

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

§

COUNTY OF FORT BEND

§

THAT, **COLONY RIDGE LAND, LLC**, a limited liability company, (both herein referred to as "Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, and by these presents do GRANT, SELL AND CONVEY unto **FORT BEND COUNTY, TEXAS** ("Grantee"), a body corporate and politic under the laws of the State of Texas and unto its successors, and assigns, forever, for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), a certain tract of land, containing **3.8636 acres of land**, as more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is made for public use and enjoyment as and for a public street or road, together with the electrical power and telecommunications, gas, water, sanitary and storm sewer lines constructed thereunder (if any), and is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Fort Bend County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND, all singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

Grantee's address is 301 Jackson Street, Richmond, Texas 77469.

EXECUTED on this the 17th day of February, 2023.

GRANTOR:

COLONY RIDGE LAND, LLC

By: _____

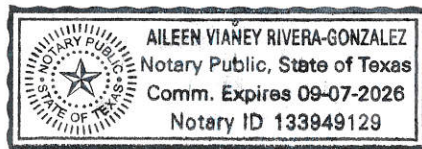
Name: John Harris
Title: President

The State of Texas §

County of Montgomery §

Before Me, the undersigned authority, on this day personally appeared John Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated, and as the act and deed of said corporation/political subdivision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day
of February, 2023.



Aileen Rivera
NOTARY PUBLIC – SIGNATURE

Attachments:

Exhibit A – Legal Description of the Property

After Recording Return to:
Fort Bend County Engineering
301 Jackson Street
Richmond, Texas 77469

EXHIBIT A

Fort Bend County
60' Wide Strip of Land aka. Julia Avenue
Fort Bend County, Texas

Day Land and Cattle Co. Survey, A-446
3.8636 Acres

60' Wide Strip of Land aka. Julia Avenue – 3.8636 Acres

Being a 3.8636-acre (168,296 square foot) tract of land situated in the Day Land and Cattle Co. Survey, A-446, Fort Bend County, Texas, being a tract or parcel comprising of a 60-foot wide Strip of Land called 3.8154 acres conveyed to Colony Ridge Land, LLC recorded in File No. 2011033697 of the Fort Bend County Clerk File (F.B.C.C.F.), a 60-foot wide easement conveyed to Houston Lighting & Power Co. recorded in Volume 1107, Page 107 of the F.B.C.C.F., and a 60-foot wide easement conveyed to Houston Lighting & Power Co. recorded in Volume 1656, Page 001 of the F.B.C.C.F., being further described by metes and bounds as follows: (Bearings and distances are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204.)

BEGINNING for reference at the southeast corner of Tract 42 of the unrecorded Willow Meadows subdivision, said Tract 42 being conveyed to Mark B. and Stephanie G. Heironimus recorded in File No. 2017013075, said point being on the north Right of Way of F.M. 1462 (called 100 feet wide), said point being on the west line of said 60-foot wide Strip of Land, said point being on the west line of said 60-foot wide easement recorded in Volume 1107, Page 107, said point being the southwest corner of the herein described tract;

THENCE, North 01°48'25" West, 1,230.00 feet, along the east ling of said Tract 42, and along the east lines of Tracts 42-A, Tract 10, Tract 11, Tract 12, and Tract 13 of said unrecorded Willow Meadows subdivision, along the west line of said 60-foot wide Strip of Land, along the west line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a point on a tangent curve to the left having a radius of 1,071.40, a chord bearing and distance of North 09°14'14" West, 279.70 feet, said point being a westerly corner of the herein described tract;

THENCE, Northwesterly along said curve, a distance of 280.50 feet, along the east lines of said Tract 13 and Tract B-2 of said unrecorded Willow Meadows subdivision, along the west line of said 60-foot wide Strip of Land, along the west line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a westerly corner of the herein described tract;

THENCE, North 16°48'55" West, 382.36 feet, along the east line of said Tract B-2 and Tract B-1 of said unrecorded Willow Meadows subdivision, along the west line of said 60-foot wide Strip of Land, along the west line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a found 1/2-inch iron pipe, said point being a northeasterly corner of said Tract B-1, said point being on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing and distance of North 35°32'31" West, 55.67 feet, said point being a westerly corner of the herein described tract;



Fort Bend County
60' Wide Strip of Land aka. Julia Avenue
Fort Bend County, Texas

Day Land and Cattle Co. Survey, A-446
3.8636 Acres

THENCE, Northwesterly along said curve a distance of 59.04 feet, along the east line of said Tract B-1 of said unrecorded Willow Meadows subdivision, along the west line of said 60-foot wide Strip of Land, along the west line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a found 1/2-inch iron pipe, said point being a northeasterly corner of said Tract B-1, said point being on the west line of said 60-foot wide easement recorded in Volume 1656, Page 001, said point being the northeasterly corner of Tract A-3 of the unrecorded Willow Meadows subdivision, said point being a westerly corner of the herein described tract;

THENCE, North 59°37'32" West, 660.52 feet, along the east line of said Tract A-3 and northerly line of Tract A-4 of said unrecorded Willow Meadows subdivision, along the west line of said 60-foot wide Strip of Land, along the west line of said 60-foot wide easement recorded in Volume 1656, Page 001, to a found 1/2-inch iron pipe, said point being a northerly corner of said Tract A-4, said point being on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing and distance of North 30°07'06" East, 60.00 feet, said point being a westerly corner of the herein described tract;

THENCE, Northeasterly along said curve a distance of 249.81 feet, along the northerly line of said Tract A-4 and the southerly line of Tract A-1 of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded in Volume 1656, Page 001, to a found 1/2-inch iron pipe, said point being a southerly corner of said Tract A-1, said point being an easterly corner of the herein described tract;

THENCE, South 59°37'32" East, 665.97 feet, along the southerly lines of said Tract A-1 and Tract A-2 of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded in Volume 1656, Page 001, to a the southwest corner of said Tract A-2, said point being a westerly corner of Tract D of said unrecorded Willow Meadows subdivision, said point is on the east line of said 60-foot wide easement recorded in Volume 1107, Page 107, said point has a found 1/2-inch iron pipe that bears South 69°11' West, 4.31 feet, said point being on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing and distance of South 35°23'01" East, 95.26 feet, said point being an easterly corner of the herein described tract;

THENCE, Southeasterly along said curve a distance of 126.14 feet, along the southerly line of said Tract D of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a westerly corner of said Tract D of said unrecorded Willow Meadows subdivision, said point being an easterly corner of the herein described tract;

THENCE, South 16°48'55" East, 381.84 feet, along the southerly lines of said Tract D and Tract C of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot-wide easement recorded in Volume 1107, Page 107, to a westerly corner of said Tract C, said point being on a tangent curve to the right having a radius of 1,131.40 feet, a chord bearing and distance of South 09°14'14" East, 295.36 feet, said point being an easterly corner of the herein described tract;



1505 Highway 6 South, Suite 180 | Houston, TX 77077 | 281.760.1656 | TBPCLS # F-16850

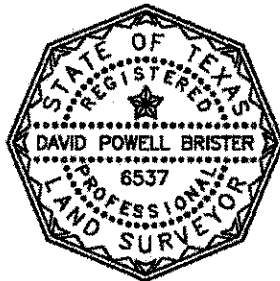
Fort Bend County
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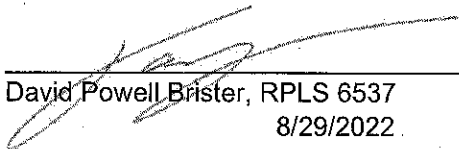
Day Land and Cattle Co. Survey, A-446
3.8636 Acres

THENCE, Southeasterly along said curve a distance of 296.20 feet, along the west line of said Tract C and Tract 14 of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded in Volume 1107, Page 107, to a westerly corner of said Tract 14 of said unrecorded Willow Meadows subdivision, said point being an easterly corner of the herein described tract;

THENCE, South $01^{\circ}48'25''$ East, 1,229.93 feet, along the west lines of said Tract 14 and Tract 15, Tract 16, Tract 17, Tract 41, and Tract 40 of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded in Volume 1107, Page 107, to the southwest corner of said Tract 40 of said unrecorded Willow Meadows subdivision, said point being on the north Right-of Way of said F.M. 1462, said point being the southeast corner of the herein described tract;

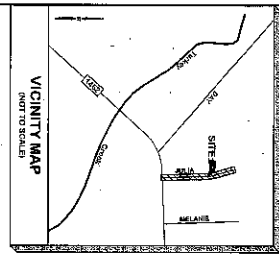
THENCE, South $88^{\circ}11'45''$ West, 60.00 feet, along the north right-of-way line of said F.M. 1462, along the south line of said 60-foot wide Strip of Land, along the south line of said 60-foot wide easement recorded in Volume 1107, Page 107, to the said **POINT OF BEGINNING**, said description containing 3.8636 acres (168,296 square feet) of land. This description is based on a Category 1A, Condition III Land Title Survey, MBCO Project No. 5-0028-2202 of even date.




David Powell Brister, RPLS 6537

8/29/2022

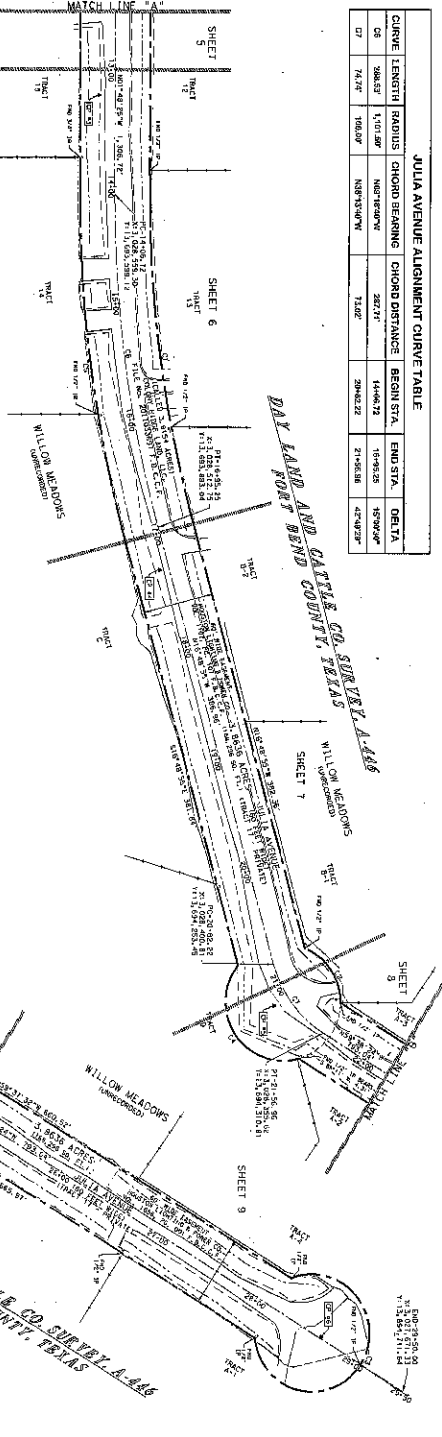
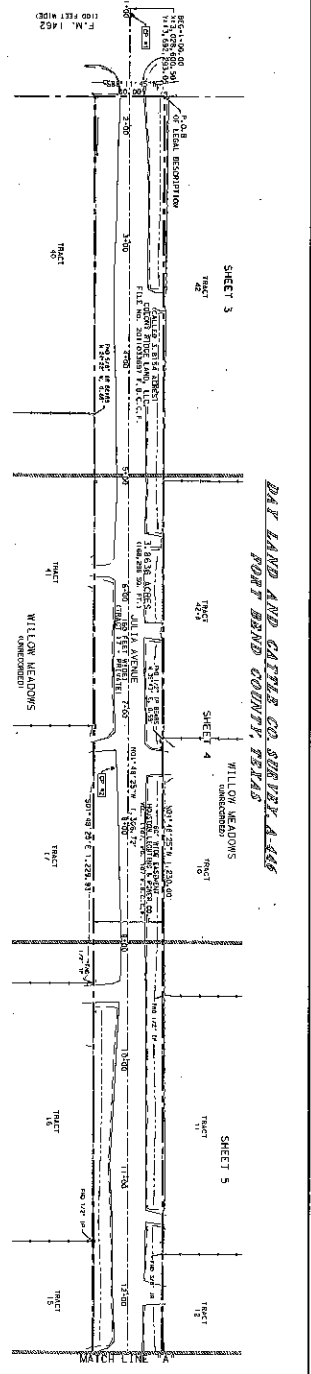




- NOTES:**
- This survey was conducted in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the State Board of Engineering and Surveying.
 - The survey was conducted by the use of electronic distance measuring equipment and a total station.
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JULIA AVENUE ALIGNMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	BESEN STA.	END STA.	DELTA
C1	288.57	1,011.00'	N 68° 16' 40" W	282.74'	1446.72	1639.28	16° 32' 40"
C2	74.72	108.00'	N 87° 15' 30" W	71.02'	2948.22	3116.88	42° 12' 30"



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	288.57	1,011.00'	16° 32' 40"	N 68° 16' 40" W	282.74'
C2	74.72	108.00'	42° 12' 30"	N 87° 15' 30" W	71.02'
C3	288.57	1,011.00'	16° 32' 40"	N 68° 16' 40" W	282.74'
C4	108.00'	108.00'	180° 00' 00"	N 0° 00' 00" E	108.00'
C5	288.57	1,011.00'	16° 32' 40"	N 68° 16' 40" W	282.74'

CONTROL TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION	STATION	OFFSET	ALIGNMENT
1	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE
2	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE
3	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE
4	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE
5	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE
6	15,802.288.29	3,028.827.86	61.44'	SPR. FROM MON. MCH. W/CDG"	7706.82	1.27' LT.	JULIA AVENUE

A LAND TITLE, TOPOGRAPHIC AND UTILITY SURVEY OF 3.5836 ACRES (168,296 SQ. FT.) JULIA AVENUE - PRIVATE SITUATED IN THE DAY LAND AND CATTLE CO. SURVEY, A-446 PORT BEND COUNTY, TEXAS



1505 Highway 6 South
Suite 180
Houston, Texas 77077
TEL: 281-760-1650
Phone: 281-760-1656
www.mecoeengineering.com

DESIGNED BY: S. SMITH	SCALE: 1" = 40'	REV. MAP: 723P
CHECKED BY: G. WATA	DATE: 09/20/2022	PROJECT NO.: 04018-0702
APPROVED BY: G. SMITH	FIELD BOOK: 227	SHEET: 1 OF 5

