

Commercial Areas of
Sierra Vista/MUD 32 and
Sierra Vista West/ MUD 53

ORDINANCE NO. 2023-08

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
ASSIGNING NEWLY ANNEXED AREAS TO CITY COUNCIL
DISTRICTS, WITH RELATED PROVISIONS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY,
TEXAS:**

1. The term “Annexed Areas” herein means: (a) all areas annexed into the City of Iowa Colony for full or limited purposes before the enactment of this Ordinance but after February 27, 2023, which is the date of the previous ordinance assigning newly annexed areas to City Council districts; and (b) all land described in Exhibit “A”, which is attached hereto and incorporated herein in full, regardless when annexed.

2. The City Council of the City of Iowa Colony, Texas (“the City”) hereby finds that the following facts are true:

- a. Section 3.01(c) of the Home Rule Charter (“the Charter”) of the City of Iowa Colony, Texas provides for three of the seven City Council members to be elected from single-member districts designated as Districts A, B, and C.
- b. Section 3.01(f)(2)(iv) of the Charter states:

“Promptly following the addition of territory to the city by a boundary change, the City Council shall by ordinance add that territory to an adjacent district or districts.”

- c. Accordingly, this Ordinance adds newly annexed territory to adjacent Council Districts and does not otherwise change any Council Districts.
- d. Each parcel of land in the Annexed Areas, as herein defined, is adjacent to only one Council District, so this Ordinance adds each such parcel to the Council District it adjoins.
- e. The district boundaries adopted by this Ordinance are as compact as reasonably practicable.
- f. The district boundaries established by this Ordinance are as equal as reasonably practicable in total population and voting age population.
- g. The district boundaries established by this Ordinance neither concentrate nor fracture populations of any racial, ethnic, language, or other demographic group in violation of Section 2 of the Voting Rights Act of 1965.
- h. This Ordinance has been read and passed at two meetings of the City Council, each held after 72 hours of notice and open to the public, in compliance with all requirements of the Texas Open Meetings Act.
- i. A quorum of the members of the City Council was present in person throughout those meetings.
- j. Upon a motion and second duly made, this Ordinance was passed by the members of the City Council present at each of those meetings.

- k. Those meetings and the passage of this Ordinance complied with all requirements of applicable law.

3. The Annexed Areas, which are more fully described on Exhibit “A”, are hereby allocated to Council Districts as stated in this section.

- a. The Annexed Areas in **Ordinance No. 2017-07**, concerning commercial areas of **SIERRA VISTA/MUD 32**, are hereby allocated to Council Districts as follows:

<u>PARCEL</u>	<u>COUNCIL DISTRICT</u>
Tract 1	C
Tract 2	C
Tract 3	C
Tract 4	Already annexed for full purposes as a part of MUD 31 by Ord. No. 2019-07 dated April 1, 2019, and already allocated to Council District B by the Resolution of the Council Districting Commission dated April 6, 2022.

“Civic Site” or
“Fire and EMS Site”

Already annexed for full purposes by Ord. No 2019-07 dated December 20, 2021, which annexed the new city public safety site, and by Ord. No. 2022-02 dated January 10, 2022, which annexed the Brazoria County Emergency Services District No. 3 station, and already allocated to Council District C by the Resolution of the Council Districting Commission dated April 6, 2022.

- b. The Annexed Areas in Ordinance No. 2023-06 dated March 20, 2023, concerning commercial areas of **SIERRA VISTA/MUD 32**, are hereby allocated to Council Districts as follows:

<u>PARCEL</u>	<u>COUNCIL DISTRICT</u>
Property 1, Tract 5	B
Property 1, Tracts 6, 7, and 8	C
Properties 2, 3, and 4	C
Property 5	C

- c. The Annexed Area in Ordinance No. 2023-07 dated March 20, 2023, concerning a commercial area of **SIERRA VISTA WEST/MUD 53**, is hereby allocated to Council District C.

4. The district boundaries hereby established shall be effective for the municipal election(s) of **May 2023**, and thereafter until lawfully changed.

READ, PASSED, and APPROVED on the FIRST READING on **FEBRUARY 27, 2023.**

READ, PASSED, APPROVED, and ADOPTED on the SECOND and FINAL READING ON **MARCH 20, 2023.**

CITY OF IOWA COLONY, TEXAS

By: 

MICHAEL BYRUM-BRATSEN, MAYOR

ATTEST:


KAYLEEN ROSSER, CITY SECRETARY



EXHIBIT “A” ANNEXED AREAS

The Annexed Areas include all areas annexed into the City of Iowa Colony by the following ordinances:

Ord. No. 2017-07, concerning a **limited purpose annexation of commercial areas of Sierra Vista/Brazoria County Municipal Utility District No. 32;**

Ord. No. 2023-06 dated March 20, 2023, concerning a **limited purpose annexation of commercial areas of Sierra Vista/Brazoria County Municipal Utility District No. 32;** and

Ord. No. 2023-07 dated March 20, 2023, concerning a **limited purpose annexation of commercial areas of Sierra Vista West/Brazoria County Municipal Utility District No. 53.**

Descriptions of the Annexed Areas in those ordinances are attached hereto and incorporated herein in full.

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ANNEXING COMMERCIAL AREAS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 (AT SIERRA VISTA) FOR THE LIMITED PURPOSES OF IMPOSING, LEVYING, AND COLLECTING IN THOSE AREAS ALL SALES AND USE TAXES OF THE CITY OF IOWA COLONY AND ANY ENTITIES CREATED AT ANY TIME BY THE CITY; IMPOSING THOSE TAXES IN THOSE AREAS; PROVIDING FOR CERTAIN RIGHTS OF VOTERS AND RESIDENTS OF THE LIMITED PURPOSE ANNEXATION AREA; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. This annexation for limited purposes is authorized by Section 43.0751 of the Texas Local Government Code, any and all other applicable law, and the Strategic Partnership Agreement between the City of Iowa Colony ("the City") and Brazoria County Municipal Utility District No. 32.

2. The procedures required by the Texas Local Government Code and the above described agreement have been duly followed concerning this annexation for limited purposes. This limited purpose annexation complies with all applicable law.

3. The term "the Limited Purpose Annexation Area" herein shall mean the property described on Exhibit "A," which is attached hereto and incorporated herein in full, together with all public street rights-of-way and dedicated easements of any nature adjoining the property described on Exhibit "A" hereto.

4. The Limited Purpose Annexation Area is hereby annexed to the City of Iowa Colony, Texas, for the limited purpose of imposing, levying, and collecting in that area all sales and use taxes of the City of Iowa Colony and of any entities created at any time by the City of Iowa Colony. The boundary limits of the City of Iowa Colony are hereby extended to include the Limited Purpose Annexation Area for those purposes. All sales and use taxes of the City and of any entity created at any time by the City are hereby imposed, levied, and shall be collected in the Limited Purpose Annexation Area.

5. a. The qualified voters of the Limited Purpose Annexation Area are entitled to vote in municipal elections regarding: (1) the election or recall of members of the governing body of the City of Iowa Colony or of any entity created at any time by the City; (2) the election or recall of the controller, in the event that the office of controller is created and is an elective position of the City; and (3) the amendment of the municipal charter in the event that the City acquires a charter.


b. The voters of the Limited Purpose Annexation Area may not vote in any bond election of the City or of any entity created at any time by the City.

c. A resident of the Limited Purpose Annexation Area is not eligible to be a candidate for or to be elected to a municipal office of the City or of any entity created at any time by the City.

6. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this ordinance is ever held invalid as to any portion, of whatever size, of the Limited Purpose Annexation Area, then this ordinance shall remain valid as to the remainder of such territory.

7. This ordinance shall be effective immediately upon its passage and approval.

READ, PASSED AND APPROVED on the 20 day of March, 2017.


MICHAEL HOLTON, Mayor
City of Iowa Colony, Texas



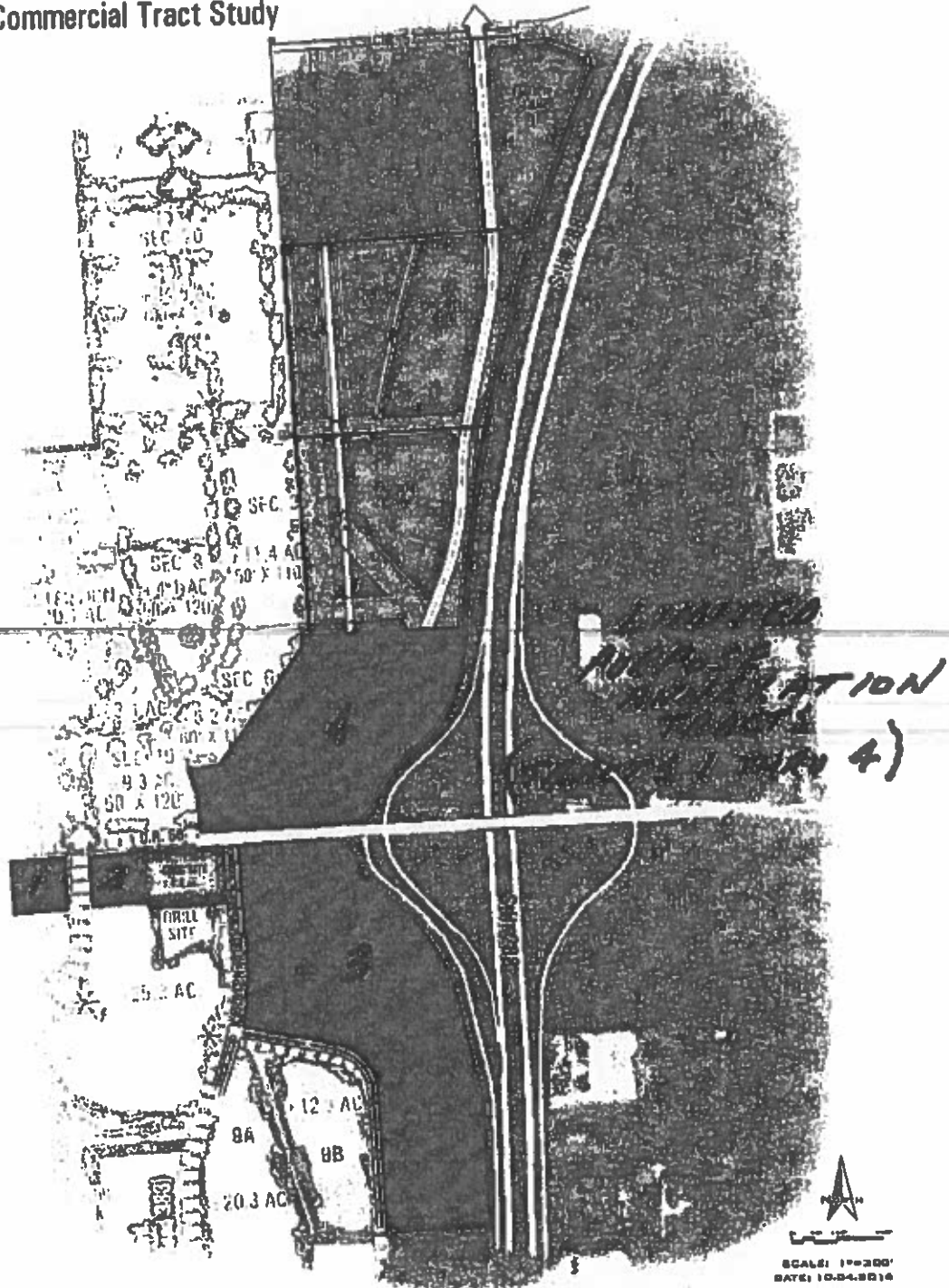

GERALDINE K. FRANK, City Secretary

EXHIBIT "A"
LIMITED PURPOSE ANNEXATION AREA
(at Sierra Vista)

Regardless of any other provision, the Limited Purpose Annexation Area consists of Tracts 1, 2, and 3 attached hereto, the Fire and EMS Tract attached hereto (called "Civic Site" on the attached Map), and all street rights-of-way and other dedicated easements adjoining any portion of those tracts.

~~Regardless of any other provision, the Limited Purpose Annexation Area in this ordinance does not include Tract 4 attached hereto, which is part of Brazoria County Municipal Utility District No. 31, at Sterling Lakes, and may become the subject of a separate limited purpose annexation in a separate ordinance.~~

**Sterling Lakes at Iowa Colony
and
Sierra Vista
Commercial Tract Study**



This map was prepared using information provided by the owner and is subject to the owner's review and approval. The plan and map should be used as a guide only. The owner is responsible for the accuracy of the information provided. The plan and map are not to be used for any other purpose without the written consent of the owner. The plan and map are not to be used for any other purpose without the written consent of the owner.

**METES AND BOUNDS DESCRIPTION
92.911 ACRES OF LAND IN SECTION 56 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 515, IN SECTION 57 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 289 AND IN SECTION 51 OF THE H.T.&B. RR.
Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS
(LIMITED PURPOSE ANNEXATION)
TRACTS 1 THROUGH 4**

BEING 92.911 acres of land situated in Section 56 of the H.T.&B. RR. Co. Survey, Abstract No. 515, and in Section 57 of the H.T.&B. RR. Co. Survey, Abstract No. 289 and Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, all in Brazoria County, Texas, being a part of that certain 274.2 acre tract of land described in the deed to Sterling Lakes Iowa Associates recorded in Brazoria County Clerks File No. 2005064607, Official Public Records of Brazoria County, Texas and being a part of that certain 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, said 92.911 acres tract is described by metes and bounds in four (4) non-contiguous tracts as follows:

ANNEXATION TRACT 1

BEING 2.356 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, being a part of Lot 603 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 2.356 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56 (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 24 seconds West, along the proposed south right-of-way line of said County Road No. 56, at 327.96 feet passing a 5/8 inch "Jones-Carter" plastic capped iron rod found, continuing along the proposed south right-of-way line of said County Road No. 56, in all a total distance of 477.96 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found for a northwest corner of that certain 108.402 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016056950, Official Public Records of Brazoria County, Texas,, said capped iron rod is at the beginning of non-tangent curve to the right whose radius is 25.00 feet and whose radius point bears South 02 degrees 43 minutes 36 seconds East, said capped iron rod being the **POINT OF BEGINNING** of this tract herein described;

THENCE, in a southeasterly direction along a west line of said 108.402 acre tract and along said curve though a central angle of 90 degrees 01 minutes 19 seconds, 39.28 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the west right-of-way line of proposed Sierra Vista Boulevard (100 feet wide), said capped iron rod being a northwest corner of said 108.402 acre tract;

THENCE, South 02 degrees 42 minutes 17 seconds East, along the west right-of-way line of proposed Sierra Vista Boulevard and along a west line of said 108.402 acre tract, 288.51 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Cotton Surveying" plastic capped iron rod bears South 02 degrees 42 minutes 17 seconds East, 246.19 feet;

THENCE, South 87 degrees 16 minutes 24 seconds West, 327.81 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 02 degrees 42 minutes 28 seconds West, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of County Road No. 56;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of County Road No. 56, 302.82 feet to the POINT OF BEGINNING and containing 2.356 acres of land for Annexation Tract 1.

ANNEXATION TRACT 2

BEING 2.875 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, being a part of Lot 603 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 2.875 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56 (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas;

THENCE, South 02 degrees 43 minutes 36 seconds East, with the west line of said 4.606 acre tract, 355.08 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found for the southwest corner of said 4.606 acre tract;

THENCE, South 87 degrees 16 minutes 24 seconds West, 353.09 feet to a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed easterly right-of-way line of Sierra Vista Boulevard;

THENCE, North 02 degrees 42 minutes 17 seconds West, with said proposed easterly right-of-way Sierra Vista Boulevard, 330.09 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found for the beginning of a tangent curve to the right having a radius of 25.00 feet;

THENCE, in a northeasterly direction along said proposed easterly right-of-way Sierra Vista Boulevard and along said curve through a central angle of 89 degrees 58 minutes 41 seconds, 39.26 feet to a 5/8 inch "Jones & Carter" plastic capped iron rod found on said proposed south right-of-way line of County Road No. 56;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of County Road No. 56, 327.96 feet to the POINT OF BEGINNING and containing 2.875 acres of land for Annexation Tract 2.

ANNEXATION TRACT 3

BEING 52.748 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 240.9 acre tract of land designated as Tract II and described in the deed to McAlister Opportunity Fund 2012, LP. recorded in Brazoria County Clerks File No. 2013060096, Official Public Records of Brazoria County, Texas, said 52.748 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "Cotton Surveying" plastic capped iron rod found on the proposed south right-of-way line of County Road No. 56, (future Meridiana Parkway – width varies), being the northwest corner of that certain 4.606 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2016014449, Official Public Records of Brazoria County, Texas; **THENCE**, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of said County Road No. 56, and along the north line of said 4.606 acre tract, at 539.63 feet passing a 5/8 inch "Jones-Carter" plastic capped iron rod found for the most northerly northeast corner of said 4.606 acre tract, continuing along the proposed south right-of-way line of County Road No. 56 in all a total distance of 689.63 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on a south line of said 108.402 acre tract, said capped iron rod being the POINT OF BEGINNING of this tract herein described;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the proposed south right-of-way line of said County Road No. 56 and a south line of said 108.402 acre tract, 651.01 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the west right-of-way line of State Highway No. 288 (width varies) and on an east line of said 240.9 acre tract, said capped iron rod being the most easterly southeast corner of said 108.402 acre tract;

THENCE, South 49 degrees 05 minutes 10 seconds East, along the west right-of-way line of State Highway No. 288 and an east line of said 240.9 acre tract, 61.81 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a non-tangent curve to the left whose radius is 458.37 feet and whose radius point bears North 80 degrees 55 minutes 28 seconds East, from said capped iron rod a found TXDOT concrete monument bears North 42 degrees East, 0.4 feet;

THENCE, in a southeasterly direction along the west right-of-way line of State Highway No. 288, an east line of said 240.9 acre tract and along said curve through a central angle of 43 degrees 45 minutes 08 seconds, 350.02 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found TXDOT concrete monument bears North 47 degrees West, 0.6 feet;

THENCE, South 52 degrees 49 minutes 40 seconds East, along the west right-of-way line of State Highway No. 288 and along an east line of said 240.9 acre tract, 51.37 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 1,273.24 feet, from said capped iron rod a found TXDOT concrete monument bears North 27 degrees East, 1.3 feet;

THENCE, in a southeasterly direction along the west right-of-way line of State Highway No. 288, an east line of said 240.9 acre tract and along said curve through a central angle of 40 degrees 30 minutes 00 seconds, 900.00 feet;

THENCE, South 12 degrees 19 minutes 40 seconds East, continuing along the west right-of-way line of State Highway No. 288, 584.67 feet;

THENCE, South 02 degrees 19 minutes 40 seconds East, continuing along the west right-of-way line of State Highway No. 288, 868.85 feet to the most easterly southeast corner of said 240.9 acre tract;

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 240.9 acre tract, 661.82 feet;

THENCE, North 02 degrees 32 minutes 26 seconds West, into the interior of said 240.9 acre tract, 912.76 feet to the beginning of a tangent curve to the left having a radius of 340.00 feet;

THENCE, in a northwesterly direction along said curve through a central angle of 76 degrees 14 minutes 28 seconds, 452.42 feet;

THENCE, North 78 degrees 46 minutes 54 seconds West, 580.00 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet;

THENCE, in a northwesterly direction along said curve through a central angle of 88 degrees 14 minutes 06 seconds, 38.50 feet to the beginning of a tangent curve to the left having a radius of 2,060.00 feet;

THENCE, in a northerly direction along said curve through a central angle of 12 degrees 10 minutes 48 seconds, 437.91 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 713.59 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

THENCE, in a northeasterly direction along said curve through a central angle of 90 degrees 00 minutes 00 seconds, 39.27 feet to the POINT OF BEGINNING and containing 52.748 acres of land for Annexation Tract 3.

ANNEXATION TRACT 4

BEING 34.932 acres of land situated in Section 56 of the H.T.&B. RR. Co. Survey, Abstract No. 515, and in Section 57 of the H.T.&B. RR. Co. Survey, Abstract No. 289, Brazoria County, Texas, being a part of that certain 274.2 acre tract of land described in the deed to Sterling Lakes Iowa Associates recorded in Brazoria County Clerks File No. 2005064607, Official Public Records of Brazoria County, Texas, said 34.932 acre tract is described by metes and bounds as follows:

BEGINNING at a point for a re-entrant corner of said 274.2 acre tract and a northwest corner of State Highway No. 288 (width varies), said point also being the northeast corner of that certain 0.6176 acre tract of land described in the deed to Brazoria County recorded in Brazoria County Clerks File No. 2015043801, Official Public Records of Brazoria County, Texas, from said point, a found 5/8 inch "Jones-Carter" plastic capped iron rod bears North 05 degrees West, 0.4 feet;

THENCE, South 86 degrees 17 minutes 31 seconds West, with the north line of said 0.6176 acre tract, 500.04 feet to a found 5/8 inch "Cotton Surveying" plastic capped iron rod;

THENCE, South 87 degrees 15 minutes 08 seconds West, continuing with the north line of said 0.6176 acre tract, 120.11 feet to a found 5/8 inch "Cotton Surveying" plastic capped iron rod for the northwest corner of said 0.6176 acre tract;

THENCE, South 87 degrees 15 minutes 19 seconds West, with the proposed northerly right-of-way line of County Road 56, 240.31 feet to the west line of a DOW Chemical Company easement (unspecified location and width as described in Volume 271, Page 121, Deed Records Brazoria County, Texas);

THENCE, North 03 degrees 45 minutes 38 seconds West, with the west line of said DOW Chemical Company easement, 234.45 feet;

THENCE, North 16 degrees 47 minutes 48 seconds West, continuing with the west line of said DOW Chemical Company easement, passing at 17.33 feet the southeast corner of Lot 6, Block 2 Sterling Lakes at Iowa Colony Sec 19, a subdivision recorded in Document No. 2014006560, Plat Records Brazoria County, Texas), continuing with the west line of said DOW Chemical Company easement and the east line of said Block 2, in all a total of 178.11 feet;

THENCE, North 81 degrees 55 minutes 40 seconds East, leaving the west line of said DOW Chemical Company easement and the east line of said Block 2 and crossing said DOW Chemical Company easement, passing at 50.59 feet a 5/8 inch plastic capped iron rod found on the east line of said DOW Chemical Company easement, being the southwest corner of Lot 22, Block 1, Sterling Lakes at Iowa Colony Sec 6, a subdivision recorded in Document No. 2006074174, Plat Records Brazoria County, Texas, continuing with the south line of said Block 1, Sterling Lakes at Iowa Colony Sec 6, in all a total of 418.83 feet to the southeast corner of Lot 20 of said Block 1;

THENCE, North 54 degrees 57 minutes 27 seconds West, with the east line of said Lot 20, Block 1, Sterling Lakes at Iowa Colony Sec 6, 119.04 feet to the southwest corner of Lot 19, Block 1 of said Sterling Lakes at Iowa Colony Sec 6;

THENCE, North 35 degrees 15 minutes 02 seconds East, with the southeast line of said Block 1, Sterling Lakes at Iowa Colony Sec 6, 852.28 feet;

THENCE, North 02 degrees 46 minutes 15 seconds West, with the east line of said Block 1, Sterling Lakes at Iowa Colony Sec. 6, 77.77 feet to a re-entrant corner on the east line of said 274.2 acre tract;

THENCE, North 87 degrees 46 minutes 20 seconds East, with a northerly line of said 274.2 acre tract, 1,053.87 feet to a point on the westerly right-of-way line of State Highway No. 288 for the beginning of a non-tangent curve to the left having a radius of 11,669.16 feet and whose radius point bears South 85 degrees 42 minutes 36 seconds East;

THENCE, in a southerly direction, along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 00 degrees 38 minutes 44 seconds, 131.48 feet to the beginning of a curve to the right having a radius of 996.45 feet and whose radius point bears North 86 degrees 21 minutes 20 seconds West;

THENCE, in a southerly direction, continuing along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 44 degrees 40 minutes 47 seconds, 777.04 feet;

THENCE, South 48 degrees 19 minutes 26 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 184.29 feet to the beginning of a tangent curve to the left having a radius of 446.46 feet;

THENCE, in a southwesterly direction, continuing along the westerly right-of-way line of said State Highway No. 288 with said curve through a central angle of 37 degrees 40 minutes 02 seconds, 293.51 feet;

THENCE, South 40 degrees 24 minutes 09 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 134.72 feet;

THENCE, South 87 degrees 49 minutes 26 seconds West, continuing along the westerly right-of-way line of said State Highway No. 288, 224.90 feet to the POINT OF BEGINNING and containing 34.932 acres of land for Annexation Tract 4 and all four (4) tracts having a combined total of 92.911 acres.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

March 14, 2017

By: BASELINE CORPORATION
TBPLS Firm No. 10030200

Michael F. Carrington

Michael F. Carrington, RPLS
Texas Registration No. 5366



FIRE AND EMS TRACT

A tract or parcel of land containing 4.606 acres, more or less, situated in the H. T. & B. R.R. Company Survey, Section 51, Abstract No. 288, BRAZORIA County, Texas, being out of a called 240.9 acre tract of land, being Tract II as conveyed to McAllister Opportunity Fund 2012, L.P., by a Special Warranty Deed recorded under Clerk's File No. 2013060096 of the Official Public Records of BRAZORIA County, Texas; said 4.606 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at an interior southeast corner of the remainder of a called 274.2 acre tract of land conveyed to Sterling Lakes Iowa Associates by a Special Warranty Deed recorded under Clerk's File No. 2005064607 of the Official Public Records of BRAZORIA County, Texas, common with the northeast corner of a 40-foot roadway easement to Brazoria County, Texas, defined in the Special Warranty Deed recorded under Clerk's File No. 2015043801 of the Official Public Records of BRAZORIA County, Texas, being in the westerly right-of-way line of State Highway 288 (width varies) as recorded in Volume 1044, Page 486, Deed Records, BRAZORIA County, Texas, and being the most westerly northwest corner of a called 18.522 acre tract of land conveyed to The State of Texas by deed recorded in Volume 1051, Page 524 of the Deed Records of BRAZORIA County, Texas, from which a found concrete monument (broken) bears North 25°55'28" East, 0.82 feet, and from said point a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at an angle point in the north line of said 40-foot roadway easement bears South 86°17'31" West, 500.04 feet;

THENCE South 02° 56' 23" East, a distance of 88.38 feet to a point for corner in the south line of a called 40-foot wide roadway easement, dedication of which is recorded in Volume 2, Page 113, Map Records of BRAZORIA County, Texas, from which a found concrete monument bears South 02°56'23" East, 2.6 feet;

THENCE South 87° 15' 08" West, along the south line of said called 40-foot wide roadway easement, 689.24 feet to a point for corner;

THENCE South 02° 44' 52" East, a distance of 40.00 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") in the proposed south line of County Road 56 for the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°44'52" East, 35.36 feet, to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at a point of tangency;

FIRE AND EMS TRACT

Page 2 of 2

THENCE South 02° 44' 52" East, a distance of 330.06 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner");

THENCE South 87° 15' 08" West, a distance of 565.49 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner");

THENCE North 02° 44' 52" West, a distance of 355.06 feet to a set 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") in the proposed south line of County Road 56;

THENCE North 87° 15' 08" East, along said proposed south line, 540.49 feet to the POINT OF BEGINNING, containing 4.606 acres, more or less, of land in Brazoria County, Texas.



CITY OF IOWA COLONY

WHERE WE MAKE IT HAPPEN

12003 CR 65, Iowa Colony, Texas 77583

281-369-2471 Phone ★ 281-369-0005 Fax

Email: iowacolony@skynethouston.com ★ Website: www.cityofiowacolony.com

CERTIFICATION OF COPY

I, the City Secretary of the City of Iowa Colony, Texas, hereby certify that the attached document is a true and correct copy of Ordinance No. 2017-07 of the City of Iowa Colony, Texas, which was passed and approved by the City Council on the following date: March 20, 2017.

CITY OF IOWA COLONY, TEXAS

By: Geraldine K. Frank

Geraldine K. Frank, City Secretary

CITY SEAL

ORDINANCE NO. 2023-06

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ANNEXING COMMERCIAL AREAS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32 (AT SIERRA VISTA) FOR THE LIMITED PURPOSES OF IMPOSING, LEVYING, AND COLLECTING IN THOSE AREAS ALL SALES AND USE TAXES OF THE CITY OF IOWA COLONY AND ANY ENTITIES CREATED AT ANY TIME BY THE CITY; IMPOSING THOSE TAXES IN THOSE AREAS; PROVIDING FOR CERTAIN RIGHTS OF VOTERS AND RESIDENTS OF THE LIMITED PURPOSE ANNEXATION AREA; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. This annexation for limited purposes is authorized by Section 43.0751 of the Texas Local Government Code, any and all other applicable law, and the Strategic Partnership Agreement between the City of Iowa Colony ("the City") and Brazoria County Municipal Utility District No. 32.

2. The procedures required by the Texas Local Government Code and the above described agreement have been duly followed concerning this annexation for limited purposes. This limited purpose annexation complies with all applicable law.

3. a. The term "the Limited Purpose Annexation Area" herein shall mean the property described on Exhibit "A," which is attached hereto and incorporated herein in full, together with all public street rights-of-way and dedicated easements of any nature adjoining the property described on Exhibit "A" hereto.

b. A portion of the Limited Purpose Annexation Area described herein has already been annexed by Ordinance No.2017-07, dated March 20, 2017, for the same limited purposes as stated in this ordinance, so this Ordinance is not necessary as to that area already annexed for limited purposes by Ordinance No. 2017-07. However, this ordinance reaffirms and ratifies that earlier annexation for limited purposes in Ordinance No. 2017-07.

4. The Limited Purpose Annexation Area is hereby annexed to the City of Iowa Colony, Texas, for the limited purpose of imposing, levying, and collecting in that area all sales and use taxes of the City of Iowa Colony and of any entities created at any time by the City of Iowa Colony. The boundary limits of the City of Iowa Colony are hereby extended to include the Limited Purpose Annexation Area for those purposes. All sales and use taxes of the City and of any entity created at any time by the City are hereby imposed, levied, and shall be collected in the Limited Purpose Annexation Area.

5. a. The qualified voters of the Limited Purpose Annexation Area are entitled to vote in municipal elections regarding: (1) the election or recall of members of the governing body of the City of Iowa Colony or of any entity created at any time by the City; (2) the election or recall

of the controller, in the event that the office of controller is created and is an elective position of the City; and (3) the amendment of the municipal charter.

b. The voters of the Limited Purpose Annexation Area may not vote in any bond election of the City or of any entity created at any time by the City.

c. A resident of the Limited Purpose Annexation Area is not eligible to be a candidate for or to be elected to a municipal office of the City or of any entity created at any time by the City.

6. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this ordinance is ever held invalid as to any portion, of whatever size, of the Limited Purpose Annexation Area, then this ordinance shall remain valid as to the remainder of such territory.

7. This ordinance shall be effective immediately upon its passage and approval.

READ, PASSED AND APPROVED on the 20 day of March, 2023.



MICHAEL BYRUM-BRATSEN, Mayor
City of Iowa Colony, Texas

ATTEST:


KAYLEEN ROSSER, City Secretary

EXHIBIT “A”
LIMITED PURPOSE ANNEXATION AREA



CEDAR RAPIDS PKWY

Properties 1 and 5 are each made up of several Tracts, as described or shown on the metes and bounds descriptions and the maps therein. The circled numbers on this map are the "Property" numbers, not the "Tract" numbers, from the metes and bounds property descriptions.

MERIDIANA PKWY (FCR 56)



KARSTEN BLVD (FCR383)

NOLAN RYAN EXPRESS WAY



BRAZORIA COUNTY MUD 32 LIMITED PURPOSE ANNEXATION



PROPERTY NO. 1

TRACT 5

All that certain 33.38 acres of land in the H.T. & B.R.R. Co. Survey Number 56, A-515, Brazoria County, Texas which is the 33.38 acre tract described in the deed from Glenn Nichols, Trustee to CW Capital Fund One, LLC recorded under File Number 2005057146, in the Official Records of Brazoria County, Texas, in the Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux. recorded under File Number 02025798 in the Official Records of Brazoria County, Texas, common to the northwest corner of said H.T. & B.R.R. Co. Survey Number 56, A-515 and the northeast corner of the H.T. & B.R.R. Co. Survey Number 57, A-289, at the centerline intersection of County Road Number 383 and County Road Number 57;

THENCE South 02° 46' 29" East - 2612.16 feet, along the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co. Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, to a 3/4 inch iron rod found for the southwest corner of the 39.03 acre tract described in the deed from CW-LT III Development, L.P. to Iowa Colony Sterling Lakes, LTD. recorded under File Number 2006003947 in the Official Records of Brazoria County, Texas, common to the northwest corner and POINT OF BEGINNING of the herein described tract at the intersection of the centerline of said county road and the center line of a county road (40' R.O.W. - unimproved), according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas;

THENCE North 87° 46' 20" East - 1234.68 feet, along the north line of aforesaid 33.38 acre tract, common to the south line of said 39.03 acre tract, and the centerline of said county road, to the northeast corner of the herein described tract, in the west right-of-way line of State Highway Number 288 (420' R.O.W.), from which a found 1-1/4 inch iron pipe bears South 87° 46' 20" West - 0.37 feet and from which a 5/8 inch iron rod found for the southeast corner of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al. recorded under File Number 03-047181 in the Official Records of Brazoria County, Texas, bears North 87° 46' 20" East - 1403.03 feet, and common to a point on a curve to the left, having a central angle of 06° 35' 00", a radius of 11,669.16 feet, and from which point the center of the circle of said curve bears South 79° 07' 36" East;

THENCE in a southerly direction, with said west right-of-way line and said curve to the left, an arc distance of 1340.81 feet to the southeast corner of the herein described tract, from which a 1 inch iron pipe bears South 87° 46' 20" West - 0.31 feet;

THENCE South 87° 46' 20" West - 993.76 feet, along the south line of aforesaid 33.38 acre tract, to a found 1 inch iron rod, common to the southwest corner of the herein described tract, in the west line of said H.T. & B.R.R. Co. Survey Number 56, A-515, common to the east line of said H.T. & B.R.R. Co.

Survey Number 57, A-289 and the centerline of a county road (40' R.O.W. - unimproved) according to the plat thereof recorded under Volume 2, Page 113 in the Plat Records of Brazoria County, Texas;

THENCE North 02° 46' 29" West - 1320.54 feet, along said common line, to the POINT OF BEGINNING of the herein described tract and containing 33.38 acres of land.

TRACT 6
METES AND BOUNDS DESCRIPTION
OF 39.03 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS

All that certain 39.03 acres of land, out of the 40 acre tract described in the Deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 738/51, in the Deed Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, in the east line of the 1101.117 acre tract described as Tract 1 in the deed from South Freeway Limited to Iowa Colony Sterling Lakes, Ltd. Recorded under File No. 03075438, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48 bears North 87° 09' 00" East - 5278.20'; **THENCE** South 02° 46' 28" East - 1320.21', along the centerline of a county road (40' R.O.W. - unimproved), common to the west line of said 9.954 acre tract and the east line of said 1101.117 acre tract, to a 3/4" iron rod set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, common to the southwest corner of said 9.954 acre tract, from which a found 1/2" iron pipe bears South 87° 06' 59" West - 1.66';

THENCE North 87° 06' 59" East - 1318.60', along the south line of said 9.954 acre tract, the south line of the residue of the 19.954 acre tract described in the deed from Gene Alan Smith to First Baptist Church of Pearland, Texas recorded under File No. 98052859, in the Official Records of Brazoria County, Texas, the south line of the 5.00 acre tract described in the deed from Rosalinda Gualardo, et al to Lupe Gualardo recorded under File No. 99026720, in the Deed Records of Brazoria County, Texas, and the south line of Gualardo Subdivision according to the plat thereof recorded under Volume 24, Page 176, in the Plat Records of Brazoria County, Texas to a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Gualardo Subdivision, common to the northeast corner of the herein described tract, in the west line of the 52.46 acre tract described in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03047181, in the Official Records of Brazoria County, Texas;

THENCE South 02° 50' 40" East - 976.59', along the west line of said 52.46 acre tract, to a 3/4" iron rod set for an angle corner of the herein described tract, in the northwest right-of-way line of State Highway No. 288 (420' R.O.W.), common to a point on a curve to the left having a central angle of 01° 40' 18", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 77° 27' 18" East;

THENCE along said curve to the left, along said northwest right-of-way line, in a southerly direction, an arc distance of 340.49' to the southeast corner of the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved), from which a found 1-1/4" iron pipe bears South 87° 46' 20" West - 0.37' and from which a 5/8" iron rod found for the southeast corner of said 52.46 acre tract bears North 87° 46' 20" East - 1403.03';

THENCE South 87° 46' 20" West - 1234.68', along the centerline of said unimproved county road, common to the north line of the 33.598 acre tract described in the deed from Ben C. Kostial, Trustee to Gary Robinson, Trustee recorded under Volume 1192, Page 148, in the Deed Records of Brazoria County, Texas, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east line of aforesaid 1101.117 acre tract, at the centerline intersection of two county roads (40' R.O.W. - unimproved),

THENCE North 02° 46' 29" West - 1291.95', along said east line, common to the center line of said unimproved county road, to the POINT OF BEGINNING of the herein described tract and containing 39.03 acres of land.

Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 718-019-00-520



Rocky J. Bradshaw

Certification Date
September 22, 2004

THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND TITLE SURVEY BY PATE SURVEYORS LAST CERTIFIED SEPTEMBER 22, 2004. REFERENCE IS HEREBY MADE TO THE SURVEY AS "PART ONE".

**TRACT 7
TRACT 8**

**METES AND BOUNDS DESCRIPTION
OF 51.36 ACRES OF LAND
IN THE H.T. & B.R.R. CO. SURVEY NO. 56, A-515
BRAZORIA COUNTY, TEXAS**

All that certain 51.36 acres of land herein described as Tract 1 and Tract 2, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, South Central Zone)

TRACT 7

All that certain 19.71 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovice S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, THENCE North 87° 09' 00" East - 1316.99', along the centerline of said County Road No. 57 to an angle corner, from which a railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Briton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas bears North 87° 09' 00" East - 3961.21'; THENCE S 02° 50' 40" E - 25.00' to a 3/4" iron rod set for the northwest corner and POINT OF BEGINNING of the herein described tract, in the east line of Guajardo Subdivision, according to the plat thereof recorded under Volume 24, Page 178, in the Plat Records of Brazoria County, Texas and in the south right-of-way line of County Road No. 57 (50' R.O.W.);

THENCE North 87° 09' 00" East - 302.08', along said south right-of-way line, to a 3/4" iron rod set at the intersection of said south right-of-way line and the west right-of-way line of State Highway No. 288 (R.O.W. Varies), 3.0' north of a found Texas Department of Transportation concrete monument;

THENCE South 02° 47' 36" East - 35.18', along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument;

THENCE North 87° 12' 24" East - 200.00', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.2' south of a found Texas Department of Transportation concrete monument;

THENCE South 68° 24' 39" East - 289.78', continuing along said west right-of-way line, to an angle corner of the herein described tract, 0.4' east of a found Texas Department of Transportation concrete monument;

THENCE South 22° 28' 51" East - 83.46', continuing along said west right-of-way line, to a 3/4" iron rod set for an angle corner of the herein described tract, 1.5' west of a found Texas Department of Transportation concrete monument, common to a point on a curve to the left, having a central angle of 10° 45' 26", a radius of 11,669.16', and from which point the center of the circle of said curve bears South 66° 41' 52" East;

THENCE along said curve to the left, continuing along the west right-of-way line of State Highway No. 288 (420' R.O.W.), in a southwesterly direction, an arc distance of 2190.87' (called: 2222.78') to a 3/4" iron rod set for the south corner of the herein described tract, in the east line of the 40 acre tract described in the deed from Jack V.A. Aldred, Trustee to Robert E. Morse, III, Trustee recorded under 89 736/51, in the Deed Records of Brazoria County, Texas;

THENCE North 02° 50' 40" West - 2271.03', along said east line and the east line of aforesaid Guajardo Subdivision (at 976.59' passing a 5/8" iron rod with aluminum cap in concrete found for the southeast corner of said Guajardo Subdivision, at 1399.59' passing a 5/8" iron rod with aluminum cap in concrete found for the most easterly northeast corner of Lot 5, of said Guajardo Subdivision, common to the southeast corner of Lot 6, of said Guajardo Subdivision, at 2266.59' passing a 5/8" iron rod with aluminum cap in concrete found for the northeast corner of said Lot 6) to the **POINT OF BEGINNING** of the herein described tract and containing 19.71 acres of land.

TRACT 8

All that certain 31.65 acres of land, out of the 52.46 acre residue tract conveyed in the Special Warranty Deed to Lovica S. Brown, et al recorded under File No. 03-047181, in the Official Records of Brazoria County, Texas, out of Emigration Land Company's Subdivision, according to the plat thereof recorded under Volume 2, Page 113, in the Plat Records of Brazoria County, Texas, in the H.T. & B.R.R. Co. Survey No. 56, A-515, Brazoria County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Coordinate System, South Central Zone)

COMMENCING at railroad spike found for the southeast corner of the 110.2577 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 57 and County Road No. 48; **THENCE** South 87° 09' 00" West - 1983.32', along the centerline of said County Road No. 57, to an angle corner, in the east right-of-way line of State Highway No. 288 (R.O.W. Varies), from which a P.K. Nail found for the northwest corner of the 9.954 acre tract described in the deed from Mike Fox to Thomas Moeller, et ux recorded under File No. 02-025798, in the Official Records of Brazoria County, Texas, common to the southwest corner of the 244.2369 acre tract described in the deed from Frank and Ina Brinton Educational and Charitable Trust for Texas to Washington County Hospital of Washington, et al recorded under File No. 97-000097, in the Official Records of Brazoria County, Texas, at the centerline intersection of County Road No. 383 and County Road No. 57, bears South 87° 09' 00" West - 3294.88'; **THENCE** South 02° 47' 36" East - 61.84', along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument (at 30.06' passing a found Texas Department of Transportation concrete monument); **THENCE** South 87° 12' 24" West - 200.00', continuing along said east right-of-way line, to an angle corner at a found Texas Department of Transportation concrete monument; **THENCE** South 72° 41' 17" West - 468.98' to a 3/4" iron rod set for the north corner and **POINT OF BEGINNING** of the herein described tract, 0.7' southeast of a found Texas Department of Transportation concrete monument, common to the northwest corner of the 78.4250 acre tract described in the deed from Alice G. Spriggs, et al to Prospera L. Panes, et al recorded under File No. 01-055890, in the Official Records of Brazoria County, Texas;

THENCE South 02° 41' 50" East - 2462.06', along the west line of said 78.4250 acre tract, to a 5/8" iron rod found for the southwest corner of said 78.4250 acre tract, common to the southeast corner for the herein described tract, in the centerline of a county road (40' R.O.W. - unimproved);

THENCE South 87° 46' 20" West - 971.37', along the south line of aforesaid 52.46 acre tract, to a 3/4" iron rod set for the southwest corner of the herein described tract, in the east right-of-way line of aforesaid State Highway No. 288 (420' R.O.W.), common to a point on a curve to the right, having a central angle of 13° 01' 22", a radius of 11,249.16', and from which point the center of the circle of said curve bears South 78° 37' 42" East;

THENCE along said curve to the right, along said east right-of-way line, in a northeasterly direction, an arc distance of 2556.81' (called: 2557.95') to a 3/4" iron rod set for the end of curve, 0.9' east side of a found Texas Department of Transportation concrete monument;

THENCE North 45° 56' 13" East - 99.28', continuing along said east right-of-way line, to the **POINT OF BEGINNING** of the herein described tract and containing 31.65 acres of land.

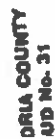
Prepared by:
PATE SURVEYORS
a division of Pate Engineers, Inc.
Job No. 716-016-00-520
Revised: September 10, 2004



Rocky J. Bradshaw

Certification Date
July 1, 2004

CONFIDENTIAL
LAST



PROPERTY NO. 2

A tract or parcel of land containing 10.19 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, said 10.19 acre tract is described by metes and bounds as follows:

NOTE: The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northeast corner of Restricted Reserve "A", Block 1 of said Meridiana Parkway Phase V;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 681.00 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 35.00 feet, said capped iron rod being the northwest corner of Crystal View Drive (width varies) as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE in a southerly direction, along the west right-of-way line of said Crystal View Drive, the following Five (5) courses and distances:

- (1) In a southeasterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 54.98 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;
- (2) South 02 degrees 43 minutes 36 seconds East, a distance of 41.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the left, whose radius is 510.00 feet;
- (3) In a southerly direction, along said curve, through a central angle of 04 degrees 01 minutes 05 seconds, a distance of 35.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;
- (4) South 06 degrees 44 minutes 40 seconds East, a distance of 82.93 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the left, whose radius is 840.00 feet;

(5) In a southerly direction, along said curve, through a central angle of 08 degrees 56 minutes 03 seconds, a distance of 130.98 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 15 degrees 40 minutes 43 seconds East, along the west right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 25.00 feet, said capped iron rod being the northeast corner of proposed Tyndall Mist Drive (width varies);

THENCE in a westerly direction, along the north right-of-way line of proposed Tyndall Mist Drive, the following Five (5) courses and distances:

(1) In a southwesterly direction, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 39.27 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(2) South 74 degrees 19 minutes 17 seconds West, a distance of 18.84 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 500.00 feet;

(3) In a westerly direction, along said curve through a central angle of 01 degrees 26 minutes 02 seconds, a distance of 12.51 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

(4) South 72 degrees 53 minutes 14 seconds West, a distance of 63.28 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

(5) In a westerly direction, along said curve, through a central angle of 14 degrees 20 minutes 34 seconds, a distance of 125.16 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, along the north right-of-way line of proposed Tyndall Mist Drive, a distance of 25.00 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northwest corner of proposed Tyndall Mist Drive;

THENCE South 02 degrees 46 minutes 12 seconds East, along the west end of proposed Tyndall Mist Drive, at 50.00 feet passing the southwest corner of proposed Tyndall Mist Drive, continuing, in all, a total distance of 57.00 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 87 degrees 13 minutes 48 seconds West, a distance of 593.76 feet to a Mag Spike set in asphalt in the center of County Road 48 (40 feet wide), as dedicated by the plats recorded in Volume 3, Page 66, and in Volume 2, Page 113, Plat Records of Brazoria County, Texas, the center of said County Road No. 48 being coincident with the west line of said 46.321 acre tract;

THENCE North 02 degrees 44 minutes 32 seconds West, along the center of said County Road No. 48, and along the west line of said 46.321 acre tract, a distance of 423.05 feet to a Mag Spike set for the southwest corner of a 0.1748 acre tract of land dedicated to the public for street right-of-way by said plat of Meridiana Parkway Phase V;

THENCE North 87 degrees 15 minutes 28 seconds East, along the south line of said 0.1748 acre tract,

a distance of 20.02 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a non-tangent curve to the right, whose radius is 25.00 feet, and whose radius point bears North 87 degrees 15 minutes 28 seconds East, said capped iron rod being the southeast corner of said 0.1748 acre tract;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 08 minutes 04 seconds, a distance of 34.97 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 50.00 feet;

THENCE in a northeasterly direction, along the east line of said 0.1748 acre tract and along said curve, through a central angle of 80 degrees 07 minutes 07 seconds, a distance of 69.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set for the northeast corner of said 0.1748 acre tract and the southeast corner of said Reserve "A";

THENCE North 02 degrees 43 minutes 36 seconds West, along the east line of said Reserve "A", a distance of 78.85 feet to the POINT OF BEGINNING and containing 10.19 acres of land, more or less.

PROPERTY NO. 3

A tract or parcel of land containing 7.972 acres, more or less, situated in Section 51 of the H. T. & B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 23.674 acre tract of land designated as Tract "1" and described in the deed to Land Tejas Sterling Lakes South, L.L.C., recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, together with a part of that certain tract of land designated as Tract "5" and described in the deed to Astro Sierra Vista, L.P., recorded in Brazoria County Clerk's File No. 2021084558, Official Public Records of Brazoria County, Texas, being portions of Lots 601 and 602 of Emigration Land Company Plat of Sections 50, 51, & 56 H. T. & B., and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 7.972 acre tract is described by metes and bounds as follows:

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

BEGINNING at a 5/8-inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, said capped iron rod being the southwest corner of that certain 1.554 acre tract of land described in the deed to Maheshwari Associates, LLC, recorded in Brazoria County Clerk's File No. 2022017237, Official Public Records of Brazoria County, Texas;

THENCE South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, a distance of 246.59 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1;

THENCE South 23 degrees 23 minutes 50 seconds West, along the northwest line of said Block 1, a distance of 131.97 feet to an "X" set in concrete on the north right-of-way line of Tyndall Mist Drive (width varies) as dedicated by the plat of said Sierra Vista Sec 6, said capped iron rod is lying on a non-tangent curve to the left, whose radius is 410.00 feet and whose radius point bears South 23 degrees 23 minutes 50 seconds West, from said "X", a found 5/8-inch "Baseline Corp." plastic capped iron rod bears South 54 degrees 48 minutes 56 seconds East, 167.51 feet (arc distance 168.69 feet);

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 37 degrees 48 minutes 18 seconds, an arc distance of 270.53 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 02 degrees 35 minutes 39 seconds, an arc distance of 22.64 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 78 degrees 11 minutes 12 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 117.92 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 500.00 feet;

THENCE in a westerly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 03 degrees 51 minutes 55 seconds, 33.73 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE South 74 degrees 19 minutes 17 seconds West, along the north right-of-way line of said Tyndall Mist Drive, a distance of 103.13 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 25.00 feet;

THENCE in a northwesterly direction, along the north right-of-way line of said Tyndall Mist Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set on the east right-of-way line of Crystal View Drive (width varies), as dedicated by the plat recorded in Document No. 2019057667, Plat Records of Brazoria County, Texas;

THENCE North 15 degrees 40 minutes 43 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 128.18 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 760.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 05 degrees 43 minutes 19 seconds, an arc distance of 75.90 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right, whose radius is 510.00 feet;

THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 10 degrees 06 minutes 29 seconds, an arc length of 89.97 feet to a found 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 00 degrees 09 minutes 05 seconds East, along the east right-of-way line of said Crystal View Drive, a distance of 34.37 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the left, whose radius is 510.00 feet;

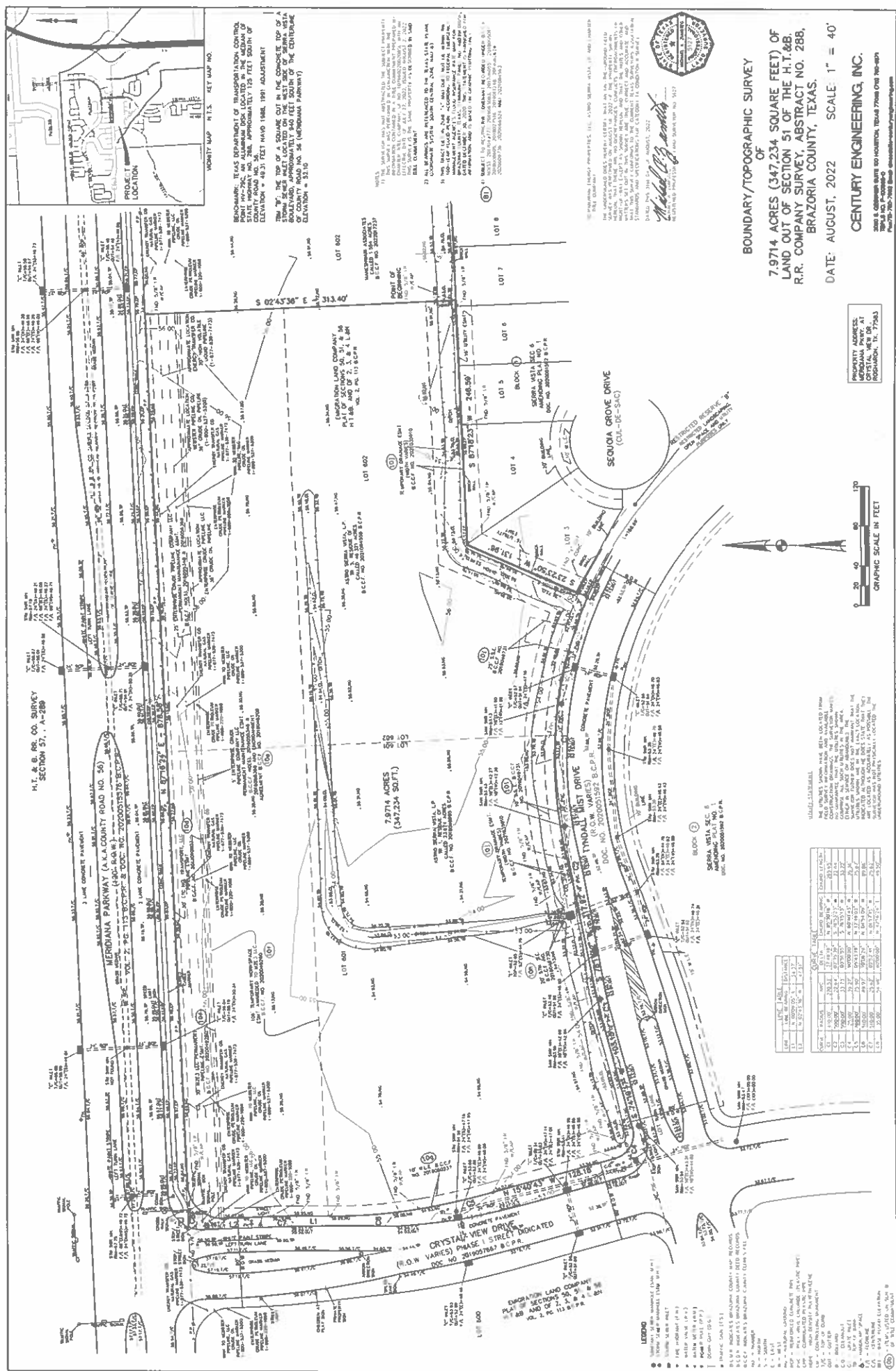
THENCE in a northerly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 02 degrees 52 minutes 41 seconds, an arc length of 25.62 feet to a set 5/8-inch "Baseline Corp." plastic capped iron rod;

THENCE North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Crystal View Drive, a distance of 47.51 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right, whose radius is 35.00 feet;

THENCE in a northeasterly direction, along the east right-of-way line of said Crystal View Drive and along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 54.98 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found on the south right-of-way line of Meridiana Parkway (a.k.a. County Road 56 - 120 feet wide) as dedicated by the plat recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas;

THENCE North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, a distance of 878.58 feet to a 5/8-inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said 1.554 acre tract;

THENCE South 02 degrees 43 minutes 36 seconds East, along the west line of said 1.554 acre tract, a distance of 313.40 feet to the POINT OF BEGINNING and containing 7.972 acres of land, more or less.



PROPERTY NO. 4

PROPERTY DESCRIPTION

BEING 1.554 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 46.321 acre tract of land designated as Tract 2 and described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerk's File No. 2018048995, Official Public Records of Brazoria County, Texas, being portions of Lots 602 and 603 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 1.554 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of Meridiana Parkway (County Road 56 – 120 feet wide) as dedicated by the plat of Meridiana Parkway Phase V Street Dedication and Reserve recorded in Document No. 2020051576, Plat Records of Brazoria County, Texas, said capped iron rod being the northwest corner of that certain 4.064 acre tract of land described in the deed to Sierra Vista Ventures, L.L.C. recorded in Brazoria County Clerk's File No. 2018058352, Official Public Records of Brazoria County, Texas, from said capped iron rod, another 5/8 inch "Baseline Corp." plastic capped iron rod found for the most northerly northeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 540.11 feet;

THENCE, South 02 degrees 43 minutes 36 seconds East, along the west line of said 4.064 acre tract, 313.52 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the north line of Block 1 of Sierra Vista Sec 6 Amending Plat No. 1, a subdivision recorded in Document No. 2020051592, Plat Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 4.064 acre tract bears North 87 degrees 16 minutes 24 seconds East, 565.00 feet;

THENCE, South 87 degrees 18 minutes 23 seconds West, along the north line of said Block 1, 216.00 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northwest corner of said Block 1 bears South 87 degrees 18 minutes 23 seconds West, 246.59 feet;

THENCE, North 02 degrees 43 minutes 36 seconds West, 313.40 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the south right-of-way line of said Meridiana Parkway, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 87 degrees 16 minutes 24 seconds West, 878.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the south right-of-way line of said Meridiana Parkway, 216.00 feet to the POINT OF BEGINNING and containing 1.554 acres of land.

PROPERTY NO. 5

TRACT 1

**METES AND BOUNDS DESCRIPTION
45.63 ACRES OF LAND IN SECTION 51 OF THE
H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288,
BRAZORIA COUNTY, TEXAS**

BEING 45.63 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, together with a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, together with a part of that certain 3.117 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2018049451, Official Public Records of Brazoria County, Texas, being portions of Lots 605, 606, 608, 609, 610, 621, 622, 623, 624 and 625 together with portions of two 40-foot wide unnamed and unimproved roads, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 45.63 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of said 45.97 acre tract and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas;

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, 676.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed east right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 900.00 feet and whose radius point bears South 87 degrees 29 minutes 08 seconds West, from said capped iron rod a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract bears South 87 degrees 16 minutes 10 seconds West, 65.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 47 minutes 15 seconds, 672.10 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 45 degrees 18 minutes 07 seconds West, along the proposed east right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 740.00 feet;

THENCE, in a northerly direction along the proposed east right-of-way line of Karsten Boulevard and along said curve through a central angle of 28 degrees 49 minutes 39 seconds, 372.32 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the proposed east right-of-way line of Karsten Boulevard, at 251.87 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase II Street Dedication and Reserve, a subdivision recorded in Document No. 2019005372, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard, in all a total distance of 1,048.19 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 690.00 feet;

EXHIBIT A
(Continued)

THENCE, in a northerly direction along the east right-of-way line of said Karsten Boulevard and along said curve through a central angle of 13 degrees 44 minutes 52 seconds, 165.56 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west line of said 3.117 acre tract;

THENCE, North 02 degrees 43 minutes 36 seconds West, along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, at 1.65 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the northeast corner of the portion of Karsten Boulevard dedicated by the plat of said Karsten Boulevard Phase II Street Dedication and Reserve and the southeast corner of the portion of Karsten Boulevard dedicated by the plat of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, continuing along the east right-of-way line of said Karsten Boulevard and the west line of said 3.117 acre tract, in all a total distance of 26.15 feet to a punch mark in concrete found for the northwest corner of said 3.117 acre tract and the southwest corner of Restricted Reserve "B", Block 2 of said Karsten Boulevard Phase I Street Dedication and Reserves, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most westerly northwest corner of said Reserve "B" bears North 02 degrees 43 minutes 36 seconds West, 312.58 feet;

THENCE, North 87 degrees 16 minutes 24 seconds East, along the north line of said 3.117 acre tract and the south line of said Reserve "B", at 247.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "B" and the southwest corner of Restricted Reserve "C", said Block 2, continuing along the north line of said 3.117 acre tract and the south line of said Reserve "C", at 481.35 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "C" and the southwest corner of Restricted Reserve "D", said Block 2, continuing along the north line of said 3.117 acre tract and a south line of said Reserve "D", in all a total distance of 651.71 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found at the beginning of a tangent curve to the right whose radius is 195.00 feet;

THENCE, in a southeasterly direction along the northeast line of said 3.117 acre tract, the southwest line of said Reserve "D" and along said curve, at 207.11 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the south corner of said Reserve "D" and the most westerly northwest corner of Restricted Reserve "E", said Block 2, continuing along the northeast line of said 3.117 acre tract, a west line of said Reserve "E" and along said curve, at 281.24 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said 3.117 acre tract and a northeast corner of said 45.97 acre tract, continuing along an east line of said 45.97 acre tract, a west line of said Reserve "E" and along said curve, in all through a central angle of 90 degrees 11 minutes 10 seconds, a total distance of 306.94 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 32 minutes 26 seconds East, along an east line of said 45.97 acre tract and a west line of said Reserve "E", 355.60 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for a re-entrant corner of said 45.97 acre tract and the southwest corner of said Reserve "E";

THENCE, North 87 degrees 27 minutes 34 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 7.27 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and a south line of said Reserve "E", 8.18 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most easterly northeast corner of a 3.686 acre CenterPoint Energy easement recorded in Brazoria County Clerks File No. 2019014569 and 2019014571, Official Public Records of Brazoria County, Texas, from which a 5/8 inch "Baseline Corp." plastic capped iron rod found for the southeast corner of said Reserve "E" and the most easterly northeast corner of said 45.97 acre tract bears North 68 degrees 18 minutes 22 seconds East, 391.62 feet;

THENCE, South 02 degrees 32 minutes 26 seconds East, along the east line of said CenterPoint Energy easement, 307.76 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

EXHIBIT A

(Continued)

THENCE, North 87 degrees 27 minutes 34 seconds East, 456.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, North 49 degrees 38 minutes 24 seconds East, 59.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on an east line of said 45.97 acre tract and the west right-of-way line of State Highway No. 288 as described in the deeds to State of Texas recorded in Volume 1043, Page 908 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears North 12 degrees 19 minutes 41 seconds West, 18.24 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 566.43 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 02 degrees 19 minutes 40 seconds East, along an east line of said 45.97 acre tract and the west right-of-way line of said State Highway No. 288, 868.84 feet to the POINT OF BEGINNING and containing 45.63 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 2

METES AND BOUNDS DESCRIPTION 3.482 ACRES OF LAND IN SECTION 51 OF THE H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS

BEING 3.482 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 39.66 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017063957, Official Public Records of Brazoria County, Texas, being portions of Lots 625 and 626 together with a part of a 40-foot wide unnamed and unimproved road, all of the Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.482 acre tract is described by metes and bounds as follows:

COMMENCING at a 5/8 inch "GP Surveyors" plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deeds to State of Texas recorded in Volume 1040, Page 941 and in Volume 1044, Page 491 Deed Records of Brazoria County, Texas, said capped iron rod being the southeast corner of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas and the northeast corner of that certain 22.3121 acre tract of land designated as Tract "A" and described in the deed to Texas Medical Center recorded in Brazoria County Clerks File No. 02-043288, Official Public Records of Brazoria County, Texas; **THENCE**, South 87 degrees 16 minutes 10 seconds West, along a south line of said 45.97 acre tract and the north line of said 22.3121 acre tract, at 741.82 feet passing a 5/8 inch "Baseline Corp." plastic capped iron rod found for the most southerly southwest corner of said 45.97 acre tract and the most easterly southeast corner of said 39.66 acre tract, continuing along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, in all a total distance of 796.82 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of Karsten Boulevard (120 feet wide), said capped iron rod being the POINT OF BEGINNING of this tract herein described;

EXHIBIT A

(Continued)

THENCE, South 87 degrees 16 minutes 10 seconds West, along a south line of said 39.66 acre tract and the north line of said 22.3121 acre tract, 255.14 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of a 60-foot wide Brazoria Interconnector Gas Pipeline LLC pipeline easement recorded in Brazoria County Clerk's File No. 2007042443, Official Public Records of Brazoria County, Texas;

THENCE, North 16 degrees 28 minutes 28 seconds West, along the east line of said pipeline easement, 640.43 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed south right-of-way line of Liberty Cap Drive (100 feet wide), said capped iron rod is at the beginning of a non-tangent curve to the left whose radius is 250.00 feet and whose radius point bears North 20 degrees 25 minutes 35 seconds West;

THENCE, in a northeasterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 15 degrees 52 minutes 52 seconds, 69.29 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 25.00 feet;

THENCE, in an easterly direction along the proposed south right-of-way line of Liberty Cap Drive and along said curve through a central angle of 82 degrees 10 minutes 57 seconds, 35.86 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the proposed west right-of-way line of said Karsten Boulevard (120 feet wide), said capped iron rod is at the beginning of a tangent curve to the left whose radius is 860.00 feet;

THENCE, in a southeasterly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 01 degrees 10 minutes 37 seconds, 17.67 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 45 degrees 18 minutes 07 seconds East, along the proposed west right-of-way line of Karsten Boulevard, 140.51 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set at the beginning of a tangent curve to the right whose radius is 780.00 feet;

THENCE, in a southerly direction along the proposed west right-of-way line of Karsten Boulevard and along said curve through a central angle of 42 degrees 49 minutes 15 seconds, 582.94 feet to the POINT OF BEGINNING and containing 3.482 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 3

METES AND BOUNDS DESCRIPTION 3.979 ACRES OF LAND IN SECTION 51 OF THE H.T.&B. RR. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS

BEING 3.979 acres of land situated in Section 51 of the H.T.&B. RR. Co. Survey, Abstract No. 288, Brazoria County, Texas, being a part of that certain 45.97 acre tract of land described in the deed to Land Tejas Sterling Lakes South, L.L.C. recorded in Brazoria County Clerks File No. 2017048394, Official Public Records of Brazoria County, Texas, being portions of Lots 608 and 609 of Emigration Land Company Plat of Sections 50, 51, & 56 H.T.&B. and of 2, 3, & 4 L.&N., a subdivision recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, said 3.979 acre tract is described by metes and bounds as follows:

BEGINNING at a 5/8 inch "Baseline Corp." plastic capped iron rod found on the west right-of-way line of State Highway No. 288 (width varies) as described in the deed to State of Texas recorded in Volume 1043, Page 908 Deed Records of Brazoria County, Texas, said capped iron rod being a northeast corner of said 45.97 acre tract

EXHIBIT A
(Continued)

and the southeast corner of Restricted Reserve "E", Block 2 of Karsten Boulevard Phase I Street Dedication and Reserves, a subdivision recorded in Document No. 2018053880, Plat Records of Brazoria County, Texas, said capped iron rod is lying on a non-tangent curve to the right whose radius is 1,273.24 feet and whose radius point bears South 59 degrees 26 minutes 23 seconds West, from said capped iron rod a found 5/8 inch "GP Surveyors" plastic capped iron rod bears North 41 degrees 41 minutes 39 seconds West, 491.72 feet (arc length = 494.83 feet);

THENCE, in a southerly direction along the west right-of-way line of said State Highway No. 288, an east line of said 45.97 acre tract and along said curve through a central angle of 18 degrees 13 minutes 58 seconds, 405.17 feet to a found 5/8 inch "Baseline Corp." plastic capped iron rod, from which a TXDOT concrete right-of-way monument bears South 41 degrees East, 1.2 feet;

THENCE, South 12 degrees 19 minutes 41 seconds East, along the west right-of-way line of said State Highway No. 288 and an east line of said 45.97 acre tract, 18.24 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod, from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 12 degrees 19 minutes 41 seconds East, 566.43 feet;

THENCE, South 49 degrees 38 minutes 24 seconds West, 59.64 feet to a set 5/8 inch "Baseline Corp." plastic capped iron rod;

THENCE, South 87 degrees 27 minutes 34 seconds West, 456.64 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod set on the east line of an 80-foot wide CenterPoint Energy easement recorded in Brazoria County Clerk's File No. 2019014551, 2019014569, 2019014571, and 2019014575, Official Public Records of Brazoria County, Texas and in Volume 815, Page 687, Deed Records of Brazoria County, Texas;

THENCE, North 02 degrees 32 minutes 26 seconds West, along the east line of said easement, 307.76 feet to a 5/8 inch "Baseline Corp." plastic capped iron rod found on a north line of said 45.97 acre tract and the south line of said Reserve "E", from which a found 5/8 inch "Baseline Corp." plastic capped iron rod bears South 68 degrees 18 minutes 22 seconds West, 8.18 feet;

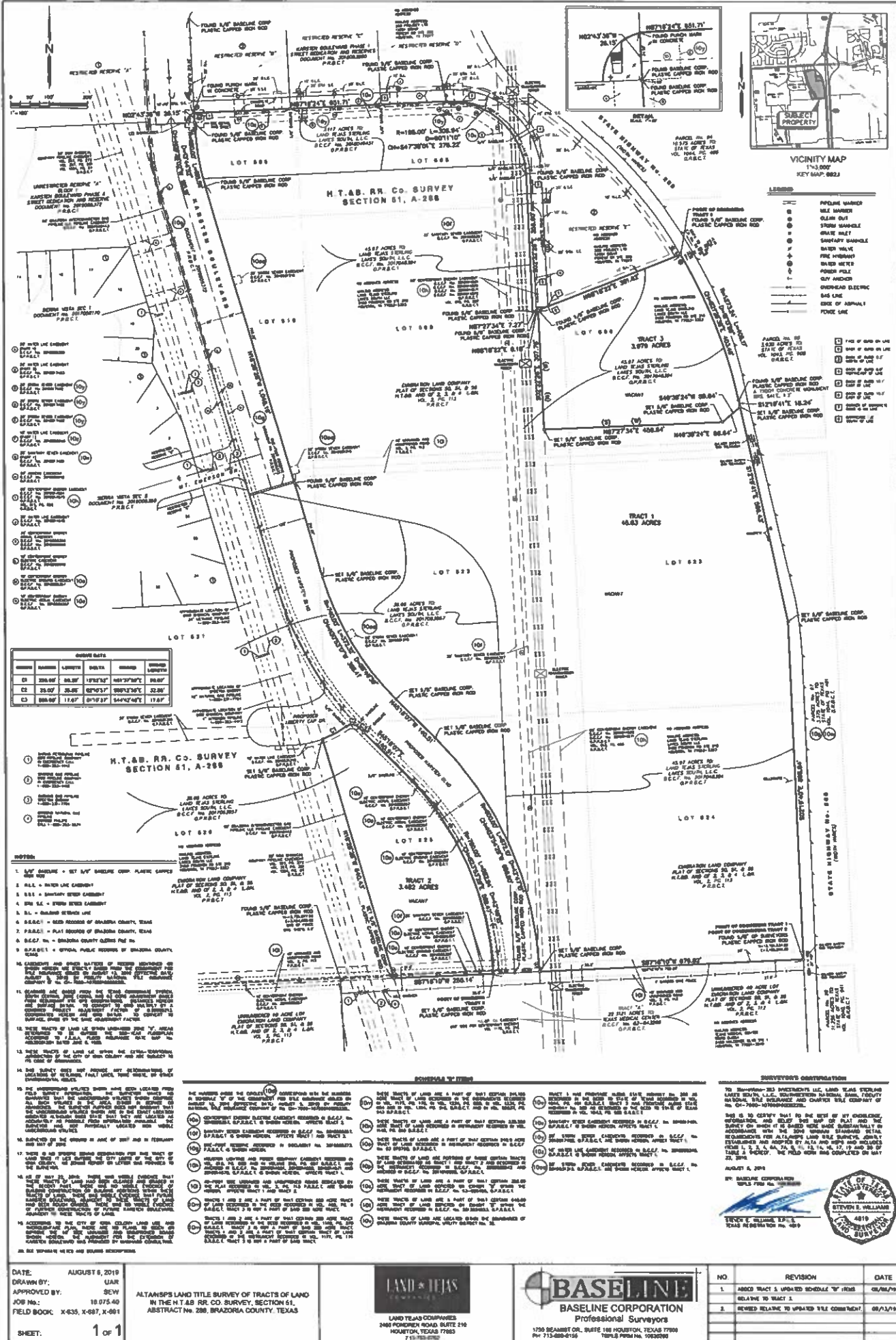
THENCE, North 68 degrees 18 minutes 22 seconds East, along a north line of said 45.97 acre tract and the south line of said Reserve "E", 391.62 feet to the POINT OF BEGINNING and containing 3.979 acres of land.

The bearings herein were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204), NAD 83 CORS adjustment. The distances herein are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.99986213.

TRACT 4

Easement Estate created in that certain Access Easement by and between 288 Project, Ltd. and Land Tejas Sterling Lakes South, LLC, dated September 7, 2018, recorded on September 28, 2018 under Clerk's File No. 2018050112, Official Public Records of Brazoria County, Texas.

PROPERTY NO. 5



ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ANNEXING COMMERCIAL AREAS OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 (AT SIERRA VISTA WEST) FOR THE LIMITED PURPOSES OF IMPOSING, LEVYING, AND COLLECTING IN THOSE AREAS ALL SALES AND USE TAXES OF THE CITY OF IOWA COLONY AND ANY ENTITIES CREATED AT ANY TIME BY THE CITY; IMPOSING THOSE TAXES IN THOSE AREAS; PROVIDING FOR CERTAIN RIGHTS OF VOTERS AND RESIDENTS OF THE LIMITED PURPOSE ANNEXATION AREA; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. This annexation for limited purposes is authorized by Section 43.0751 of the Texas Local Government Code, any and all other applicable law, and the Strategic Partnership Agreement between the City of Iowa Colony ("the City") and Brazoria County Municipal Utility District No. 53.

2. The procedures required by the Texas Local Government Code and the above described agreement have been duly followed concerning this annexation for limited purposes. This limited purpose annexation complies with all applicable law.

3. The term "the Limited Purpose Annexation Area" herein shall mean the property described on Exhibit "A," which is attached hereto and incorporated herein in full, together with all public street rights-of-way and dedicated easements of any nature adjoining the property described on Exhibit "A" hereto.

4. The Limited Purpose Annexation Area is hereby annexed to the City of Iowa Colony, Texas, for the limited purpose of imposing, levying, and collecting in that area all sales and use taxes of the City of Iowa Colony and of any entities created at any time by the City of Iowa Colony. The boundary limits of the City of Iowa Colony are hereby extended to include the Limited Purpose Annexation Area for those purposes. All sales and use taxes of the City and of any entity created at any time by the City are hereby imposed, levied, and shall be collected in the Limited Purpose Annexation Area.

5. a. The qualified voters of the Limited Purpose Annexation Area are entitled to vote in municipal elections regarding: (1) the election or recall of members of the governing body of the City of Iowa Colony or of any entity created at any time by the City; (2) the election or recall of the controller, in the event that the office of controller is created and is an elective position of the City; and (3) the amendment of the municipal charter.


b. The voters of the Limited Purpose Annexation Area may not vote in any bond election of the City or of any entity created at any time by the City.

c. A resident of the Limited Purpose Annexation Area is not eligible to be a candidate for or to be elected to a municipal office of the City or of any entity created at any time by the City.

6. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this ordinance is ever held invalid as to any portion, of whatever size, of the Limited Purpose Annexation Area, then this ordinance shall remain valid as to the remainder of such territory.

7. This ordinance shall be effective immediately upon its passage and approval.

READ, PASSED AND APPROVED on the 20 day of March, 2023.


MICHAEL BYRUM-BRATSEN, Mayor
City of Iowa Colony, Texas

ATTEST:


KAYLEEN ROSSER, City Secretary

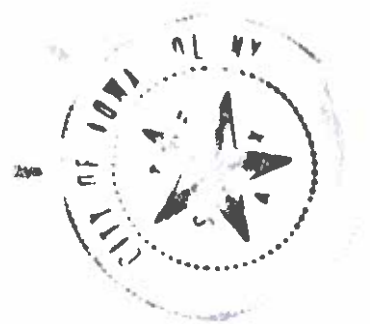


EXHIBIT "A"
LIMITED PURPOSE ANNEXATION AREA
COMMERCIAL AREA OF MUD 53

A **METES & BOUNDS** description of a certain 8.709 acre (379,380 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being a portion of a called 21.52 acre tract (Parcel "A", Tract "9") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 8.709 acre (379,380 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

COMMENCING at a 5/8-inch iron rod (with cap) found, being the southeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records, being the northeast corner of said called 21.52 acre tract, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. South 87°14'55" West, 10.00 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
2. Along said curve to the left in a northwesterly direction, with a radius of 30.00 feet, a central angle of 90°00'18", an arc length of 47.13 feet, and a chord bearing North 47°44'41" West, 42.43 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°15'10" West, 22.05 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the south line of said Crystal View Drive Phase II, over and across said called 21.52 acre tract, the following three (3) courses and distances,

1. South 02°44'50" East, 648.70 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southeast corner of the herein described tract;
2. South 87°15'28" West, 521.12 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the southwest corner of the herein described tract;
3. North 31°01'13" West, 464.87 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the south line of said called Crystal View Drive Phase II, being on the north line of said called 21.52 acre tract, being the northwest corner of the herein described tract, and the beginning of a curve to the left;

THENCE, along the south line of said Crystal View Drive Phase II and the north line of said called 21.52 acre tract, the following three (3) courses and distances:

1. Along said curve to the left in a northeasterly direction, with a radius of 1,040.00 feet, a central angle of 02°00'01", an arc length of 36.31 feet, and a chord bearing North 58°51'00" East, 36.31 feet to a 5/8-inch iron rod (with cap) found;

2. North $57^{\circ}51'00''$ East, 200.25 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
3. Along said curve to the right in an easterly direction, with a radius of 960.00 feet, a central angle of $29^{\circ}24'10''$, an arc length of 492.65 feet, and a chord bearing North $72^{\circ}33'05''$ East, 487.26 feet to a 5/8-inch iron rod (with cap) found;

THENCE, North $87^{\circ}15'10''$ East, 63.62 feet to the **POINT OF BEGINNING, CONTAINING 8.709 acres (379,380 square feet)** of land in Brazoria County, Texas filed in the offices of Elevation Land Solutions in The Woodlands, Texas.