

Cambridge Falls  
Chimney Rock Road  
25-Eng-100628

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

**RIGHT-OF-WAY DONATION DEED**

**Grantor:** FRESNO LAKES, LTD  
a Texas limited partnership

**Grantor's Mailing Address:**

2114 Tangley  
Houston, Texas 77005

**Grantee:** FORT BEND COUNTY, TEXAS  
a political subdivision of the State of Texas

**Grantee's Mailing Address:**

c/o County Auditor  
301 Jackson Street  
Richmond, Texas 77469

**Grantee's Authority:** Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is authorized under the Section 81.032 of the Texas Local Government Code to accept donations of property for the purpose of performing a function conferred by law on the County. Fort Bend County, Texas, acting by and through the Fort Bend County Commissioners Court, is also authorized under Section 252.019 of the Texas Transportation Code to accept donations of property to aid in building or maintaining roads in the County.

**Consideration:** Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** Being 5.388 acres of land, more or less, situated in the Elijah Roark Survey, Abstract No. 77, Fort Bend County, Texas; said 5.388 acres of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance:** This conveyance is made and accepted subject to any and all valid easements and mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the Property herein conveyed, now of record in the County Clerk's Office of Fort Bend County, Texas, but only to the extent they are still in force and effect.

The purpose of this conveyance is to donate to Fort Bend County, Texas, a portion of the right-of-way for Chimney Rock Road (the "roadway facility") 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.

Grantor hereby acknowledges that the Property herein conveyed shall become a part of the roadway facility and that Grantor's use of and access to the roadway facility shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof. Grantor further acknowledges that the design and operation of such roadway facility is governed by and requires that Grantor's rights of ingress and egress and the right of direct access to and from Grantor's remaining property (if any) to said roadway facility shall be subject to such regulation as is determined by Fort Bend County, Texas, or the applicable municipality, if any, to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable state, local municipal, or county zoning, platting, and/or permit requirements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, GIVES, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance.

If current ad valorem taxes on the 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, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

When the context requires, singular nouns and pronouns include the plural.

**{Execution Page Follows}**

Executed this 13 day of May, 2025.

**GRANTOR**

**FRESNO LAKES, LTD.**

a Texas limited limited partnership

By: Compass Land Development, L.L.C.,  
a Texas limited liability company and  
sole general partner

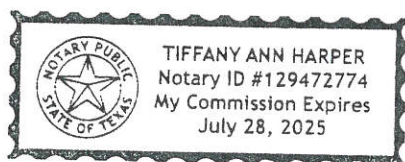
By: [Signature]  
Nino R. Corbett,  
Manager and Director

**Acknowledgement**

THE STATE OF TEXAS §

COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 13 day of May, 2025,  
by Nino R. Corbett, Manager and Director of Compass Land Development, L.L.C., a Texas limited  
liability company and sole general partner of Fresno Lakes, LTD., a Texas limited partnership, on  
behalf of said limited partnership.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Please Return To:  
Fort Bend County Engineering Dept.  
301 Jackson St., 4<sup>th</sup> Floor  
Richmond, Texas 77469

# **EXHIBIT A**

(Metes and Bounds Follow Behind)

DESCRIPTION OF  
5.388 ACRES  
RIGHT-OF WAY EASEMENT

Being 5.388 acres of land in the Elijah Roark League, Abstract 77, Fort Bend County, Texas, more particularly being a portion of that certain called 98.988 acre tract (described as tract two) conveyed to Fresno Lakes, Ltd. by an instrument of record under File No. 2004091318, of the Official Public Records of said Fort Bend County, (F.B.C.O.P.R.), said 5.388 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to Cambridge Falls Section 2, recorded under Plat No. 20070047, of the Fort Bend County Plat Records (F.B.C.P.R.)):

BEGINNING at the southwest corner of Restricted Reserve "A" as shown on Winfield Lakes Sec. 9, a subdivision of record in Plat Number 20060006, F.B.C.P.R., same being on the north line of said 98.988 acres;

Thence, South  $00^{\circ} 16' 21''$  East, departing the north line of said 98.988 acres, 836.62 feet to a point for corner, the beginning of a curve;

Thence, along the arc of a tangent curve to the left, passing at an arc length of 1219.43 feet the most westerly corner of Restricted Reserve "B" of Cambridge Falls Sec. 2, a subdivision of record in Plat Number 20070047, F.B.C.P.R. and continuing in all with an arc length of 1351.03 feet, a radius of 1950.00 feet, a central angle of  $39^{\circ} 41' 48''$ , and a chord which bears South  $20^{\circ} 07' 15''$  East, 1324.17 feet to a point for corner, same being on the westerly line of said Restricted Reserve "B";

Thence, South  $39^{\circ} 58' 08''$  East, continuing along the westerly line of said Restricted Reserve "B", 100.00 feet to a point for corner, the beginning of a curve;

Thence, with the westerly line of said Restricted Reserve "B" and the westerly line of Restricted Reserve "C" of Cambridge Falls Sec. 1, a subdivision of record in Plat Number 20050102, F.B.C.P.R., 608.37 feet along the arc of a tangent curve to the right, having a radius of 2050.00 feet, a central angle of  $17^{\circ} 00' 13''$ , and a chord which bears South  $31^{\circ} 28' 02''$  East, 606.14 feet to a point for corner, same being the northerly radial cut back corner at the northeast intersection of Cambridge Falls Drive and Chimney Rock Road as shown on said Cambridge Falls Sec. 1;

Thence, South  $67^{\circ} 02' 04''$  West, departing the westerly line of said Restricted Reserve "C", 100.00 feet to a point for corner, same being the southeast corner of Cambridge Falls Sec. 3, a subdivision of record in Plat Number 20070051, F.B.C.P.R., the beginning of a curve;

Thence, along the east line of said Cambridge Falls Sec. 3, the east line of Restricted Reserve "A" of aforementioned Cambridge Falls Sec. 1 and the east line of Winfield Lakes Section 6, a subdivision of record in Plat Number 20050039, F.B.C.P.R., the following four (4) courses;

1. 578.70 feet along the arc of a non-tangent curve to the left, having a radius of 1950.00 feet, a central angle of  $17^{\circ} 00' 13''$ , and a chord which bears North  $31^{\circ} 28' 02''$  West, 576.58 feet to a point for corner;
2. North  $39^{\circ} 58' 08''$  West, 100.00 feet to a point for corner, the beginning of a curve;
3. 966.62 feet along the arc of a tangent curve to the right, having a radius of 2050.00 feet, a central angle of  $27^{\circ} 00' 59''$ , and a chord which bears North  $26^{\circ} 27' 39''$  West, 957.69 feet to a point for corner, same being on the east line of aforementioned Winfield Lakes Sec. 6 and on the westerly right-of-way line of Chimney Rock Road as shown on said Winfield Lakes Sec. 6;
4. North  $00^{\circ} 16' 21''$  West, along the east line of said Winfield Lakes Sec. 6, 1286.87 feet to a point for corner, same being the northwest corner of

5.388 Acres

April 16, 2015  
Job No. 1922-0407P

aforementioned 98.988 acres and an angle point on aforementioned Winfield Lakes Sec. 9;

Thence, South 89° 59' 15" East, along the north line of said 98.988 acres and the south line of said Winfield Lakes Sec. 9, 50.00 feet to the POINT OF BEGINNING and containing 5.388 acres of land.



*Heather L. Sides*  
*4-16-15*  
LJA Engineering, Inc.



WINFIELD LAKES  
SEC. 8  
PLAT NO. 20050243  
F.B.C.P.R.

RES. "A" WINFIELD LAKES  
SEC. 9  
PLAT NO. 20060006  
F.B.C.P.R.

Scale:  
1" = 400'

CHIMNEY ROCK ROAD  
(50' R.O.W.)

WINFIELD LAKES  
SEC. 6  
PLAT NO. 20050039  
F.B.C.P.R.

P.O.B.  
N. LINE 98.988 AC  
SW. COR. RES. "A"

Curve Table

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	1351.03'	1,950.00	39°41'48"	S20° 07' 15"E	1324.17'
C2	608.37'	2,050.00	17°00'13"	S31° 28' 02"E	606.14'
C3	578.70'	1,950.00	17°00'13"	N31° 28' 02"W	576.58'
C4	966.62'	2,050.00	27°00'59"	N26° 27' 39"W	957.69'

FUTURE  
DEVELOPMENT

5.388 ACRES

FRESNO LAKES, LTD  
98.988 ACRES  
(TRACT TWO)  
FILE NO. 2004091318  
F.B.C.O.P.R.

WINFIELD LAKES  
SECTION 3  
SLIDE NO. 2439B  
F.B.C.P.R.

5/8" I.R.  
W/CAP "LJA ENG"

Line Table		
Line #	Direction	Length
L1	S39° 58' 08"E	100.00'
L2	S67° 02' 04"W	100.00'
L3	N39° 58' 08"W	100.00'
L4	S89° 59' 15"E	50.00'

RES. "A"  
(SEC. 1)

RESTRICTED  
RESERVE "B"  
CAMBRIDGE FALLS SEC 2  
PLAT NO. 20070047  
F.B.C.P.R.

FRESNO LAKES, LTD  
CALLED 111.756 ACRES  
(TRACT ONE)  
FILE NO. 2004091318  
F.B.C.O.P.R.

CAMBRIDGE FALLS  
SEC 3  
PLAT NO. 20070051  
F.B.C.P.R.

RES. "C"

CHIMNEY ROCK  
ROAD

CAMBRIDGE FALLS DR.

# **EXHIBIT OF 5.388 ACRES RIGHT-OF-WAY EASEMENT**

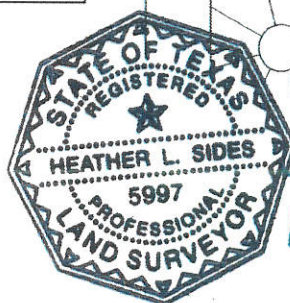
**IN THE  
ELIJAH ROARK LEAGUE, A-77  
FORT BEND, COUNTY, TEXAS**

APRIL 2015 JOB NO. 1922-0407P

**LJA Engineering, Inc.**

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10110501



*Heather L. Sides*  
4-16-15

## **Notes:**

All bearings are reference to  
Cambridge Falls Sec 2, a  
subdivision of record in Plat Number  
20070047 of the Plat Records of  
Fort Bend County, Texas.