

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	8	

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.



301 Jackson Street Richmond, Texas 77469

EXHIBIT A

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

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 ½-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 ½-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;



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, 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;

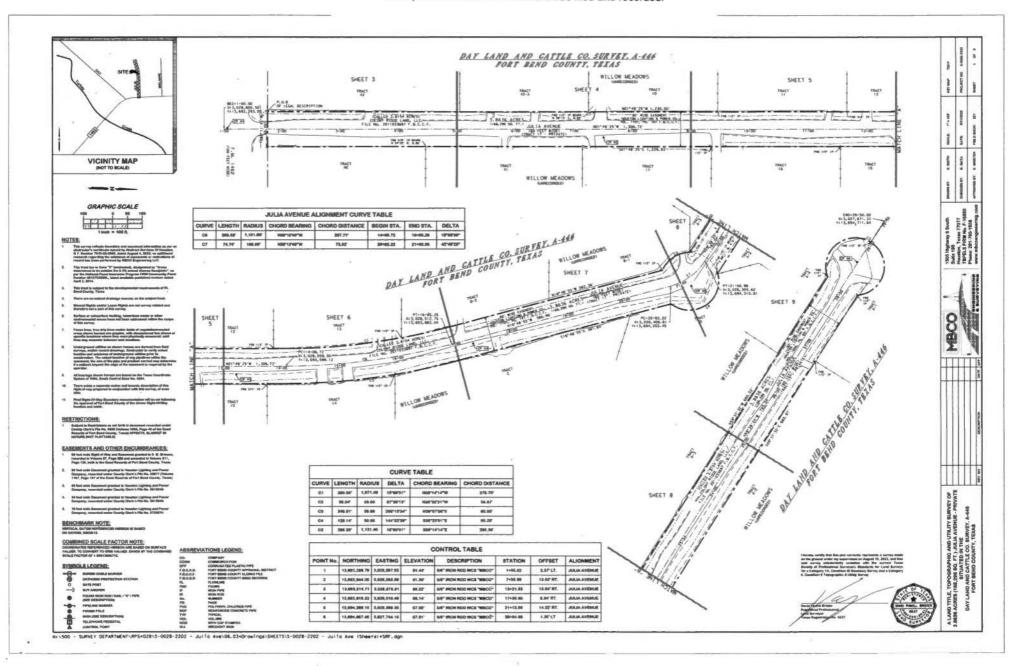
THENCE, South 01°48'25" East, 1,229.93 feet, along the west lines of said Tract 14 and Tract 15, Tract 16, Tract 17, Tract 41, and Tract 40 of said unrecorded Willow Meadows subdivision, along the east line of said 60-foot wide Strip of Land, along the east line of said 60-foot wide easement recorded 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;

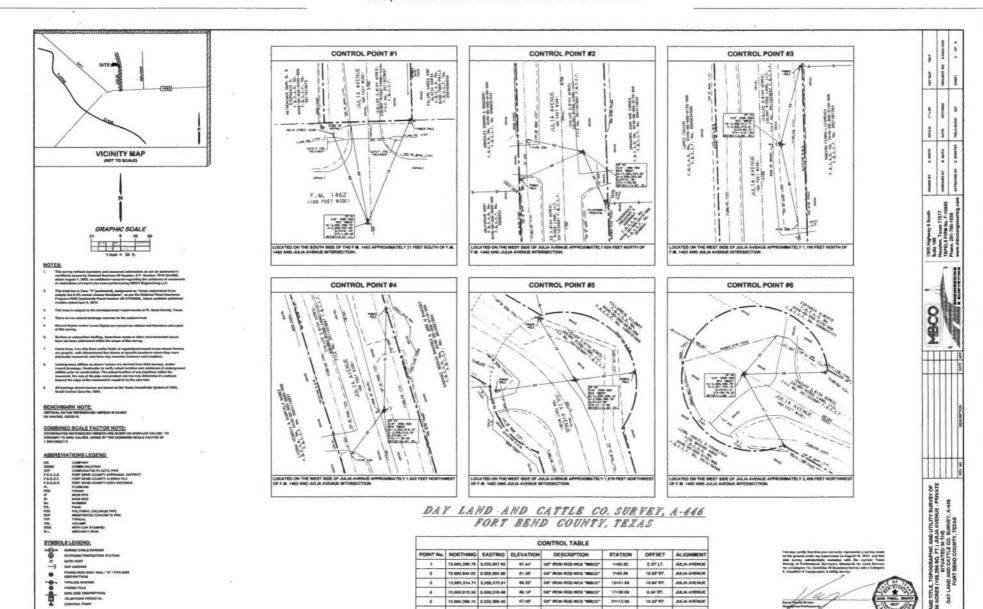
THENCE, South 88°11'45" West, 60.00 feet, along the north right-of-way line of said F.M. 1462, along the south line of said 60-foot wide Strip of Land, along the south line of said 60-foot wide easement recorded in Volume 1107, Page 107, to the said **POINT OF BEGINNING**, said description containing 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.

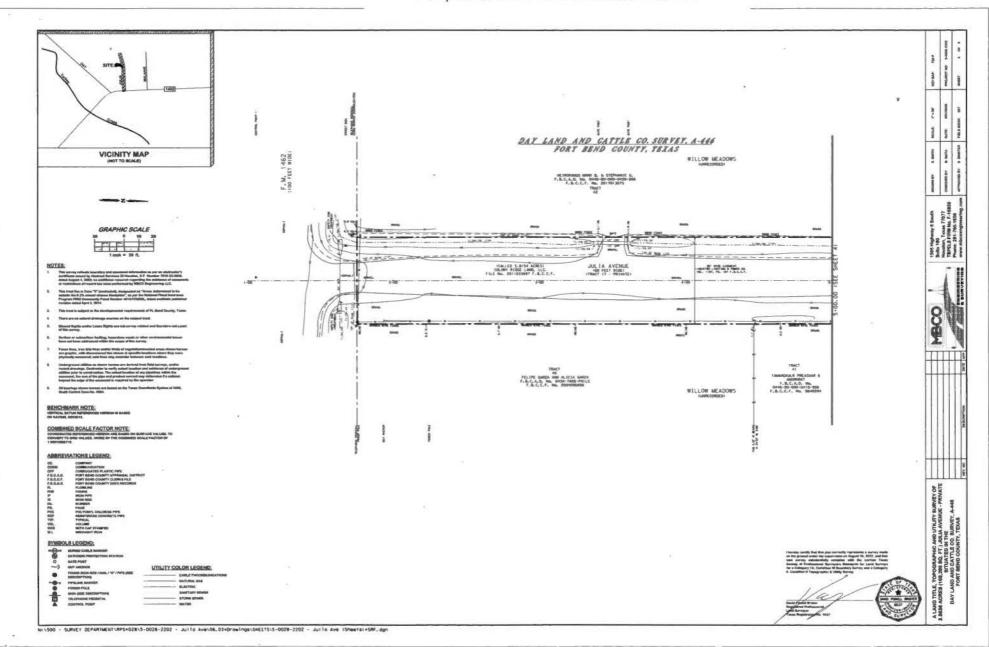


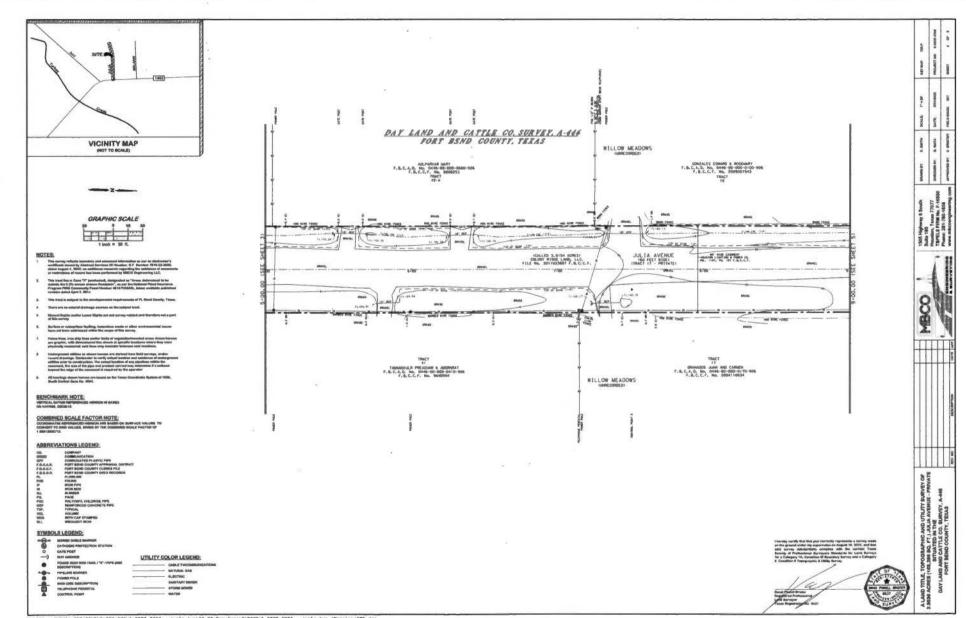
David Powell Brister, RPLS 6537 8/29/2022

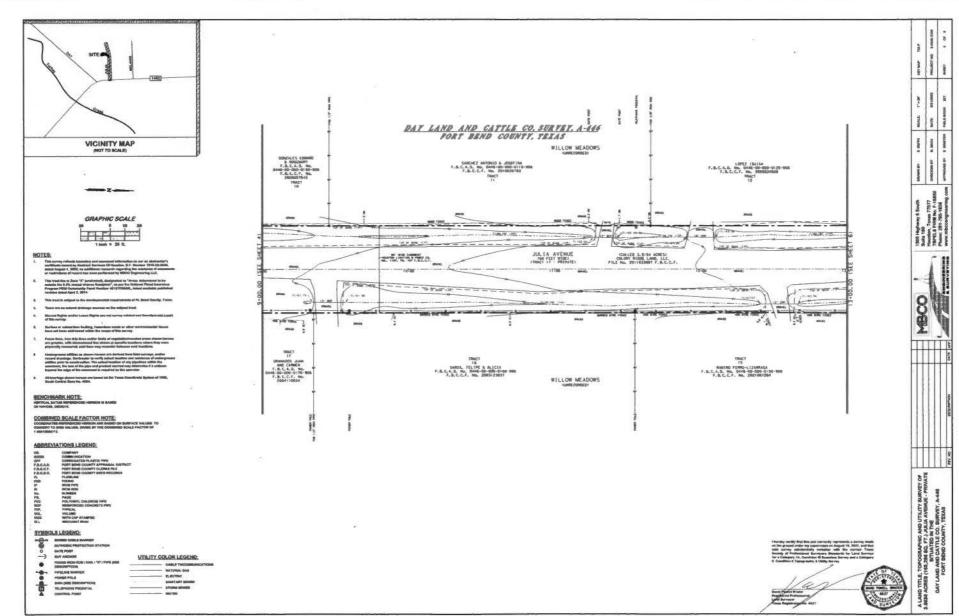


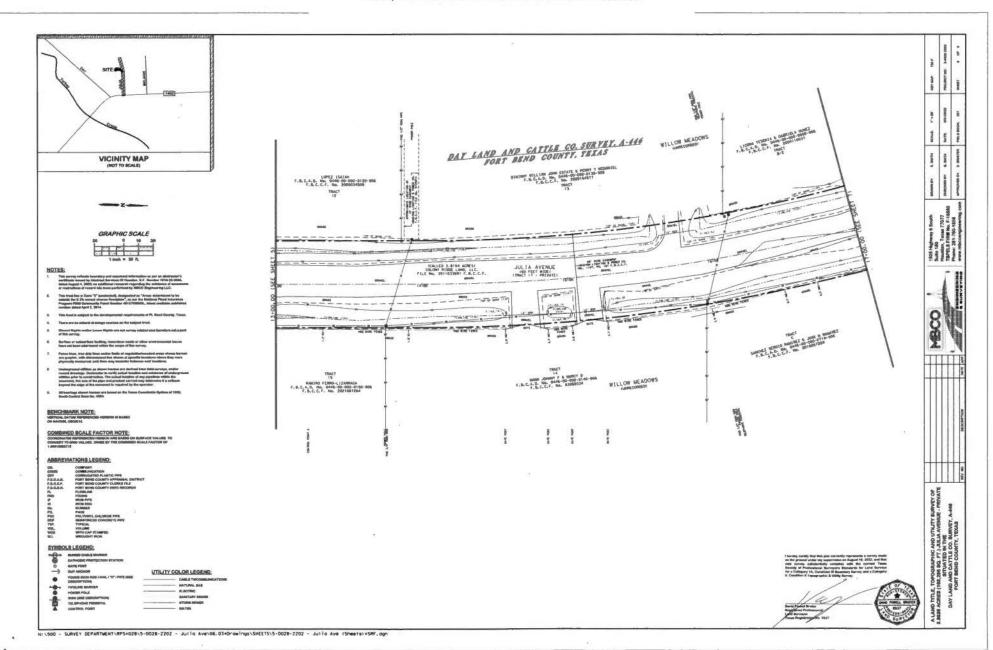


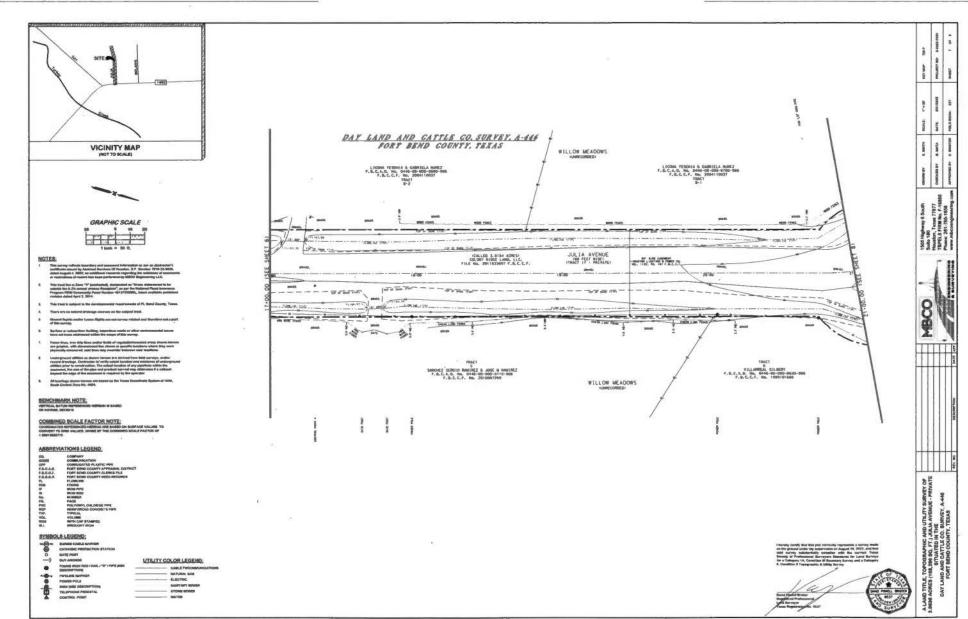


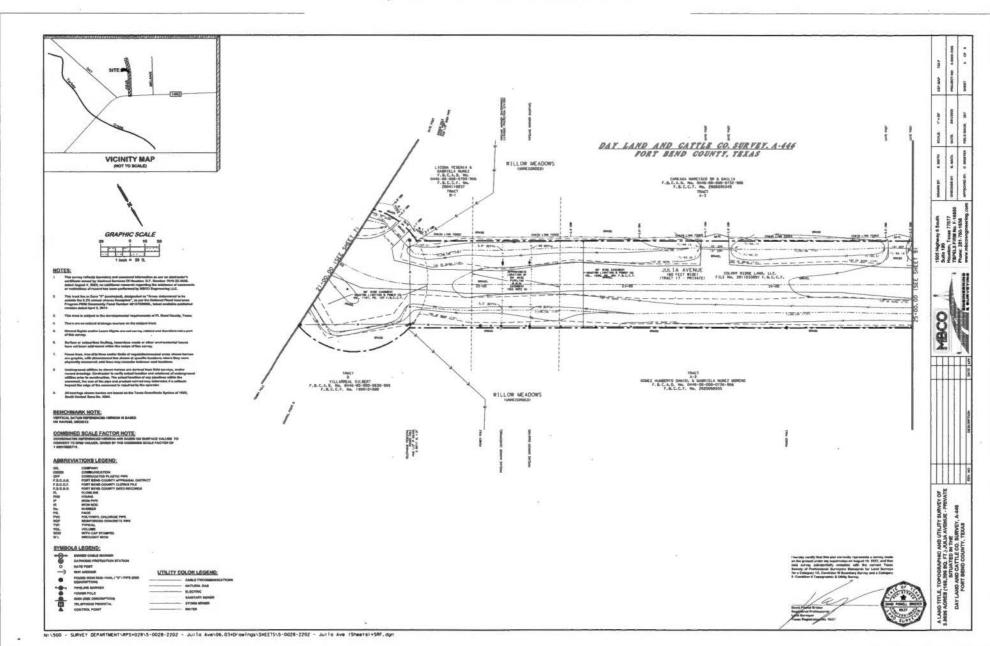


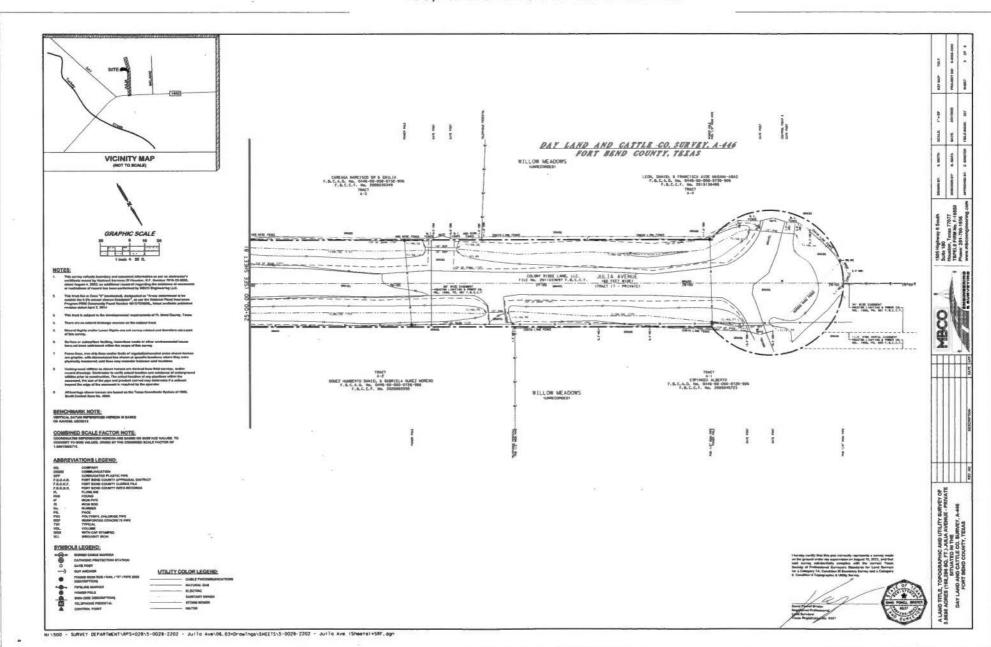












FILED AND RECORDED OFFICIAL PUBLIC RECORDS

TO COME

Laura Richard, County Clerk Fort Bend County Texas March 16, 2023 02:59:38 PM

DP2

FEE: \$0.00

2023023562

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

1 of 1

					1011				
	Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.			OFFICE USE ONLY CERTIFICATION OF FILING					
1		of business entity filing form, and the city, state and country of the business entity's place			Certificate Number:				
	Colony Ridge Land, LLC		2023	3-981578					
	Conroe, TX United States		Date	Filed:					
2		tal entity or state agency that is a party to the contract for which the form is			02/09/2023				
	being filed.	Date Acknowledged: 03/14/2023							
	Fort Bend County, Texas								
3		vide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a cription of the services, goods, or other property to be provided under the contract.							
	23-Eng-100552								
	3.8636 acres of land								
4				Nature of interest					
•	Name of Interested Party	City, State, Country (place of busin		(check applicable)					
				Controlling	Intermediary				
5	Check only if there is NO Interested Party.								
6	UNSWORN DECLARATION								
	My name is	, and my date of birth is							
	Mar address is								
	My address is(street)	(city) (s	state)	(zip code)	(country)				
	I declare under penalty of perjury that the foregoing is true and correc	ot.							
	Executed inCounty	y, State of . on the		day of	, 20 .				
		, , , , , , , , , , , , , , , , , , , ,		(month)	(year)				
	Signature of authorized agent of contracting business entity (Declarant)								