

**PETITION FOR ANNEXATION**  
**INTO THE CITY OF IOWA COLONY, TEXAS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

The undersigned, 521 OPPORTUNITY, LLC, a Texas limited liability company, or its successor or assigns; 521 UM HOLDING 770 ACRES, LP, a Texas limited partnership, or its successor or assigns; GREGORY LLOYD MILLER, Trustee of the Gregory Lloyd Miller Trust, or its successor or assigns; and GEN-SKIP LLC, a Louisiana limited liability company, or its successors or assigns (each, a "Petitioner" and, collectively, the "Petitioners"), acting pursuant to Section 43.0671 of the Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions the Mayor and the City Council of the City to extend the present corporate limits so as to include and annex as part of the City the tract of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the Petitioner would show the following:

1. The Land is comprised of approximately 806.02 acres currently located outside the corporate limits or extraterritorial jurisdiction (as such term is defined in Texas Local Government Code Section 42.001 et seq., as amended) of any municipality.
2. The Land is described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.
3. The Petitioners have submitted to the City a separate Petition Requesting Expansion and Extension of Extraterritorial Jurisdiction (the "ETJ Petition") requesting that the City expand and extend its extraterritorial jurisdiction to include all of the Land.
4. Upon the City acting on the ETJ Petition and expanding its extraterritorial jurisdiction to include all of the Land, the Petitioners hereby request that the City extend its present corporate limits so as to annex and include the Land.
5. The Petitioners hereby certify that they are the sole owners of the Land, and that this Petition is signed and acknowledged by each and every person, corporation or entity that owns the Land or has an ownership interest in any part of the Land. The Petitioners acknowledge the City has offered a development agreement and the Petitioners have entered into a development agreement with the City.

6. This Petition may be recorded in the official real property records of Brazoria County, Texas, and shall bind the Petitioner's successors and assigns.

7. This Petition is irrevocable while the Development Agreement between the City of Iowa Colony and Petitioners is in effect as to the Land.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on this 26 day of March, 2025.

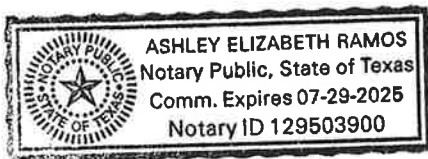
521 UM HOLDING 770 ACRES, LP, a Texas limited partnership

By: 521 Holding Tx, LLC,  
a Texas limited liability company,  
its General Partner

By: [Signature]  
Name: Uri Man  
Title: Mgr

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS               §

This instrument was acknowledged before me on March 26, 2025, by Uri Man, Manager of 521 Holding Tx, LLC, a Texas limited liability company, General Partner of 521 UM HOLDING 770 ACRES, LP, a Texas limited partnership, on behalf of said limited liability company and said limited partnership.



(NOTARY SEAL)

Ashley E. Ramos  
Notary Public, State of Texas

521 OPPORTUNITY, LLC, a Texas limited liability company

By: Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC,  
its Manager

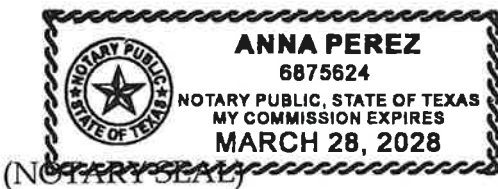
By:   
Mark Terpstra, Manager

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on April 2, 2025, by Mark Terpstra, as Manager of Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC, Manager of 521 OPPORTUNITY, LLC, a Texas limited liability company, on behalf of said limited liability companies.



  
Notary Public, State of Texas

GREGORY LLOYD MILLER, Trustee of The  
Gregory Lloyd Miller Trust u/t/a dated  
January 5, 2005

By:   
Gregory Lloyd Miller, Trustee

THE STATE OF TEXAS

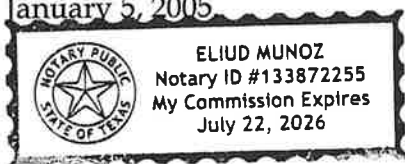
§

COUNTY OF Harris


§

§

This instrument was acknowledged before me on March 26<sup>th</sup>, 2025, by  
GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust u/t/a dated  
January 5, 2005



(NOTARY SEAL)

  
Notary Public, State of Texas

GEN-SKIP LLC, a Louisiana limited liability company

By:   
Michael F. Mire, Owner

THE STATE OF LOUISIANA           §  
  §  
COUNTY OF Jefferson           §

This instrument was acknowledged before me on March 26<sup>th</sup>, 2025, by Michael F. Mire, as Owner of GEN-SKIP LLC, a Louisiana limited liability company, on behalf of said limited liability company.

  
Notary Public, State of Louisiana

(NOTARY SEAL)



EXHIBIT A

The Land

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, 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