

SPECIAL WARRANTY DEED

(Wastewater Treatment Plant Site and Access Road, Lift Station No. 1, and Lift Station No. 2)

THE STATE OF TEXAS
COUNTY OF BRAZORIA

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87**, a body politic organized and existing under the laws of the State of Texas (hereinafter designated "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash in hand paid by **THE CITY OF IOWA COLONY, TEXAS**, a home rule municipality in Brazoria County, Texas, acting by and through its governing body the City Council of Iowa Colony, Texas (hereinafter designated "Grantee"), whose address is 3144 Meridiana Pkwy, Iowa Colony, TX 77583, the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does hereby grant, sell and convey unto Grantee, the real property located in Brazoria County, Texas described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

This Deed and conveyance is expressly made subject to all liens, encumbrances, conditions, and other exceptions appearing of record in the office of the County Clerk of Brazoria County, Texas, and applicable to such property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors, to Warrant and Forever Defend all and singular the premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[signature page follows]

EXECUTED AND EFFECTIVE as of the ____ day of _____, 2026.

GRANTOR:

By: _____
Name: _____
Title: _____

Secretary, Board of Directors

Notary Public in and for
the State of _____

018090.000001\4921-2332-3801.v1

Title: Mayor

ATTEST:

Kayleen Rosser, City Secretary

COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2026, by _____, the Mayor of the City of Iowa Colony, Texas, a body politic organized and existing under the laws of the State of Texas, on behalf of said City.

the State of _____

(SEAL)

EXHIBIT “A”
(the “Property”)

TRACT 1 (WWTP Site and Lift Station No. 1):

County: Brazoria
Project: Caldwell Lakes
Job No. 232210
MBS No. 26-204

FIELD NOTES FOR 4.664 ACRES

Being a tract containing 4.664 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516 in Brazoria County, Texas; said 4.664 acre tract being portions of a call 68.439 acre tract and a call 5.133 acre tract styled as Tract 1, both recorded in the name of D.R. Horton-Texas, Ltd. in File Numbers 2024016452 and 2023008017 of the Official Public Records of Brazoria County (O.P.R.B.C.), respectively; said 4.664 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at the southeasterly corner of said 68.439 acres and being on the northerly line of County Road 57;

Thence, with the easterly line of said 68.439 acre tract, North 02 degrees 51 minutes 05 seconds West, a distance of 422.13 feet;

Thence, leaving said line, through and across aforesaid 5.133 acre tract, South 87 degrees 08 minutes 55 seconds West, a distance of 40.00 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across aforesaid 68.439 acre and 5.133 acre tracts, the following ten (10) courses:

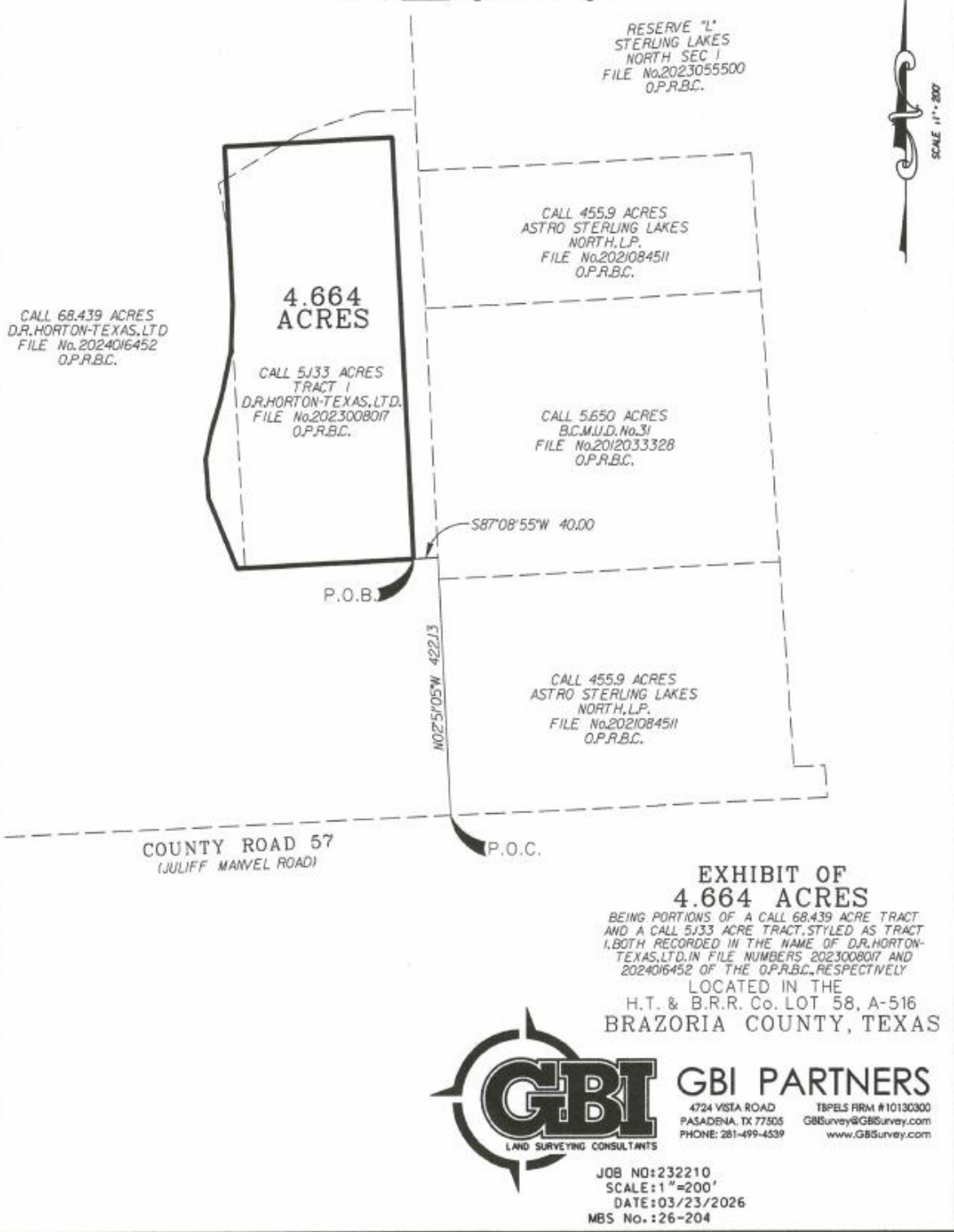
- 1) South 87 degrees 08 minutes 55 seconds West, a distance of 289.47 feet;
- 2) North 22 degrees 07 minutes 24 seconds West, a distance of 124.82 feet;
- 3) North 04 degrees 19 minutes 18 seconds West, a distance of 63.93 feet;
- 4) North 12 degrees 18 minutes 35 seconds East, a distance of 45.28 feet;
- 5) North 16 degrees 10 minutes 14 seconds East, a distance of 60.00 feet;
- 6) North 11 degrees 47 minutes 51 seconds East, a distance of 75.77 feet;
- 7) North 02 degrees 11 minutes 58 seconds East, a distance of 76.67 feet;
- 8) North 02 degrees 51 minutes 05 seconds West, a distance of 257.97 feet;
- 9) North 87 degrees 08 minutes 55 seconds East, a distance of 275.00 feet;

- 10) South 02 degrees 51 minutes 05 seconds East, a distance of 689.82 feet to the **Point of Beginning** and containing 4.664 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
March 23, 2026



JB
3/23/2026



TRACT 2 (WWTP Access Road):

Exhibit _____ Page 1 of 3 Pages

County: Brazoria
Project: Caldwell Lakes
Job No. 232210
MBS No. 26-205

FIELD NOTES FOR 0.190 ACRE

Being a tract containing 0.190 acre of land, located in the H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516 in Brazoria County, Texas; said 0.190 acre tract being a portion of a call 68.439 acre tract recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2024016452 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 0.190 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

Commencing at the southeasterly corner of said 68.439 acres and being on the northerly line of County Road 57;

Thence, with the easterly line of said 68.439 acre tract, North 02 degrees 51 minutes 05 seconds West, a distance of 422.13 feet;

Thence, leaving said line, through and across aforesaid 68.439 acre tract and a call 5.133 acre tract styled as Tract 1 and recorded in the name of D.R. Horton-Texas, Ltd. in File Number 2023008017 of the O.P.R.B.C., the following two (2) courses:

- 1) South 87 degrees 08 minutes 55 seconds West, a distance of 329.47 feet;
- 2) North 22 degrees 07 minutes 24 seconds West, a distance of 124.82 feet to the **Point of Beginning** of the herein described tract;

Thence, continuing through and across aforesaid 68.439 acre tract, the following six (6) courses:

- 1) North 63 degrees 19 minutes 51 seconds West, a distance of 15.05 feet;
- 2) South 75 degrees 27 minutes 41 seconds West, a distance of 113.72 feet;
- 3) 83.41 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a central angle of 17 degrees 41 minutes 57 seconds and a chord that bears North 05 degrees 41 minutes 20 seconds West, a distance of 83.07 feet;
- 4) South 86 degrees 50 minutes 22 seconds East, a distance of 115.00 feet;
- 5) North 52 degrees 44 minutes 06 seconds East, a distance of 15.23 feet;

- 6) South 04 degrees 19 minutes 18 seconds East, a distance of 63.93 feet to the **Point of Beginning** and containing 0.190 acre of land.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
March 23, 2026



Jon P. Bordovsky
3/23/2026

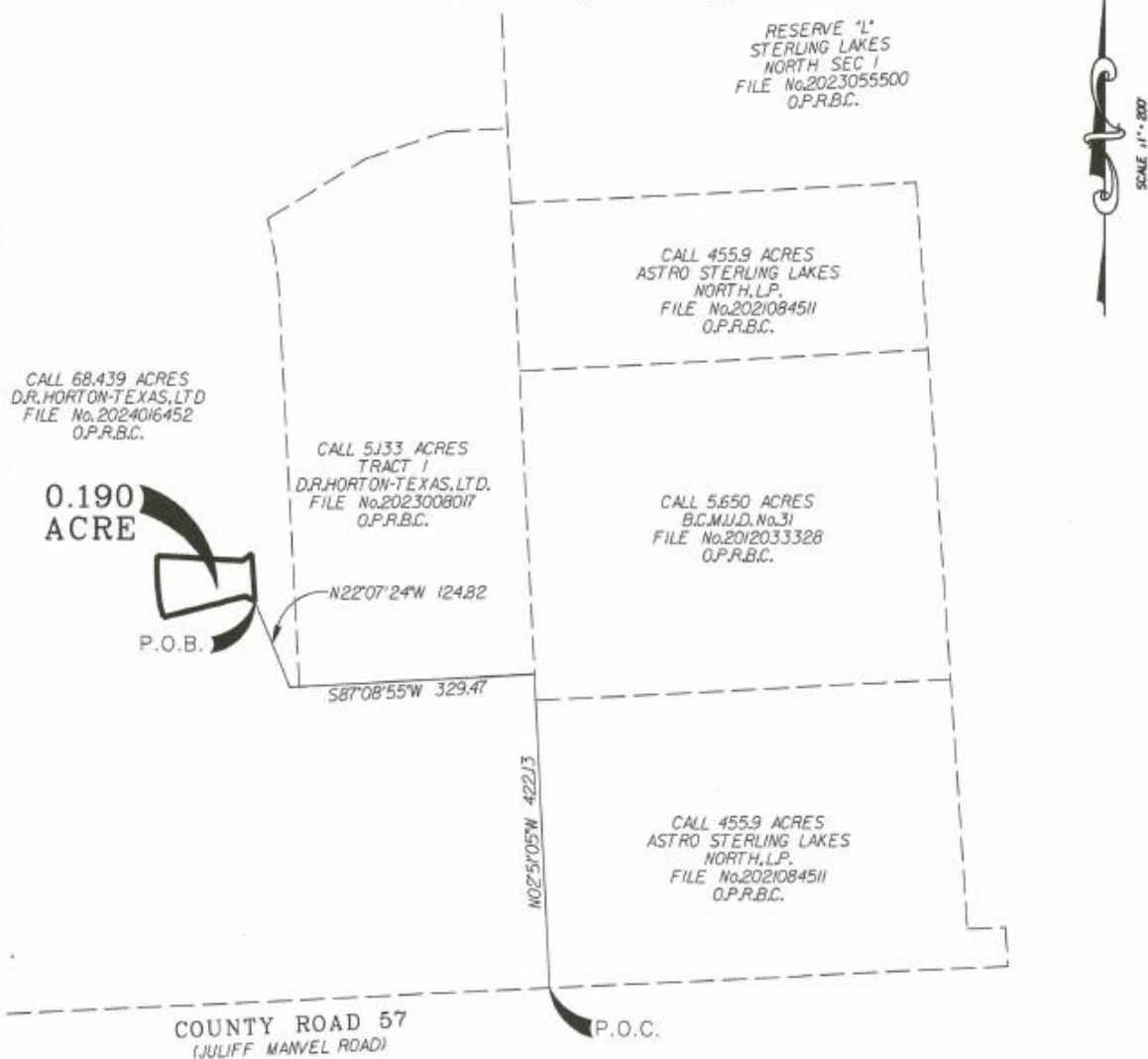


EXHIBIT OF 0.190 ACRE

BEING A PORTION OF A CALL 68.439 ACRE TRACT
RECORDED IN THE NAME OF D.R.HORTON-
TEXAS, LTD. IN FILE NUMBER 2024016452 OF
THE O.P.R.B.C.

LOCATED IN THE
H.T. & B.R.R. Co. LOT 58, A-516
BRAZORIA COUNTY, TEXAS



GBI PARTNERS

4724 VISTA ROAD
PASADENA, TX 77505
PHONE: 281-499-4539

TBPELS FIRM #10130300
GBISurvey@GBISurvey.com
www.GBISurvey.com

JOB NO:232210
SCALE:1"=200'
DATE:03/23/2026
MBS No.:26-205

TRACT 3 (Lift Station No. 2):

1. Reserve “E” encompassing 0.593 acres in Caldwell Crossing Section 4, a subdivision located in Brazoria County, Texas, restricted to landscape, open space, and lift station, according to the map or plat recorded on August 25, 2025, as Document No. 2025040392 in the Official Public Records of Brazoria County, Texas.