VIA FEDERAL EXPRESS
City of Iowa Colony
Attn: City Manager
3144 Meridiana Parkway
Iowa Colony, Texas 77583

Re: Brazoria County Municipal Utility District No. 90 (the "**District**") – Consent to Creation of the District by the City of Iowa Colony, Texas (the "City") pursuant to that certain Development Agreement by and between the City and Maple Farms Holdings, LLC et. al., as assigned to 521 UM Holding 770 Acres, LP (the "**Development Agreement**")

Dear Sir or Madam:

Effective as of May 12, 2025, the undersigned parties, pursuant to Section 4.01 of the Development Agreement, respectfully request that the City adopt the Consent Resolution attached hereto as Exhibit "A" to evidence its consent to the creation of the District, as described in the attached Exhibit "B."

[*Intentionally left blank; signatures to follow*.]

Docusign Envelope ID: 61F09960-D30F-8175-8119-EF2D171964AD

521 UM HOLDING 770 ACRES, LP

a Texas limited partnership

By: 521 Holding TX, LLC
a Texas limited liability Company

By: Signed by: Melanie Ohl 05B564C822324DA...

Name: Melanie Ohl

Title: Manager

521 OPPORTUNITIES LLC,
a Texas limited liability company

By: _____

Name: Mark Terpstra

Title: Manager

GREGORY LLOYD MILLER TRUST

By: Gregory Miller

Name: Gregory Miller

Title: Trustee

GEN-SKIP LLC,
a Louisiana limited liability company

By: _____

Name: Michael Mire

Title: President/CEO

Exhibit “A”

Consent Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, CONSENTING TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 90; WITH RELATED PROVISIONS.

WHEREAS, the City of Iowa Colony, Texas (the "City") has entered into a Development Agreement which, among other items, seeks to secure the City's consent to the creation of Brazoria County Municipal Utility District No. 90 (the "District") within the corporate limits of the City; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city or its extraterritorial jurisdiction may not be included within a municipal utility district without such city's consent; and

WHEREAS, this Resolution is authorized by Section 54.016 of the Texas Water Code, Chapters 49 and 54 of the Texas Water Code, Section 42.042 of the Texas Local Government Code, and all applicable law;

WHEREAS, the City Council finds that this Resolution was passed in full compliance with the Texas Open Meetings Act and all applicable law; and

WHEREAS, the City Council finds that this Resolution promotes the health, safety, and general welfare of the people of the City;

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

Section 1. The City Council hereby finds that all statements contained in the preamble or in any other part of this Resolution are true.

Section 2. The City Council hereby grants its written consent to the creation of Brazoria County Municipal Utility District No. 90 on the Property, described in the attached Exhibit "A," of Brazoria County Municipal Utility District No. 90, subject to the terms thereof and to the Consent Conditions attached as Exhibit "B" and incorporated herein in full.

Section 3. If any part of this Resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this order shall remain in full force and effect.

Section 4. This Resolution shall be effective as of May 12, 2025, that being the date that the Property was annexed into the corporate limits of the City.

EFFECTIVE AS OF MAY 12, 2025.

CITY OF IOWA COLONY, TEXAS

_____

MAYOR

ATTEST:

_____

CITY SECRETARY

Exhibit A

The Property

County: Brazoria
Project: BCMUD 90 (Maple Farms)
M&B No.: 241424
Job Number: 4697-MUD (067158 Ph. 2)

FIELD NOTES FOR A 806.02 ACRE TRACT
BRAZORIA COUNTY MUD No. 90

Being a tract of land containing 806.02 acres (35,110,248 square feet), located in the David Tally League, Abstract Number (No.) 130, Chester S. Gorbet Survey, Abstract No. 64 and Edward Bradley Survey, Abstract No. 44 in Brazoria County, Texas; Said 806.02 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract save and except Tracts 1, 2A, 2B and 3 totaling 63.889 acres leaving a net of 706.497 acres, recorded in the name of 521 UM Holding 770 Acres, LP, in Brazoria County Clerk's File (B.C.C.F.) No. 2024043624, a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847, a portion of a called 37.695 acre tract (Tract 1) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646 and being all of a called 6.198 acres (Tract 3) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646; said 806.02 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract:

THENCE, along the lines common to said 770.386 acre tract, said 6.198 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;

2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;

3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract, the following three (3) courses:

1. North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at a westerly corner of the herein described tract;

2. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;

3. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and the northwest corner of said 37.695 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23, being on the line common to said 37.695 acre tract and the southerly R.O.W. line of said C.R. 53 and for a northerly corner of the herein described tract;

THENCE, along the southerly R.O.W. line of said C.R. 53 and through and across said 37.695 acre tract, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 37.695 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 37.695 acre tract and said 107.60 acre tract, South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southwest corner of said 107.60 acre tract and a northerly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract, said 107.60 acre tract and a called 945.8984 acre tract recorded in the name of Sandy Point Owner LP in B.C.C.F. No. 2023012556, North 87 degrees 47 minutes 09 seconds East, a distance of 4,469.31 feet to an angle point at the northwest corner of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the northeast corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,879.57 feet to an angle point at an easterly interior corner of the herein described tract;

2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;

3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938 and marking an easterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to a 2-inch iron pipe found at a northwesterly corner of said 93.36 acre tract, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,829.80 feet to an angle point at a southerly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (8) courses:

1. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

2. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

3. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

4. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

5. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;

6. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

7. North 40 degrees 27 minutes 41 seconds West, a distance of 115.38 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

8. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 806.02 acres (35,110.248 square feet) of land.

A District Boundary Map was prepared in conjunction with and accompanies this description.

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.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241424
Job No. 4697-MUD (067158 Ph. 2)
Dwg: 4697-MUD.dwg
Date: November 19, 2024

Exhibit B

Consent Conditions

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within five years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than $20,000. Compliance with this requirement may be satisfied by submitting a proposed Preliminary Official Statement and estimated bid with a pro-forma debt service schedule for the purpose of bonds showing the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of $20,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for· less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date of the advertisement for the sale of such bonds. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice.

(b) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than $7,500 between the maximum and minimum savings per year except for the first partial year and the first full calendar year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer, drainage facilities and roadways and thoroughfares to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections. All roads and thoroughfares within the District will comply with the City's standard plans and specifications as amended from time to time.

(d) Before the expenditure by the District of bond proceeds for the acquisition construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the City of Iowa Colony.

(e) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of facilities for fire-fighting services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility -design and construction, a certification that the facilities for fire-fighting services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Iowa Colony and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire-fighting services to the City of Iowa Colony.

(f) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the City of Iowa Colony as well as to the TCEQ. The District will agree that representatives of the City of Iowa Colony may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(g) The District, its board of directors, officers, developers, and/ or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(h) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Iowa Colony of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, or otherwise comply with the rules and regulations of the City of Iowa Colony.

(i) After the District has substantially completed construction, as deemed by the City Engineer, of any of its water, sewer and drainage facilities, the City may, upon sixty (60) days' prior written notice to the District, require that the District convey such facility(ies) to the City, free and clear of all liens and encumbrances (but subject to the rights of reimbursement for funds advanced to the District with respect thereto), for ownership, operation and maintenance by the City; provided that, once the City exercises its option to acquire ownership of any part of the District's facilities under this subsection, it must acquire all District water, sewer and drainage facilities existing then and in the future (other than detention facilities). The District shall have reserved to itself all capacity funded by the District in any conveyed facilities, provided that any excess capacity not required to serve the District or the Out-of-District Property (as defined in the Utility Agreement entered into by and between Gen-Skip LLC, Gregory Lloyd Miller Trust, 521 Opportunity LLC, Maple Farms Holdings, LLC, and the City), following full build-out within the District and the Out-of-District Property, shall be available to the City to serve other areas. No conveyance shall be effective until accepted by the City in writing. The City shall incorporate conveyed facilities into its utility system and shall bill and collect for services provided by such facilities from its customers, including customers within the District. All revenues from conveyed facilities shall be the property of the City. Prior to any such conveyance, the District

will own, operate and maintain the facilities, and all revenues derived therefrom will be the property of the District.

Exhibit “B”

Property

County: Brazoria
Project: BCMUD 90 (Maple Farms)
M&B No.: 241424
Job Number: 4697-MUD (067158 Ph. 2)

FIELD NOTES FOR A 806.02 ACRE TRACT
BRAZORIA COUNTY MUD No. 90

Being a tract of land containing 806.02 acres (35,110,248 square feet), located in the David Tally League, Abstract Number (No.) 130, Chester S. Gorbet Survey, Abstract No. 64 and Edward Bradley Survey, Abstract No. 44 in Brazoria County, Texas; Said 806.02 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract save and except Tracts 1, 2A, 2B and 3 totaling 63.889 acres leaving a net of 706.497 acres, recorded in the name of 521 UM Holding 770 Acres, LP, in Brazoria County Clerk's File (B.C.C.F.) No. 2024043624, a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847, a portion of a called 37.695 acre tract (Tract 1) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646 and being all of a called 6.198 acres (Tract 3) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646; said 806.02 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract:

THENCE, along the lines common to said 770.386 acre tract, said 6.198 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;

2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;

3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract, the following three (3) courses:

1. North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at a westerly corner of the herein described tract;

2. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;

3. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and the northwest corner of said 37.695 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23, being on the line common to said 37.695 acre tract and the southerly R.O.W. line of said C.R. 53 and for a northerly corner of the herein described tract;

THENCE, along the southerly R.O.W. line of said C.R. 53 and through and across said 37.695 acre tract, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 37.695 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 37.695 acre tract and said 107.60 acre tract, South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southwest corner of said 107.60 acre tract and a northerly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract, said 107.60 acre tract and a called 945.8984 acre tract recorded in the name of Sandy Point Owner LP in B.C.C.F. No. 2023012556, North 87 degrees 47 minutes 09 seconds East, a distance of 4,469.31 feet to an angle point at the northwest corner of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the northeast corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,879.57 feet to an angle point at an easterly interior corner of the herein described tract;

2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;

3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938 and marking an easterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to a 2-inch iron pipe found at a northwesterly corner of said 93.36 acre tract, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,829.80 feet to an angle point at a southerly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (8) courses:

1. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

2. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

3. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

4. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

5. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;

6. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

7. North 40 degrees 27 minutes 41 seconds West, a distance of 115.38 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;

8. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 806.02 acres (35,110.248 square feet) of land.

A District Boundary Map was prepared in conjunction with and accompanies this description.

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.

Anthony R. Peacock

Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241424
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Dwg: 4697-MUD.dwg
Date: November 19, 2024