



**ORDER ACCEPTING SPECIAL WARRANTY DEED**

(Sundial Park Project)

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

On the 22<sup>ND</sup> day of August, 2023, at a duly posted and called meeting of the Commissioners Court of Fort Bend County, Texas, on motion of Commissioner Prestage, seconded by Commissioner Meyers, duly put and carried;

WHEREAS, Fresno Lakes, Ltd., a Texas limited partnership, has granted, sold, and conveyed to Fort Bend County, Texas, all of its right, title, and interest in and to the following tract or parcel of land abutting the Beechnut Street right-of-way in Fort Bend County, Texas:

Being a 1.905 acre tract of land, more or less, known as Reserve "G" of Cambridge Falls, Section 1, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20050102 of the Official Public Records of Fort Bend County, Texas.

WHEREAS, Fresno Lakes, Ltd. has executed a Special Warranty Deed (which is attached hereto as "Exhibit A") conveying said tract or parcel of land to Fort Bend County.

NOW THEREFORE BE IT ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS:


1. That Fort Bend County accepts the attached "Special Warranty Deed" for the above-described tract or parcel of land.
2. The County Clerk and/or his designees are hereby directed to record the attached "Special Warranty Deed" in the Official Public Records of Fort Bend County, Texas at no cost.

PASSED and APPROVED this 2nd day of August, 2023.

**FORT BEND COUNTY, TEXAS**

  
\_\_\_\_\_  
KP GEORGE,  
COUNTY JUDGE

ATTEST:

  
\_\_\_\_\_  
LAURA RICHARD,  
COUNTY CLERK



# **EXHIBIT A**

(Special Warranty Deed Follows Behind)

Project:  
Sundial Park

**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.**

**SPECIAL WARRANTY DEED**

Date: July 17, 2023

Grantor: FRESNO LAKES, LTD.  
a Texas Limited Partnership

**Grantor's Mailing Address:**

c/o Compass Land Development  
27101 Westheimer Parkway  
Katy, Texas 77494

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

**Grantee's Mailing Address:**

c/o County Judge  
401 Jackson St.  
Richmond, Texas 77469

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration.

**Property (including any improvements):** Being a 1.905 acre tract of land, more or less, known as Reserve "G" of Cambridge Falls, Section 1, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's File No. 20050102 of the Official Public Records of Fort Bend County, Texas (the "Property").

**Reservations from and Exceptions to Conveyance Warranty:**

This conveyance is made and accepted subject to any and all valid easements and outstanding mineral and/or royalty interest in the oil, gas, and other minerals, now outstanding or affecting the premises 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.

Project:  
Sundial Park

Grantee acknowledges that the Property is being conveyed by Grantor in its current "AS-IS" condition. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE TO BE CONTAINED IN THIS DEED, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND EXPRESSLY DISCLAIMS ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO THE FITNESS, ENVIRONMENTAL COMPLIANCE, AREA, CONDITION, QUALITY, QUANTITY, CHARACTER, SIZE, DESCRIPTION, MERCHANTABILITY, OR HABITABILITY OF THE PROPERTY OR OTHERWISE. GRANTOR WAIVES ALL WARRANTIES AND REPRESENTATIONS, EXPRESS OR IMPLIED, EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED.

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 when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Project:  
Sundial Park

Executed on the dates of the acknowledgments herein below taken, to be effective as of the date above.

**GRANTOR**

**FRESNO LAKES, LTD.**  
**a Texas Limited Partnership**

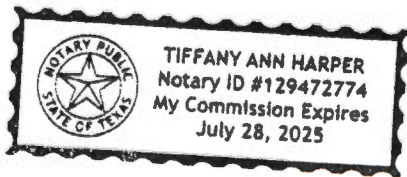
By: Compass Land Development, LLC, general partner of  
Fresno Lakes, Ltd.

By:   
Nino R. Corbett, Manager

**Acknowledgement**

THE STATE OF TEXAS           §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 17 day of July, 2023, by Nino R. Corbett, Manager of Compass Land Development, LLC, a general partner of Fresno Lakes, Ltd., a Texas limited partnership, on behalf of said limited partnership.



  
Notary Public, State of Texas


Printed Name: Tiffany Harper

Commission Expires: July 28, 2025

Project:  
Sundial Park

**ACCEPTED:**

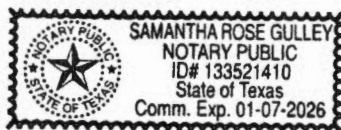
**FORT BEND COUNTY, TEXAS**

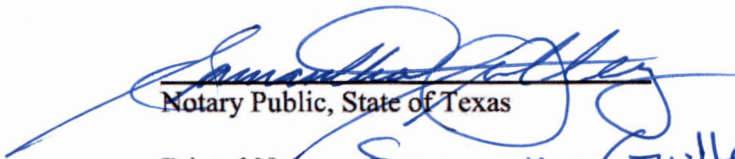
By:   
KP George,  
County Judge

**Acknowledgement**

THE STATE OF TEXAS            §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 22<sup>nd</sup> day of August, 2023, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of Fort Bend County, Texas.

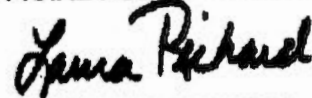


  
Notary Public, State of Texas  
Printed Name: Samantha Gulley  
Commission Expires: 1/7/2026

After Recording Please Return To:  
Fort Bend County Commissioner  
Precinct 2  
303 Texas Parkway, Suite 213  
Missouri City, Texas 77489



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

  
Laura Richard, County Clerk

Fort Bend County Texas  
August 25, 2023 02:46:06 PM

FEE: \$0.00    DP2

**2023082183**