPPLY CO. OF TEXAS, LP, AS RECORDED IN F.B.C.C.F. NO. 2026091962, WITH SAID 0.1538 ACRE TRACT BEING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF A CALLED 29.413 ACRE TRACT GRANTED TO KATY INDEPENDENT SCHOOL DISTRICT (I.S.D.) AS RECORDED IN VOL. 231, PG. 432 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) SAME BEING THE NORTHEAST CORNER OF SAID (TIGER'S WAY R.O.W. - ABANDONED), FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF TRACTOR SUPPLY COMPANY ADDITION, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050142, F.B.C.P.R. BEARS SOUTH 02°02'15" EAST, 60.00 FEET;

THENCE, SOUTH 87°51'25" WEST, ALONG AND WITH THE SOUTH LINE OF SAID 29.413 ACRE TRACT, A DISTANCE OF 143.87 FEET TO AN ANGLE POINT;

THENCE, SOUTH 02°01'48" EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE CENTERLINE OF (TIGER'S WAY R.O.W. - ABANDONED) FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 87°51'25" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 21.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 02°01'48" EAST, OVER AND ACROSS SAID ABANDONED R.O.W. AND LOT 1 OF SAID TSC TIGER WAY, A DISTANCE OF 319.03 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 OF SAID TSC TIGER WAY, SAME BEING THE NORTHERLY LINE OF INTERSTATE HIGHWAY 10, R.O.W. VARIES (NO RECORDING INFORMATION FOUND), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 87°53'54" WEST, ALONG AND WITH THE SOUTHERLY LINE OF LOT 1 OF SAID TSC TIGER WAY, A DISTANCE OF 21.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 02°01'48" WEST, OVER AND ACROSS LOT 1 OF SAID TSC TIGER WAY AND OVER THE SOUTH 1/2 OF SAID 0.6772 ACRE TRACT (TIGER'S WAY R.O.W. - ABANDONED), A DISTANCE OF 319.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6,699 SQUARE FEET OR 0.1538 ACRE OF LAND.

EXHIBIT OF
ACCESS EASEMENT
0.1538 ACRE / 6,699 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

ROBERT KNESS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6486
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
PH. 281-597-9300
ROBERT.KNESS@KIMLEY-HORN.COM

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

DATE: 10/08/2026
REV: 10/20/2026

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
FIRM # 10115500
Tel. No. (281) 597-9300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RK	BB	Oct. 2026	065011500	2 OF 2

EXHIBIT F

PROJECT SCOPE

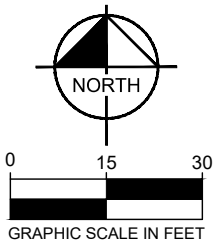
The project site is a vacant parcel bounded by Tilson Homes to the west, the existing TSC store to the east, ISD property to the north, and TxDOT right-of-way to the south. The project proposes a new concrete, fenced FOD pad at the rear of the site with three gates: Gate 1 will align with the existing store's FOD exit gate; Gate 2 will provide access from the dead end of Tiger's Way for forage trailer storage; and Gate 3 will provide west-side egress to a shared access drive between TSC and ISD. TSC shall not utilize such gates in a manner that prevents continuous vehicular or pedestrian egress from the Katy ISD Tract to the I-10 Frontage Road. The shared drive will connect the ISD property to the TxDOT right-of-way. In exchange, ISD will allow TSC to install stormwater conveyance to the existing pond northwest of the project site, which will be modified to accommodate runoff from the added impervious area on the TSC property.

EXHIBIT G

PROJECT BUDGET

Description	Katy ISD Share
A. SOFT COSTS (INCLUDING DESIGN COSTS)	
Site Survey	$2,400.00
Civil Engineering Services	$100,000.00
Geotechnical Investigation	$1,568.32
Landscape & Irrigation Plans	$640.00
As-Built Post-Construction Survey	$1,600.00
SUBTOTAL SOFT COSTS	**$106,208.32**
B. CONSTRUCTION COSTS	
On-Site Site Work:	
Site Clearing	$1,600.00
Layout Survey and Staking	$800.00
Erosion Control	$1,200.00
Earthwork	$26,400.00
Stormwater System	$17,600.00
Curb and Gutter	$9,000.00
Concrete Flatwork for Driveway	$34,000.00
Landscape	$1,360.00
Subtotal On-Site Site Work	**$91,960.00**
Overhead, Profit & General Conditions:	
General Conditions	$14,963.51
Overhead & Profit	$8,890.30
Subtotal Overhead, Profit & G.C.	**$23,853.81**
Permit Fees:	
TxDOT/DOT Permit	$5,000.00
Site/Land Disturbance Permit	$1,200.00
Stormwater Permit	$800.00
Subtotal Permit Fees	**$7,000.00**
Development & Utility Impact Fees	$1,600.00
SUBTOTAL CONSTRUCTION COSTS	**$124,413.81**
TOTAL KATY ISD SHARE (ESTIMATED)	**$230,622.13**

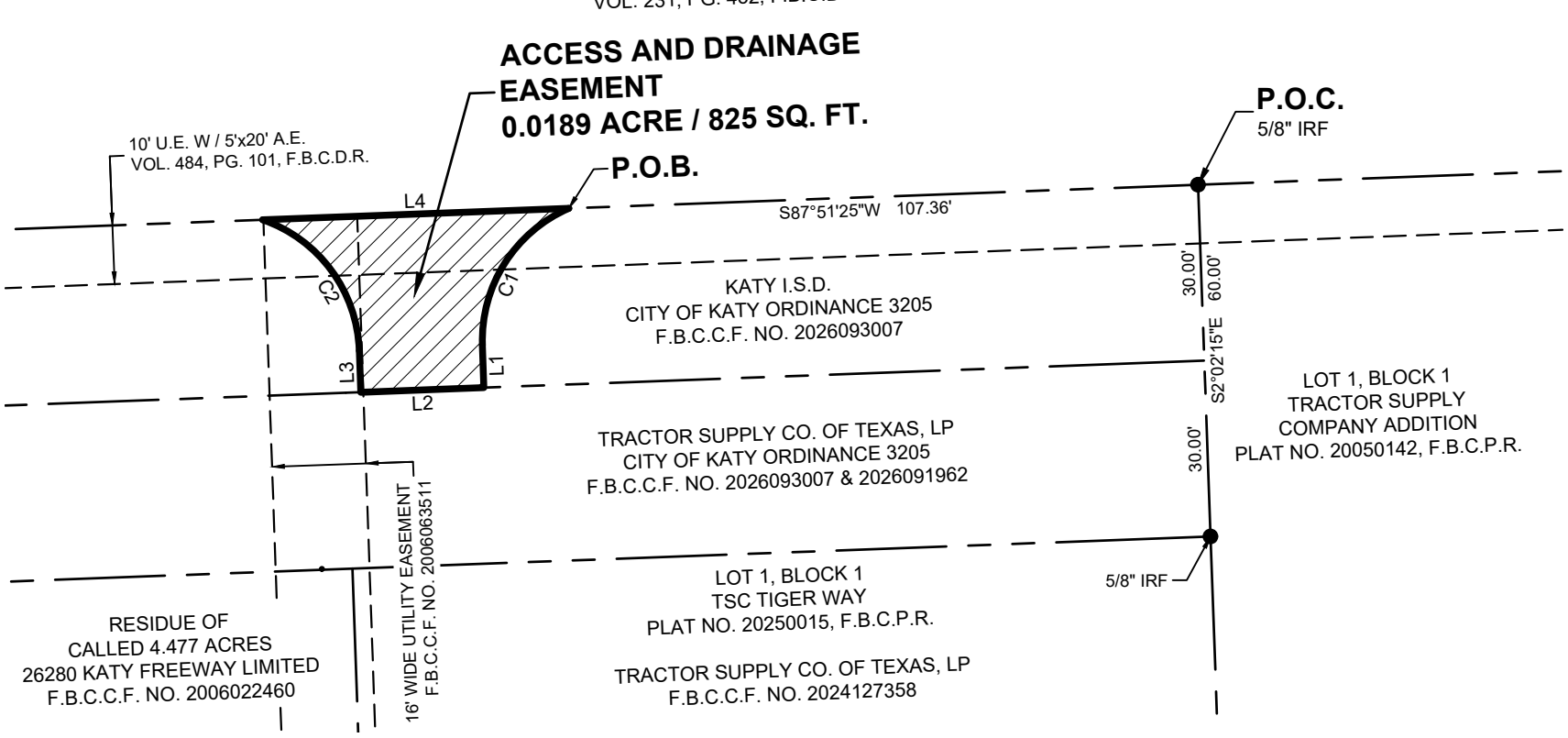
EXHIBIT "H"
ACCESS AND DRAINAGE EASEMENT 0.0189 ACRE



LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°58'29"E	7.25'
L2	S87°51'25"W	21.00'
L3	N01°58'29"W	7.09'
L4	N87°51'25"E	52.23'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	68°31'22"	24.50'	29.30'	S32°17'12"W	27.59'
C2	68°56'47"	24.50'	29.48'	N36°26'52"W	27.73'

EXHIBIT OF
ACCESS AND DRAINAGE EASEMENT
0.0190 ACRE / 826 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS



LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS

NOTES

1. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870013.

2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	RR	RK	Oct. 2026	065011500	1 OF 2

LEGAL DESCRIPTION
ACCESS AND DRAINAGE EASEMENT
0.0190 ACRE / 826 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0190 ACRE (826 SQUARE FEET) OF LAND SITUATED IN THE D.A. CONNOR SURVEY, ABSTRACT NO. 159, FORT BEND COUNTY, TEXAS, BEING OUT OF THE NORTH 1/2 OF A CALLED 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED) ABANDONED AND QUITCLAIMED BY CITY OF KATY ORDINANCE NO. 3205, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2026093007, WITH SAID 0.0190 ACRE TRACT BEING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF A CALLED 29.413 ACRE TRACT GRANTED TO KATY INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOL. 231, PG. 432 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), SAME BEING THE NORTHEAST CORNER OF SAID (TIGER'S WAY R.O.W. - ABANDONED), FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF TRACTOR SUPPLY COMPANY ADDITION, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050142, F.B.C.P.R. BEARS SOUTH 02°02'15" EAST, 60.00 FEET;

THENCE, SOUTH 87°51'25" WEST, ALONG AND WITH THE COMMON LINE BETWEEN SAID 29.413 ACRE TRACT AND (TIGER'S WAY R.O.W. - ABANDONED), A DISTANCE OF 107.36 FEET TO THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT AND BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 29.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24.50 FEET, SUBTENDING A CENTRAL ANGLE OF 68°31'22", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 32°17'12" WEST, 27.59 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 01°58'29" EAST, A DISTANCE OF 7.25 FEET TO A POINT IN THE CENTERLINE OF SAID ABANDONED R.O.W., SAME BEING THE NORTHERLY LINE OF A PARCEL GRANTED TO TRACTOR SUPPLY CO. OF TEXAS, LP AS RECORDED IN F.B.C.C.F. NO. 2026091962 FOR THE SOUTHEAST CORNER OF A HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 87°51'25" WEST, ALONG AND WITH ABANDONED CENTERLINE, A DISTANCE OF 21.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 01°58'29" WEST, A DISTANCE OF 7.09 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, N A NORTHWESTERLY DIRECTION, A DISTANCE OF 29.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24.50 FEET, SUBTENDING A CENTRAL ANGLE OF 68°56'47", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 36°26'52" WEST, 27.73 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID 29.413 ACRE TRACT AND SAID 0.6772 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 87°51'25" EAST, ALONG AND WITH SAID COMMON LINE BETWEEN SAID 29.413 ACRE TRACT OF LAND, A DISTANCE OF 52.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 826 SQUARE FEET OR 0.0190 ACRE OF LAND.

EXHIBIT OF
ACCESS AND DRAINAGE EASEMENT
0.0190 ACRE / 826 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

ROBERT KNESS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6486
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
PH. 281-597-9300
ROBERT.KNESS@KIMLEY-HORN.COM

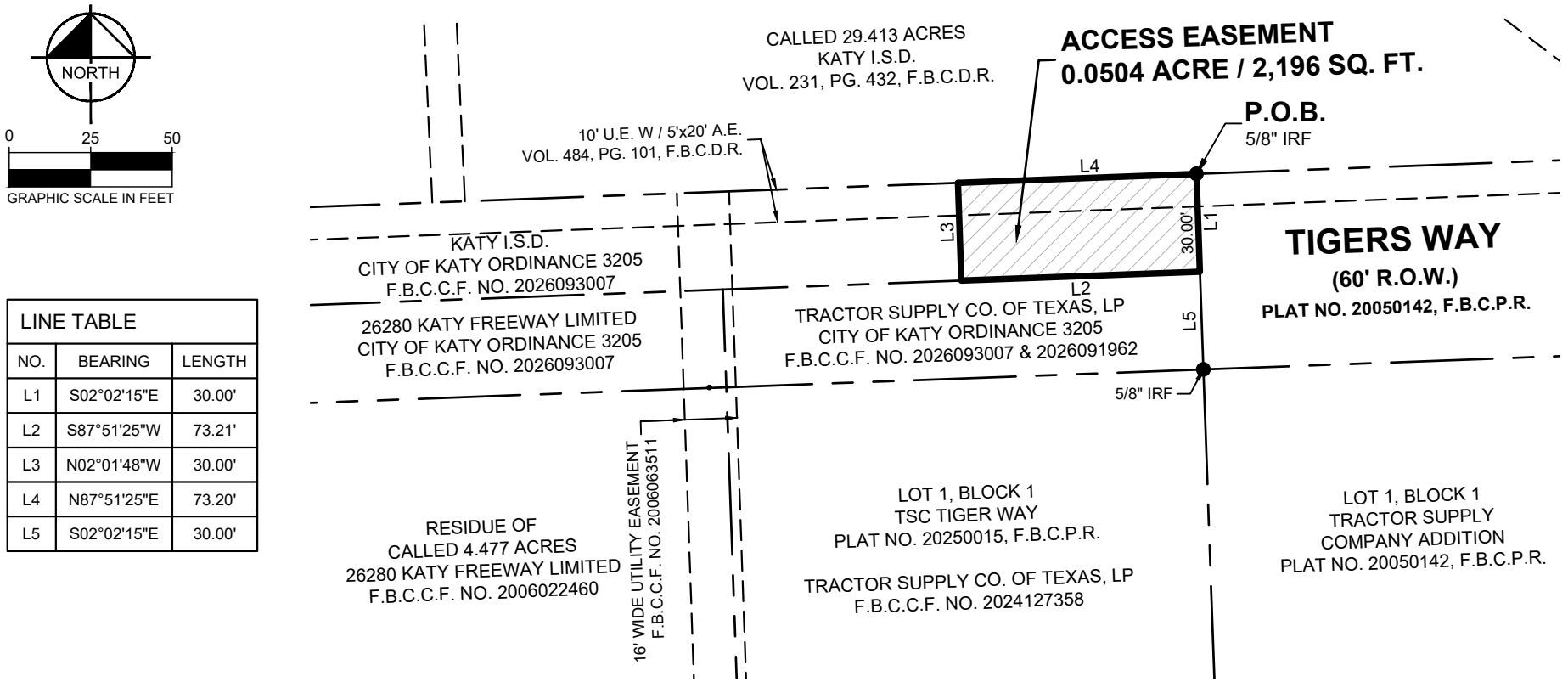
STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

DATE: 10/08/2026

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
FIRM # 10115500
Tel. No. (281) 597-9300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RK	BB	Oct. 2026	065011500	2 OF 2

EXHIBIT "I"
ACCESS EASEMENT 0.0504 ACRE



LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°02'15"E	30.00'
L2	S87°51'25"W	73.21'
L3	N02°01'48"W	30.00'
L4	N87°51'25"E	73.20'
L5	S02°02'15"E	30.00'

NOTES

1. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870013.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS

EXHIBIT OF
ACCESS EASEMENT
0.0504 ACRE / 2,196 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

ROBERT KNESS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6486
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
PH. 281-597-9300
ROBERT.KNESS@KIMLEY-HORN.COM

DATE: 06/23/2026

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	RK	BB	Oct. 2026	065011500	1 OF 2

LEGAL DESCRIPTION
ACCESS EASEMENT
0.0504 ACRE / 2,196 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.0504 ACRE (2,196 SQUARE FEET) OF LAND SITUATED IN THE D.A. CONNOR SURVEY, ABSTRACT NO. 159, FORT BEND COUNTY, TEXAS, BEING OUT OF THE NORTH 1/2 OF A CALLED 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED) ABANDONED AND QUITCLAIMED BY CITY OF KATY ORDINANCE NO. 3205, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2026093007, WITH SAID 0.0504 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF A CALLED 29.413 ACRE TRACT GRANTED TO KATY I.S.D., AS RECORDED IN VOL. 231, PG. 432 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) SAME BEING THE NORTHEAST CORNER OF SAID 0.6772 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF TIGERS WAY AS RECORDED IN PLAT NO. 20050142, FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF TRACTOR SUPPLY COMPANY ADDITION, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050142, F.B.C.P.R. BEARS SOUTH 02°02'15" EAST, 60.00 FEET;

THENCE, SOUTH 02°02'15" EAST, ALONG AND WITH THE WESTERLY LINE OF SAID TRACTOR SUPPLY COMPANY ADDITION, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF TSC TIGER WAY, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20250015 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) GRANTED TO TRACTOR SUPPLY CO. OF TEXAS LP AS RECORDED IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2024127358 BEARS SOUTH 02°02'15" EAST, 30.00 FEET;

THENCE, SOUTH 87°51'25" WEST, ALONG AND WITH THE CENTERLINE OF (TIGER'S WAY R.O.W. - ABANDONED), A DISTANCE 73.21 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 02°01'48" EAST, CONTINUING OVER AND ACROSS SAID (TIGER'S WAY R.O.W. - ABANDONED) , A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 29.413 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 87°51'25" EAST, ALONG AND WITH THE SOUTHERLY LINE OF 29.413 ACRE TRACT, A DISTANCE OF 73.21 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2,196 SQUARE FEET OR 0.0504 ACRE OF LAND.

EXHIBIT OF
ACCESS EASEMENT
0.0504 ACRE / 2,196 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

ROBERT KNESS
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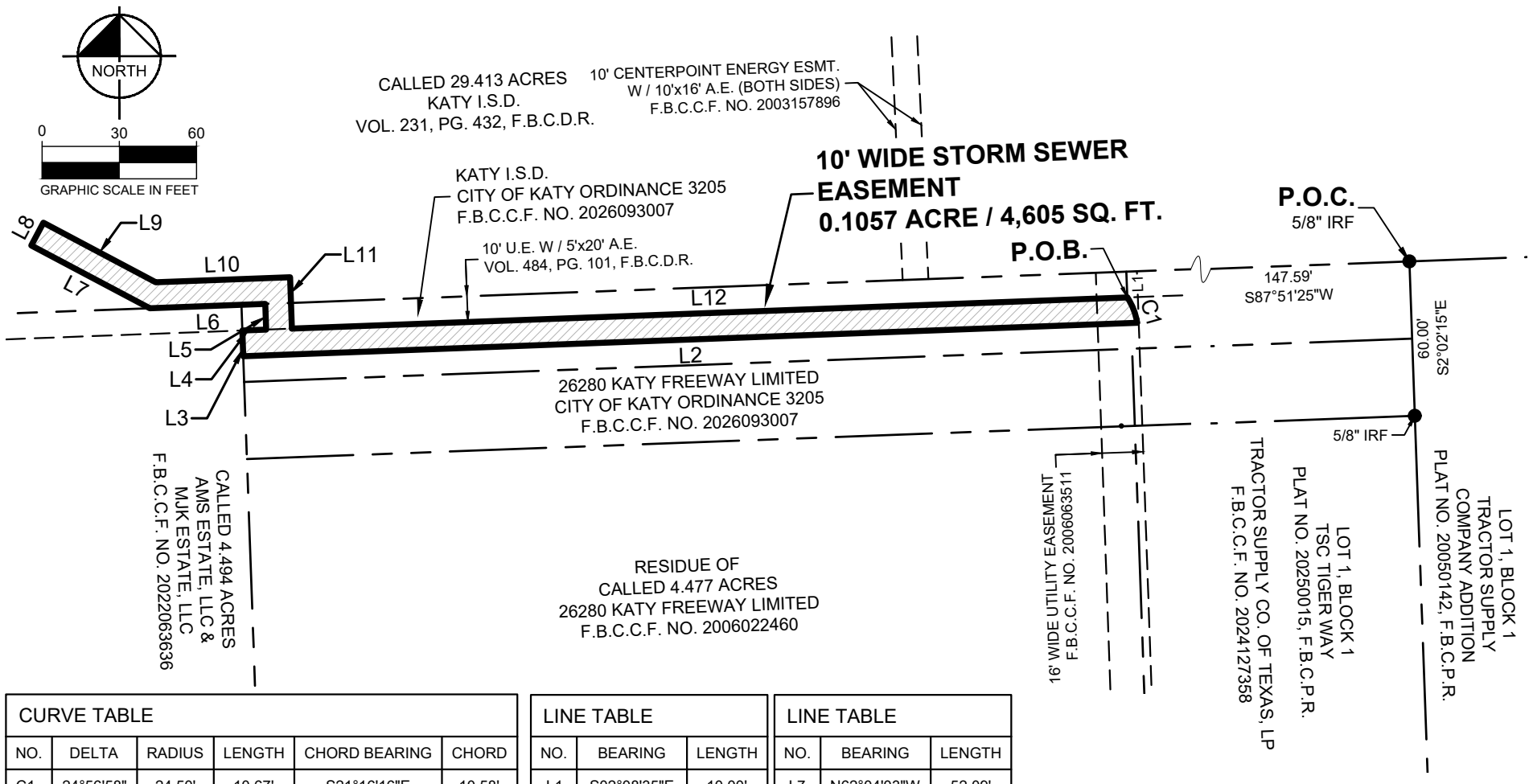
STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

DATE: 10/08/2026

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
FIRM # 10115500
Tel. No. (281) 597-9300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RR	RK	Oct. 2026	065011500	2 OF 2

EXHIBIT "J"
10' WIDE STORM SEWER EASEMENT



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°56'58"	24.50'	10.67'	S21°16'16"E	10.58'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°08'35"E	10.00'
L2	S87°51'25"W	347.56'
L3	N02°02'50"W	10.00'
L4	N87°51'25"E	9.28'
L5	N02°03'48"W	10.01'
L6	S87°50'53"W	44.88'

LINE TABLE		
NO.	BEARING	LENGTH
L7	N62°04'03"W	52.09'
L8	N27°55'57"E	10.00'
L9	S62°04'03"E	49.40'
L10	N87°51'25"E	52.21'
L11	S02°03'48"E	20.00'
L12	N87°51'25"E	324.80'

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS

NOTES

1. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999870013.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.1057 ACRE / 4,605 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

Kimley»Horn
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Tel. No. (281) 597-9300
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	RK	BB	Oct. 2026	065011500	1 OF 2

LEGAL DESCRIPTION
ACCESS AND DRAINAGE EASEMENT
0.1057 ACRE / 4,605 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.1057 ACRE OR 4,605 SQUARE FEET OF LAND, SITUATED IN THE D.A. CONNOR SURVEY, ABSTRACT NO. 159, FORT BEND COUNTY, TEXAS BEING OUT OF BEING OUT OF BEING OUT OF THE NORTH 1/2 OF A CALLED 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED) ABANDONED AND QUITCLAIMED BY CITY OF KATY ORDINANCE NO. 3205, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2026093007, AND OUT OF A CALLED 29.413 ACRE TRACT OF LAND DESCRIBED TO KATY I.S.D., RECORDED IN VOLUME (VOL.) 231, PAGE (PG.) 432, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), WITH SAID 0.1057 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF SAID 29.413 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED), FROM WHICH A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF TRACTOR SUPPLY COMPANY ADDITION, MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050142, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) BEARS SOUTH 02°02'15" EAST, 60.00 FEET;

THENCE, SOUTH 87°51'25" WEST, ALONG AND WITH THE COMMON LINE BETWEEN SAID 29.413 ACRE TRACT AND SAID 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED) , A DISTANCE OF 147.59 FEET TO AN ANGLE POINT;

THENCE, SOUTH 02°08'35" EAST, OVER AND ACROSS SAID 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED), A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT AND BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. IN A SOUTHERLY DIRECTION, A DISTANCE OF 10.67 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.50 FEET, SUBTENDING A CENTRAL ANGLE OF 24°56'58" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 21°16'16" EAST, 10.58 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

2. SOUTH 87°51'25" WEST, A DISTANCE OF 347.56 FEET TO A POINT ON THE EASTERLY LINE OF A CALLED 4.494 ACRE TRACT GRANTED TO AMS ESTATE LLC AND MJK ESTATE, LLC AS RECORDED IN F.B.C.C.F. NO. 2022063636 TO THE MOST SOUTHERLY, SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

3. NORTH 02°02'50" WEST, A DISTANCE OF 10.00 FEET TO A WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

4. NORTH 87°51'25" EAST, A DISTANCE OF 9.28 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED EASEMENT;

5. NORTH 02°03'48" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 29.413 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 87°50'53" WEST, ALONG AND WITH THE SOUTHERLY LINE OF SAID 29.413 ACRE TRACT, A DISTANCE OF 44.88 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, OVER AND ACROSS SAID 29.413 ACRE TRACT AND AFOREMENTIONED 0.6772 ACRE PARCEL (TIGER'S WAY R.O.W. - ABANDONED), THE FOLLOWING SIX(6) COURSES AND DISTANCE:

1. NORTH 62°04'03" WEST, A DISTANCE OF 52.09 FEET TO THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

2. NORTH 27°55'57" EAST, A DISTANCE OF 10.00 FEET TO THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED EASEMENT;

3. SOUTH 62°04'03" EAST, A DISTANCE OF 49.40 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED EASEMENT;

4. NORTH 87°51'25" EAST, A DISTANCE OF 52.21 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED EASEMENT;

5. SOUTH 02°03'48" EAST, A DISTANCE OF 20.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED EASEMENT;

6. NORTH 87°51'25" EAST, A DISTANCE OF 324.80 FEET TO THE POINT OF **BEGINNING** AND CONTAINING 4,605 SQUARE FEET OR 0.1057 ACRES OF LAND.

EXHIBIT OF
10' WIDE STORM SEWER EASEMENT
0.1057 ACRE / 4,605 SQ. FT.
SITUATED IN THE
D.A. CONNER SURVEY, A-159
FORT BEND COUNTY, TEXAS

ROBERT KNESS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6486
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STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

DATE: 10/08/2026

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FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RR	RK	Oct. 2026	065011500	2 OF 2