

# Letter From Vinson & Elkins

ATTORNEYS AT LAW

February 13, 2003

Mr. Cory Miner  
20 Farnham Park  
Houston, Texas 77024

Re: *Fort Bend County Water Control and Improvement District No. 2 (Corer Miner)*; Acquisition of 0.964 Acres out of 65.344-Acre Tract of Land Situated in the BBB&C RR Survey, Abstract 115, Fort Bend County, Texas.

Dear Mr. Miner:

I am writing on behalf of my client, Fort Bend County Water Control and Improvement District No. 2 (the "District") regarding the above-referenced property.

The District wishes to purchase 0.964 acres of land out of a called 65.344-acre tract of land owned by you for the construction and operation of a new sanitary sewer lift station on Cravens Road. A metes and bounds description of the property to be acquired is attached. According to information provided by our title company, the property is owned by you. The District wishes to purchase the property from you. The District has an appraisal of the property prepared by an independent fee appraiser, a copy of which is enclosed for your reference, which concluded total compensation in the amount of \$1.00 PSF or \$4,200.00 for the taking and any damages resulting to the remainder of the Property after the taking.

The District is a body politic and corporate and is a governmental agency of the State of Texas organized pursuant to the provisions of Article XVI, Section 59 of the Texas Constitution and has conferred the powers of condemnation. Furthermore, on February 5, 2003, the District's Board of Directors determined that there is public necessity for the District to acquire the property. Accordingly, while the District could pursue a condemnation of the property, it is the District's wish, if possible, to acquire the property without the inconvenience and expense that a condemnation proceeding would require of the District and you.

As its full and final offer, the District offers to pay \$4,200.00 in consideration for the purchase of the property, free and clear of any liens or other claims. Please note that this offer is expressly conditioned on your ability to convey clear title to the property interests to be acquired. Your prompt response to this offer would be very much appreciated. If we do not receive a positive response from you, accepting the District's proposal as set forth in this letter, including providing proof of the required releases to provide clear title, by 5:00 p.m. on Friday,

Etc., Etc.

Original Signed by Charles B. McFarland