



Project No. 20229x
Melanie Ln.
24-Eng-101023

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 RIGHT-OF-WAY DEED

Grantor: COLONY RIDGE LAND, LLC
a Texas limited liability company

Grantor's Mailing Address:

1712 N. Frazier St.
Suite 215
Conroe, Texas 77301

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

Grantee's Mailing Address:

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

Consideration: Five Thousand Nine Hundred Ninety Seven and 39/100 Dollars (\$5,997.39) and other good and valuable consideration.

Property (including any improvements): Being 2.9808-acre (129,845 s.f.) tract of land, more or less, commonly known as Melanie Lane (60 feet wide), being situated in the Day Land and Cattle Company Survey, Abstract No. 446, Fort Bend County, Texas; the same being that certain called 2.9808-acre tract of land conveyed unto Colony Ridge Land, LLC by deed filed for record under Clerk's File No. 2011033697 of the Official Public Records of Fort Bend County, Texas; said 2.9808 acre tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance: 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 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 Melanie Lane (the "roadway facility") as provided in the attached Exhibit "A" 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 a 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, and Grantor further acknowledges that the design and operation of such roadway facility may require that 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 hereafter be permitted from the remainder of Grantor's property. Grantor further acknowledges that such access 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, SELLS, 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 Grantor 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.

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.

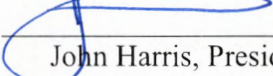
When the context requires, singular nouns and pronouns include the plural.

Executed this 11 day of July, 2025.

GRANTOR:

COLONY RIDGE LAND, LLC
a Texas limited liability company

By its Manager,
T-Rex Management, Inc., a Texas Corporation

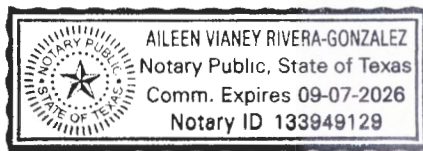
By: 
John Harris, President

Acknowledgement

THE STATE OF TEXAS §

COUNTY OF Montgomery §

This instrument was acknowledged before me on the 11 day of July, 2025, by John Harris, President of T-Rex Management, Inc., a Texas corporation, as manager of Colony Ridge Land, LLC, a Texas limited liability company, on behalf of said limited liability company.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

EXHIBIT A

(Metes and Bounds Follow Behind)

Legal Description – 2.9808-Acre Tract

Being a 2.9808-acre (129,845 square feet) tract of land commonly known as Melanie Lane (60 feet wide), being situated in the Day Land and Cattle Company Survey, Abstract No. 446, Fort Bend County, Texas, being that certain called 2.9808-acre tract of land conveyed unto Colony Ridge Land, LLC. by deed filed for record under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2011033697, being that certain called 60 foot easement conveyed unto Houston Lighting and Power Company by deed filed for record under Volume 1107, Page 107 of the Fort Bend County Deed Records (F.B.C.D.R.), being a portion of a called 277.5484-acre tract of land known as WILLOW MEADOWS, an unrecorded subdivision, and being more particularly described by metes and bounds as follows: (Bearings and coordinates are referenced to the Texas Coordinate System of 1983, 2011 adj., South Central Zone No. 4204).

BEGINNING at a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found for the southwesterly corner of said Melanie Lane, for the southeasterly corner of a called 3.7441-acre tract of land conveyed unto Luis Ascencio Rodriguez by deed filed for record under F.B.C.C.F. No. 2014004061 and for the southwesterly corner of the herein described tract and having Texas State Plane Grid Coordinates of $x = 3,029,457.21$ $y = 13,690,551.39$;

THENCE, North $01^{\circ} 45' 44''$ West, with the westerly line of said Melanie Lane and with the easterly line of said 3.7441-acre tract, at a distance of 271.82 feet pass a 3/4-inch iron rod found for the northeasterly corner of said 3.7441-acre tract and for the southeasterly corner of a called 3.6939-acre tract of land conveyed unto Alejandro Hinojosa by deed filed for record under F.B.C.C.F. No. 2019040942, at a distance of 540.00 feet pass a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found for the northeasterly corner of said 3.6939-acre tract and for the southeasterly corner of a called 3.0303-acre tract of land conveyed unto Fidel Sanchez and Isidro Sanchez by deed filed for record under F.B.C.C.F. No. 2004061566, at a distance of 760.00 feet pass a 1/2-inch iron pipe found for the northeasterly corner of said 3.0303-acre tract and for the southeasterly corner of a called 3.0303-acre tract of land conveyed unto Erin Yackel and Billy W. Yackel by deed filed for record under F.B.C.C.F. No. 2004004884, at a distance of 980.00 feet pass a 1/2-inch iron pipe found bearing South $17^{\circ} 48'$ East – 0.6 feet for the northeasterly corner of said 3.0303-acre tract and for the southeasterly corner of a called 3.0303-acre tract of land conveyed unto Rodger Dale Jablonski and Elizabeth Jane Jablonski by deed filed for record under F.B.C.C.F. No. 9808613, at a distance of 1,640.00 feet pass a 1-inch iron pipe found for the northeasterly corner of a called 2.9087-acre tract of land conveyed unto Madeleine Nicole McCord and Cody Shane Lyvers by deed filed for record under F.B.C.C.F. No. 2017046099 and for the southeasterly corner of a called 2.92-acre tract of land conveyed unto Juan Perez Aguilar, Maria Del Rosario Olvera Tenorio and Christopher Perez by deed filed for record under F.B.C.C.F. No. 2022081933, and continuing for a total distance of 2,040.00 feet to a 5/8-inch iron rod with cap stamped "MBCO ENG" set for the northeasterly corner on the arc of a curve to the right of a called 2.9175-acre tract of land conveyed unto Rodger Dale Jablonski and Chrystal J. Lyvers by deed filed for record under F.B.C.C.F. No. 2018082582, and for the northwest corner and the point-of-curvature of a non-tangent curve to the right of the herein described tract;

THENCE, with the north line of said Melanie Lane, in a northeasterly direction along said curve to the right, having a radius of 50.00 feet, an arc length of 249.81 feet, a central angle of $286^{\circ} 15' 37''$ and a chord bearing and distance of North $88^{\circ} 14' 16''$ East - 60.00 feet, at a distance of 124.90 feet pass a 5/8-inch iron rod found bearing South $54^{\circ} 24'$ East - 0.4 feet for the southeasterly corner of a called 9.7463-acre tract of land conveyed unto Fen Wang by deed filed for record under F.B.C.C.F. No. 2014016550 and for the southwesterly corner of a called 13.7386-acre tract of land conveyed unto Elizabeth McClellan Dewey by deed filed for record under F.B.C.C.F. No. 2023096430, at a distance of 203.44 feet pass a 5/8-inch iron rod found for the southwesterly corner of said 13.7386-acre tract and for the northwesterly corner of a called 4.2099-acre tract of land conveyed unto Charles R. Nulisch by deed filed for record under F.B.C.C.F. No. 2005085670, to a 5/8-inch iron rod found for the westerly corner and end of a curve to the right of said 4.2099-acre tract and for the end of said curve to the right of the herein described tract;

THENCE, South $01^{\circ} 45' 44''$ East, with the easterly line of said Melanie Lane and with the westerly line of said 4.2099-acre tract, at a distance of 179.95 feet pass a 5/8-inch iron rod found for the southwesterly corner of said 4.2099-acre tract and for the northwesterly corner of a called 4.2255-acre tract of land conveyed unto Jose Fuentes and Reina Alfaro by deed filed for record under F.B.C.C.F. No. 2004113718, at a distance of 399.95 feet pass a 5/8-inch iron rod with cap stamped "KALKOMEY SURVEYING" found for the southwesterly corner of said 4.2255-acre tract and for the northwesterly corner of a called 4.2276-acre tract of land conveyed unto Pablo Yanez Arellano and Beronica Reynoso Jaimes by deed filed for record under F.B.C.C.F. No. 2019145444, at a distance of 1059.95 feet pass a 1-inch iron pipe found for the southwesterly corner of a called 4.2312-acre tract of land conveyed unto Daniel Leon and Francisca Aide Magana by deed filed for record under F.B.C.C.F. No. 2020165950 and for the northwesterly corner of a called 2.3829-acre tract of land conveyed unto Filberto Solis Roman by deed filed for record under F.B.C.C.F. No. 2004058067, at a distance of 1,279.95 feet pass a 1-inch iron pipe found for the southwesterly corner of said 2.3829-acre tract and for the northwesterly corner of a called 2.5733-acre tract of land conveyed unto Octaviano Escamilla by deed filed for record under F.B.C.C.F. No. 2023023906, at a distance of 1,499.95 feet pass a 1-inch iron pipe found for the southwesterly corner of said 2.5733-acre tract and for the northwesterly corner of a called 3.1714-acre tract of land conveyed unto Gesiel Roman Solis by deed filed for record under F.B.C.C.F. No. 2006021784, at a distance of 1,768.13 feet pass a 3/4-inch iron rod found for the southwesterly corner of said 3.1714-acre tract and for the northwesterly corner of a called 3.1825-acre tract of land conveyed unto Narciso Careaga, Sr. and Emilia Careaga by deed filed for record under F.B.C.C.F. No. 2004054268, and continuing for a total distance of 2,040.00 feet to a 3/4-inch iron rod found for the southwesterly corner of said 3.1825-acre tract and for the southeasterly corner of the herein described tract;

THENCE, South $88^{\circ} 14' 16''$ West, with the southerly line of said Melanie Lane a distance of 60.00 feet to the **POINT OF BEGINNING**, said description containing 2.9808 acres (129,845 square feet) of land.



A handwritten signature in cursive script that reads "Marion R. Clark".

Marion R. Clark, RPLS 1881

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

September 10, 2025 04:47:30 PM



FEE: \$0.00

RMR

2025093828

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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**

Certificate Number:
2025-1345338

Date Filed:
08/04/2025

Date Acknowledged:
09/11/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Colony Ridge Land, LLC
Fresno, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
20229x
Special Warranty Right Of Way Deed - Melanie Lane

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (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 _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)