

**GENERAL WARRANTY DEED**

**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.**

THE STATE OF TEXAS           §           KNOW ALL PERSONS BY THESE PRESENTS:  
  §  
COUNTY OF BRAZORIA       §

THAT **GERARDO RAMIREZ AND WIFE, ROSALIA RAMIREZ**, of the County of Brazoria, State of Texas, hereinafter referred to as "**Grantor**," for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00) to Grantor in hand paid by the **CITY IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria**, hereinafter sometimes referred to as "**Grantee**," the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto the **CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns**, the following described property (the "**Property**"), to wit:

*Being a tract of land containing 2.5391 acres (110,603 square feet), located in the A.B. Langermann Survey, Abstract Number 625, in Brazoria County, Texas; Said 2.5391 acre tract being out of a called 24.8975 acre tract of land recorded in the name of Gerardo Ramirez and Rosalia Ramirez, husband and wife, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2006049811: Said 2.5391 acre tract being more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes*

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal Eminent Domain proceedings and the added expenses of litigation.

THIS CONVEYANCE IS FURTHER MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: easements not appearing of record; any and all easements, restrictions, reservations, covenants, conditions, mineral severances, oil and gas leases, or royalty reservations and leases, if any, relating to the hereinabove described Property, but only to the extent they are still in effect and shown of record in the public records of Brazoria County, Texas a political subdivision; and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the Property.

Grantor, for the same consideration and subject to the reservations from conveyance and the exceptions to conveyance, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the property and abutting properties and land lying in or under any public thoroughfare, open or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever.

Grantor reserves all of the oil, gas, and sulphur in and under the Property herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("Retained Improvements") located on the Property, to wit: None.

Grantor covenants and agrees to remove the Retained Improvements from the Property by the N/A day of N/A, 2026, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Grantor acknowledges that access on and off the roadway facility is subject to regulation as may be determined by the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, or another applicable governmental entity to be necessary in the interest of public safety or by applicable local municipal or county zoning, plating, or permitting requirements.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns forever; and Grantor does hereby bind itself, its owners, heirs, executors, administrators, and assigns to Warrant and Forever Defend all and singular the said Property herein conveyed unto the CITY OF IOWA COLONY, a political subdivision of the State of Texas, County of Brazoria, and its assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED as of the 10<sup>th</sup> day of March, 2020

**GRANTOR: GERARDO RAMIREZ AND  
WIFE, ROSALIA RAMIREZ**

By: Gerardo Ramirez  
Gerardo Ramirez  
By: Rosalia J. Ramirez  
Rosalia Ramirez

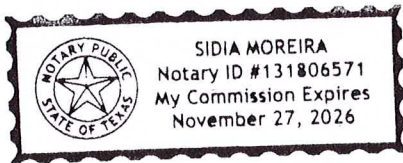
**Individual Acknowledgment**

State of Texas  
County of Brazoria

This instrument was acknowledged before me on March 10<sup>th</sup>, 2021  
by Gerardo Ramirez, The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.



[Handwritten Signature]  
Notary Public's Signature

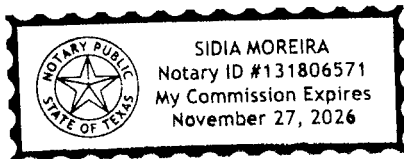
**Individual Acknowledgment**

State of Texas  
County of Brazoria

This instrument was acknowledged before me on March 10<sup>th</sup>, 2026  
by Rosalia Ramirez, The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.



  
Notary Public's Signature

EXHIBIT \_\_, PAGE 1 OF 5 PAGES

County: Brazoria  
Project: Ames Boulevard Extension  
M&B No: 25-155  
CS Job No: 23184

**METES AND BOUNDS DESCRIPTION OF 2.5391 ACRES**

Being a tract of land containing 2.5391 acres (110,603 square feet), located in the A. B. Langermann Survey, Abstract Number 625, in Brazoria County, Texas; Said 2.5391 acre tract being out of a called 24.8975 acre tract of land recorded in the name of Gerardo Ramirez and Rosalia Ramirez, husband and wife, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2006049811; Said 2.5391 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

**BEGINNING**, at a 1/2-inch capped iron rod found at the southwest corner of said 24.8975 acre tract, on the east line of a called 28.215 acre tract of land recorded in the name of William Tull in B.C.C.F. No. 2003011501, same being the east line of Tract 58, William Pettus East of I. & G.N. Railroad, a subdivision recorded in Volume 3, Page 128, of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

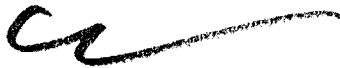
**THENCE**, North 03° 04' 25" West, with the line common to said 24.8975 acre tract with said 28.215 acre tract, a distance of 1,279.83 feet to a point at the northeast corner of said 28.215 acre tract, on the south Right-Of-Way (R.O.W.) line of County Road 57 (forty feet in width per Volume 2, Page 113, and Volume 3, Page 128, of the B.C.P.R.; sixty feet in width as monumented), for the northwest corner of the herein described tract;

**THENCE**, North 87° 21' 45" East, with the south R.O.W. line of County Road 57 (as monumented), through and across said 24.8975 acre tract, a distance of 90.33 feet to a point for the northeast corner of the herein described tract, from which a 5/8-inch capped iron rod found at the northwest corner of Lot 1, Block 1, of Colony Estates Park Phase 1, a subdivision recorded in Plat No. 2005044763 of the B.C.P.R., on the east line of said 24.8975 acre tract, bears North 87° 21' 45" East, a distance of 740.05 feet;

**THENCE**, South 02° 43' 26" East, through and across said 24.8975 acre tract, a distance of 1,279.69 feet to a point on the south line of said 24.8975 acre tract, at the northwest corner of Unrestricted Reserve "A", Block 1, of Spring Lakes at Iowa Colony Sec 13, a subdivision recorded in Plat No. 2019001428 of the B.C.P.R., same being the northeast terminus corner of Ames Boulevard (sixty feet in width per Plat No. 2019001428 of the B.C.P.R.), for the southeast corner of the herein described tract, from which a 5/8-inch capped iron rod found at the southeast corner of said 24.8975 acre tract, the southwest corner of Lot 9 of said Colony Estates Park Phase 1, and an angle point of said Spring Lakes at Iowa Colony Sec 13, bears North 87° 17' 21" East, a distance of 743.58 feet;

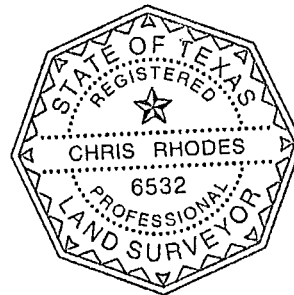
**THENCE**, South 87° 17' 21" West, with the south line of said 24.8975 acre tract and with the north terminus line of said Ames Boulevard, at a distance of 60.00 feet pass a 3/4-inch iron pipe found at the northwest terminus of said Ames Boulevard, and continuing with the south line of said 24.8975 acre tract an overall distance of 82.52 feet to the **POINT OF BEGINNING** and containing 2.5391 acres (110,603 square feet) of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.



Chris Rhodes, R.P.L.S.  
Texas Registration Number 6532

CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
October 8, 2025



LOT 1, BLOCK 1  
 COLONY ESTATES PHASE 1  
 PLAT NO. 2005044763  
 B.C.P.R.

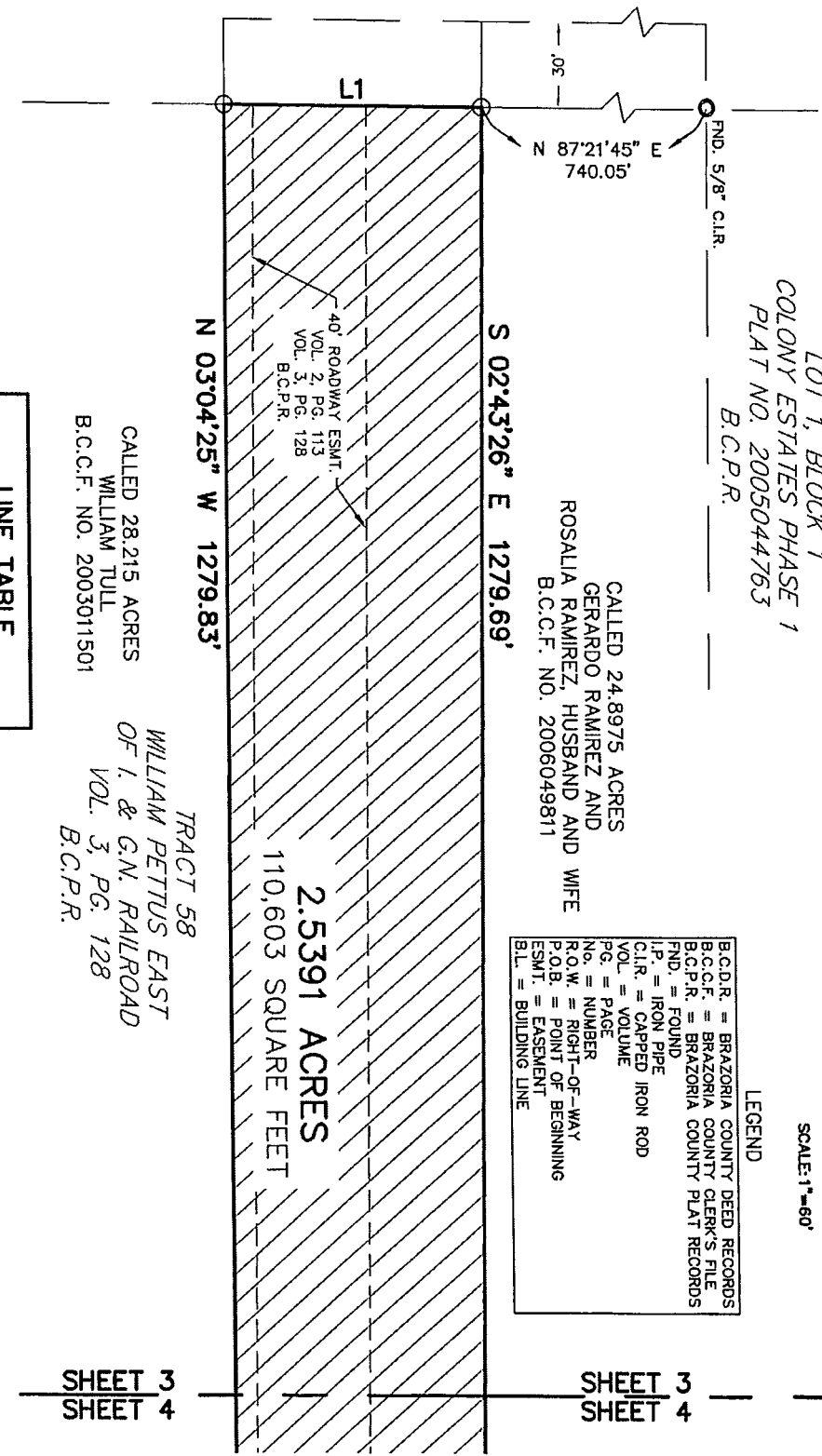
SCALE: 1"=60'

LEGEND

|          |                                |
|----------|--------------------------------|
| B.C.D.R. | = BRAZORIA COUNTY DEED RECORDS |
| B.C.C.F. | = BRAZORIA COUNTY CLERK'S FILE |
| B.C.P.R. | = BRAZORIA COUNTY PLAT RECORDS |
| F.N.D.   | = FOUND                        |
| I.P.     | = IRON PIPE                    |
| C.I.R.   | = CAPPED IRON ROD              |
| VOL.     | = VOLUME                       |
| PG.      | = PAGE                         |
| No.      | = NUMBER                       |
| R.O.W.   | = RIGHT-OF-WAY                 |
| P.O.B.   | = POINT OF BEGINNING           |
| ESMT.    | = EASEMENT                     |
| B.L.     | = BUILDING LINE                |

COUNTY ROAD 57  
 (40' R.O.W.)

(VOL. 2, PG. 113 & VOL 3, PG. 128 - B.C.P.R.)  
 (60' R.O.W. - AS MONUMENTED)  
 PUBLIC & ASPALT PAVED



N 03°04'25" W 1279.83'

S 02°43'26" E 1279.69'

2.5391 ACRES  
 110,603 SQUARE FEET

CALLED 28,215 ACRES  
 WILLIAM TULL  
 B.C.C.F. NO. 2003011501

TRACT 58  
 WILLIAM PETTUS EAST  
 OF I. & G.N. RAILROAD  
 VOL. 3, PG. 128  
 B.C.P.R.

CALLED 24,8975 ACRES  
 GERARDO RAMIREZ AND  
 ROSALIA RAMIREZ, HUSBAND AND WIFE  
 B.C.C.F. NO. 2006049811

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L1         | N 87°21'45" E | 90.33' |
| L2         | S 87°17'21" W | 82.52' |

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.

2.5391 ACRE EXHIBIT

OUT OF A CALLED 24,8975 ACRE TRACT OF LAND RECORDED IN THE NAME OF GERARDO RAMIREZ AND ROSALIA RAMIREZ, HUSBAND AND WIFE, IN B.C.C.F. NO. 2006049811

A. B. LANGERMANN SURVEY  
 ABSTRACT NO. 625  
 BRAZORIA COUNTY, TEXAS JOB#: 23184 OCTOBER 8, 2025

**Civil-Surv**  
 Land Surveying, LLC

10590 WESTOFFICE DRIVE, SUITE #100  
 HOUSTON, TEXAS 77042

OFFICE: (713) 839-9181  
 TBPELS No. 10143900  
 Email: michael@civil-surv.net

SHEET 3  
 SHEET 4

SHEET 3  
 SHEET 4



**LEGEND**  
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS  
 B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE  
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CALLLED 24,8975 ACRES  
 GERARDO RAMIREZ AND  
 ROSALIA RAMIREZ, HUSBAND AND WIFE  
 B.C.C.F. NO. 2006049811

SHEET 3  
 SHEET 4

SHEET 4  
 SHEET 5

S 02°43'26" E 1279.69'  
 2.5391 ACRES  
 110,603 SQUARE FEET  
 N 03°04'25" W 1279.83'

CALLLED 28,215 ACRES  
 WILLIAM TULL  
 B.C.C.F. NO. 2003011501

TRACT 58  
 WILLIAM PETTUS EAST  
 OF I. & G.N. RAILROAD  
 VOL. 3, PG. 128  
 B.C.P.R.

SHEET 3  
 SHEET 4

50' HOUSTON PIPELINE  
 COMPANY ESMT.  
 VOL. 530, PG. 168  
 B.C.D.R.

50' HOUSTON PIPELINE  
 COMPANY ESMT.  
 VOL. 530, PG. 166  
 B.C.D.R.

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 IN B.C.C.F. NO. 2006049811  
**A. B. LANGERMANN SURVEY**  
**ABSTRACT NO. 625**  
 BRAZORIA COUNTY, TEXAS JOB# 23184 OCTOBER 8, 2025

SHEET 4  
 SHEET 5

LOT 9, BLOCK 1  
 COLONY ESTATES PHASE 1  
 PLAT NO. 2005044763  
 B.C.P.R.

CALLLED 24,8975 ACRES  
 GERARDO RAMIREZ AND  
 ROSALIA RAMIREZ, HUSBAND AND WIFE  
 B.C.C.F. NO. 2006049811

16' U.E.  
 PLAT NO. 2019001428  
 B.C.P.R.

BLOCK 1  
 STERLING LAKES AT  
 IOWA COLONY SEC 13  
 PLAT NO. 2019001428  
 B.C.P.R.

25' BL.  
 PLAT NO. 2019001428  
 B.C.P.R.

UNRESTRICTED  
 RESERVE "A"

S 02°43'26" E 1279.69'  
 2.5391 ACRES  
 110,603 SQUARE FEET

AMES BOULEVARD  
 (60' R.O.W.)  
 PUBLIC & CONCRETE PAVED

(PLAT NO. 2019001428 - B.C.P.R.)

40' ROADWAY ESMT.  
 VOL. 2, PG. 113  
 VOL. 3, PG. 128  
 B.C.P.R.

P.O.B.  
 FND. 1/2" CLR.

TRACT 58  
 WILLIAM PETTUS EAST  
 OF I. & G.N. RAILROAD  
 VOL. 3, PG. 128  
 B.C.P.R.

CALLLED 28,215 ACRES  
 WILLIAM TULL  
 B.C.C.F. NO. 2003011501

TRACT 57  
 WILLIAM PETTUS EAST  
 OF I. & G.N. RAILROAD  
 VOL. 3, PG. 128  
 B.C.P.R.

40' ROADWAY ESMT.  
 VOL. 2, PG. 113  
 VOL. 3, PG. 128  
 B.C.P.R.

LEGEND

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BRAZORIA COUNTY, TEXAS JOB#: 23184 OCTOBER 8, 2025

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SHEET 4  
 SHEET 5

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