

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, CREATING THE CRYSTAL CENTER PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the City Council (the "City Council") of the City of Iowa Colony, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act") to create a public improvement district (a "PID") within its corporate limits and within its extraterritorial jurisdiction; and

WHEREAS, the City received a petition (the "Petition"), requesting the establishment of a PID (to be known as the "Crystal Center Public Improvement District") (the "District"); and

WHEREAS, the Petition included the 109 acres of land which is further described by metes and bounds in Exhibit A (the "Property"); and

WHEREAS, the Petition was signed by the record owner of taxable real property representing more than 50% of the appraised value of the real property liable for assessment and the record owner of taxable real property that constitutes more than 50% of the area of all taxable real property within the District that is liable for assessment, (the "Petitioner") and as such, the Petition complies with the Act; and

WHEREAS, on January 13, 2025, the City Council accepted the Petition and called a public hearing for February 10, 2025, on the creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located, in accordance with the Act; and,

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on February 10, 2025; and

WHEREAS, the public hearing was held on February 10, 2025, and the City Council now desires to create the District; NOW THEREFORE,

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

Section 1. That the findings set forth in the recitals of this resolution are found to be true and correct and are incorporated herein for all purposes.

Section 2. That the Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with the Act.

Section 3. That pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council, after considering the Petition and evidence and testimony presented at the public hearing on February 10, 2025, hereby finds and declares:

- (a) *Advisability of the Proposed Improvements.* It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) *General Nature of the Authorized Improvements.* The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, including detention, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) firefighting facilities and equipment, (vi) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (v) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such Authorized Improvements, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.
- (c) *Estimated Costs of the Authorized Improvements and Apportionment of Costs.* The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the District is \$20,000,000. The City will pay no costs of the Authorized Improvements from funds other than assessments levied on property within the District. The remaining costs of the Authorized Improvements will be paid from sources other than those described above.
- (d) *Boundaries of the District.* Approximately 109 acres of land within the corporate limits and extraterritorial jurisdiction the City of Iowa Colony, Texas, Brazoria County, Texas. A metes and bounds description of the boundaries of the District is attached hereto as Exhibit "A" and incorporated herein for all intents and purposes.

- (e) *Proposed Method of Assessment.* The City shall levy assessments on each parcel within the District in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefitting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.
- (f) *Apportionment of Cost Between the District and the City.* The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the District and from other sources of funds available to the Petitioners.
- (g) *Management of the District.* The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.
- (h) *Advisory Board.* The District shall be managed without the creation of an advisory body.

Section 4. That the creation of the Crystal Center Public Improvement District is hereby confirmed, authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. That the City Manager is directed to cause to be prepared a Service and Assessment Plan for the District and to present it to the City Council for review and approval.

Section 6. That the City Secretary is hereby authorized and directed to file a copy of this resolution with the Brazoria County Clerk no later than the seventh (7th) day after its date of adoption.

Section 7. That this resolution shall take effect immediately from and after its passage by the City Council of the City of Iowa Colony, Texas.

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Iowa Colony, Texas this the 10th day of February, 2025.

WIL KENNEDY, Mayor

ATTEST:

KAYLEEN ROSSER, City Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Wil Kennedy, Mayor of the City of Iowa Colony, Texas, known to me to be the person who signed the above and acknowledged to me that he executed the above and foregoing Resolution in my presence for the purposes stated therein.

Given under my hand and seal of office this the ____ day of _____, 2025.

Notary Public, State of Texas

[NOTARY STAMP]

Exhibit A
District Boundaries

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 109.0 acre (4,749,117 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515), and the H.T.&B. R.R. Co. Survey, Section 57, Abstract No. 289, in Brazoria County, Texas, being all of a called 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2006003947, Brazoria County Official Public Records, being all of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C. by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records, being all of a called 4.635 acre tract conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being all of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being all of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, being all of a called 3.333 acre tract conveyed to Rajendra K. Koduru and Janaki D. Sarikonda by deed recorded in Clerk's File No. 2024034153, Brazoria County Official Public Records, being all of a called 2.500 acre tract conveyed to City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, being a portion of a called 19.71 acre tract (Tract 1) conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2004060186, Brazoria County Official Public Records, being a portion of Restricted Reserve "M", Block 4, of Sterling Lakes At Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, and being a portion of a called 31.51 acre tract (Tract 1) conveyed to Sterling Meridiana 35 GP, LLC by deed recorded in Clerk's File No. 2022035646, Brazoria County Official Public Records; said 109.0 acre (4,749,117 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 PK nail found, being the northwest corner of a called 9.954 acre tract conveyed to Thomas Moeller and Pauline Moeller by deed recorded in Clerk's File No. 2002025798, Brazoria County Official Public Records, being on the east line of a called 455.9 acre tract conveyed to Astro Sterling Lakes North, L.P. by deed recorded in Clerk's File No. 2021084511, Brazoria County Official Public Records, being on the centerline of Cedar Rapids Parkway (also known as County Road 57) (right-of-way width varies)) by deed recorded in Volume 2, Page 113, Brazoria County Deed Records, and according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, and Clerk's File No. 2023051605, Brazoria County Map Records, being on the centerline of Karsten Boulevard (also known as County Road 383) (90- foot right-of-way) according to the plat thereof recorded in Clerk's File

Exhibit A

Error! Unknown document property name.

No. 2023051605, Brazoria County Map Records, and being on the centerline of a road (40-foot right-of-way) recorded in Vol. 2, Pg. 113, Brazoria County Deed Records;

THENCE, South 02°46'04" East, along the west line of said called 9.954 acre tract, along the east line of said called 455.9 acre tract, and along the centerline of said 40-foot road, 1,320.23 feet to a 5/8-inch iron rod (bent) found, being the southwest corner of said called 9.954 acre tract, being the northwest corner of said called 39.03 acre tract, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 87°06'55" East, 1,318.78 feet to a 2-inch disc in concrete found, being the southeast corner of Guajardo Subdivision according to the plat thereof recorded in Volume 24, Page 176, Brazoria County Map Records, being the northeast corner of said called 39.03 acre tract, and being on the west line of said called 19.71 acre tract;

THENCE, North 02°51'16" West, along the east line of said Guajardo Subdivision and along the west line of said called 19.71 acre tract, at a distance of 423.00 feet passing a 2-inch disc in concrete found, being the southeast corner of Lot 6 of said Guajardo Subdivision, at a distance of 1,290.00 feet passing a 2-inch disc in concrete found, being the northeast corner of Lot 6 of said Guajardo Subdivision, continuing in all a distance of 1,294.45 feet to a 3/4-inch iron rod found, being on the south right-of-way line of said Cedar Rapids Parkway;

THENCE, North 87°08'57" East, along the south right-of-way line of said Cedar Rapids Parkway, 153.93 feet to a Texas Department of Transportation (TxDOT) monument found, being on the proposed west right-of-way line of State Highway 288 (right-of-way width varies per TxDOT right-of-way map RCSJ-0598- 02-124, completed October 2017), and being the beginning of a curve to the left;

THENCE, along the proposed west right-of-way line of said State Highway 288, the following three (3) courses and distances:

1. Along said curve to the left in a southerly direction, with a radius of 658.00 feet, a central angle of 19°47'04", an arc length of 227.21 feet, and a chord bearing South 06°32'48" East, 226.08 feet to a 5/8-inch iron rod (with cap) found;
2. South 16°26'20" East, 572.63 feet to a TxDOT monument found, being the beginning of a curve to the right;
3. Along said curve to the right in a southerly direction, with a radius of 1,420.00 feet, a central angle of 18°29'57", an arc length of 458.48 feet, and a chord bearing South 07°06'39" East, 456.49 feet to a point, being on the east line of said called 19.71 acre tract, being on the existing west right of- way line of State Highway 288 (420-foot right-of-way) by deeds recorded in Volume 1040, Page 936, Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, Volume 1111, Page 773, Volume 1129, Page 426, and Volume 1129, Page 432, Brazoria County Deed Records, and being the beginning of a reverse curve to the left, from which a TxDOT monument found bears South 02°10' West, 1.0 feet;

Exhibit A.

THENCE, along the existing west right-of-way line of said State Highway 288, along the east line of said called 19.71 acre tract, along the east line of said called 39.03 acre tract, along the east line of said called 33.38 acre tract, along the east line of said called 31.51 acre tract, along the east line of said called 1.954 acre tract, and along said reverse curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 14°14'27", an arc length of 2,900.35 feet, and a chord bearing South 10°45'51" West, 2,892.89 feet to a TxDOT monument found, being the beginning of a reverse curve to the right;

THENCE, continuing along the existing west right-of-way line of said State Highway 288 and continuing along the east line of said called 31.51 acre tract, the following four (4) courses and distances:

1. Along the east line of said called 1.954 acre tract and along said reverse curve to the right in a southwesterly direction, with a radius of 996.45 feet, a central angle of 44°40'25", an arc length of 776.93 feet, and a chord bearing South 25°57'53" West, 757.40 feet to a 5/8-inch iron rod (with cap) found;

2. South 48°18'05" West, 184.28 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

3. Along said curve to the left in a southwesterly direction, with a radius of 446.46 feet, a central angle of 37°39'28", an arc length of 293.44 feet, and a chord bearing South 29°28'21" West, 288.18 feet to a 5/8-inch iron rod (with cap) found;

4. South 40°28'02" West, 134.81 feet to a point, being on the north right-of-way line of Meridiana Parkway (also known as County Road 56) (120-foot right-of-way) by deeds recorded in Volume 2, Page 113 and Volume 1051, Page 524, Brazoria County Deed Records, by deed recorded in Clerk's File No. 2015043801, Brazoria County Official Public Records, and according to the plat thereof recorded in Clerk's File No. 2017058165, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North 20°44' East, 0.2 feet;

THENCE, South 87°49'26" West, along the north right-of-way line of said Meridiana Parkway and along the south line of said called 31.51 acre tract, 4.96 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 5.988 acre tract conveyed to Shops at Sterling Lakes, LLC by deeds recorded in Clerk's File Nos. 2023026033 and 2024009587, Brazoria County Official Public Records, being on the south line of said called 31.51 acre tract and being on the north right-of-way line of said Meridiana Parkway;

THENCE, North 02°32'26" West, along the east line of said called 5.988 acre tract, 390.87 feet to a 5/8- inch iron rod (with cap) found, being the northeast corner of said called 5.988 acre tract;

THENCE, along the north line of said called 5.988 acre tract, the following three (3) courses and distances:

1. South 66°17'34" West, at a distance of 227.76 feet passing a 1/2-inch iron rod (with cap) found, continuing in all a total distance of 237.01 feet to a 5/8-inch iron rod (with cap) found;

2. South 86°17'31" West, 314.70 feet to a 5/8-inch iron rod (with cap) found;

Exhibit A.

3. North 03°42'29" West, 157.42 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 5.988 acre tract and being on the east line of said called 2.500 acre tract;

THENCE, South 51°35'28" West, along the west line of said called 5.988 acre tract and along the east line of said called 2.500 acre tract, 100.24 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;

THENCE, continuing along the west line of said called 5.988 acre tract, continuing along the east line of

said called 2.500 acre tract and along said curve to the left in a southwesterly direction, with a radius of

260.00 feet, a central angle of 08°11'45", an arc length of 37.19 feet, and a chord bearing South 47°29'34"

West, 37.16 feet to an "X" cut in concrete found, being the southeast corner of said called 2.500 acre tract and being on the east right-of-way line of Karsten Boulevard (right-of-way width varies) according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records;

THENCE, North 46°36'20" West, 80.00 feet to the southwest corner of said called 2.500 acre tract, being the northeast corner of Reserve A, Block 1, of Karsten Boulevard North Phase 1 and Reserve according to the plat thereof recorded in Clerk's File No. 2021034964, Brazoria County Map Records, and being on the west right-of-way line of said Karsten Boulevard, from which a 5/8-inch iron rod (with cap) found bears South 79°43' East, 0.3 feet;

THENCE, North 54°57'27" West, 10.11 feet to the southeast corner of Lot 20, Block 1, of Sterling Lakes At Iowa Colony Sec. 6 according to the plat thereof recorded in Clerk's File No. 2006074174, Brazoria County Map Records, from which a 5/8-inch iron rod (with cap) found bears North 32°45' East, 0.3 feet;

THENCE, North 54°55'11" West, 119.14 feet to a 5/8-inch iron rod (with cap) found, being the west corner of said called 31.51 acre tract and being the south corner of Lot 19, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6;

THENCE, North 35°14'42" East, along the west line of said called 31.51 acre tract and along the east line of said Sterling Lakes At Iowa Colony Sec. 6, 852.19 feet to the east corner of Lot 8, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, from which a 5/8-inch iron rod (with cap) found bears North 16°58' West, 0.2 feet;

THENCE, North 02°42'31" West, continuing along the west line of said called 31.51 acre tract and continuing along the east line of said called Sterling Lakes At Iowa Colony Sec. 6, 77.79 feet to a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 31.51 acre tract, being on the east line of Lot 7, Block 1, of said Sterling Lakes At Iowa Colony Sec. 6, and being the northwest corner of said called 7.105 acre tract;

Exhibit A.

THENCE, North 87°46'39" East, along the north line of said called 7.105 acre tract, 59.50 feet to a 5/8-inch iron rod (with cap) found, being the southwest corner of said called 33.38 acre tract, being on the north line of said called 7.105 acre tract, and being on the centerline of said 40-foot road;

THENCE, North 02°46'04" West, along the west line of said called 33.38 acre tract, along the west line of said called 4.635 acre tract, along the west line of said called 39.03 acre tract, and along the centerline of said 40-foot road, 2,612.37 feet to the **POINT OF BEGINNING, CONTAINING** 109.0 acres (4,749,117 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, 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.

Exhibit A.