



HOUSTON
3200 Southwest Freeway,
Suite 2600
Houston, TX 77027
(713) 860-6400

Mai Lynn Womack
Legal Assistant
mwomack@abhr.com
(713) 800-8061

April 16, 2026

VIA MESSENGER

Ms. Kayleen Rosser, City Secretary
City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, TX 77583

Re: Proposed Annexation into Brazoria County Municipal Utility District No. 55 (the "District") - 7.267 acres (the "Land")

Dear Ms. Rosser:

Enclosed please find enclosed the below original documents:

- Petition for Annexation of the Land by the City of Iowa Colony, Texas; and
- Petition for Consent to Annex the Land into the District.

Please present these petitions to City Council at the next earliest Council meeting. The Petition for Annexation into the City needs to be accepted and the Land within the City's corporate limits, before acting on the Petition for Consent. If you have any questions, please contact me or the attorneys for the District, Hannah Bradley, at (713) 860-6493, or Katie Sherborne, at (713) 860-6467.

Sincerely,

Mai Lynn Womack

Enclosures

cc via email: Mr. Tarron Richardson, City Manager, City of Iowa Colony
Ms. Natasha Brooks, City Attorney, City of Iowa Colony
Ms. Hannah Bradley (Firm)
Ms. Katie Sherborne (Firm)
Ms. Kia Fields (Firm)

CENTRAL TEXAS
919 Congress Avenue, Suite 1500
Austin, TX 78701
(512) 518-2424

NORTH TEXAS
4514 Cole Avenue, Suite 1450
Dallas, TX 75205
(972) 823-0800

abhr.com

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

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

All of the current Owners (herein called "Owners," jointly and severally if more than one) of the Annexation Property described herein are:

GR-M1, LTD., a Texas limited partnership

The term "Petitioner" herein means all of the above named Owners, jointly and severally, and their respective heirs, successors, and assigns.

The term "Annexation Property" herein means the following real property, which is also more fully described on Exhibit "A" which is attached hereto and incorporated herein in full:

approximately 7.267 acres of land

Petitioner hereby requests that the City of Iowa Colony, Texas ("the City") annex the Annexation Property into the city limits of Iowa Colony.

This petition or a copy of it may be recorded in the Official Records of Brazoria County, Texas. This petition shall run with the land and shall be binding on Petitioner and its respective heirs, successors, and assigns. This petition is irrevocable, without the consent of the City of Iowa Colony, which is in no way obligated to give such consent.

[EXECUTION PAGE TO FOLLOW.]

GR-M1, LTD., a Texas limited partnership

By: Rise Communities, LLC,
a Nevada limited liability company,
its Authorized Agent

By: 


Mathew Lawson, ~~C~~o-President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on March 12, 2026,
2026, by Mathew Lawson, ~~C~~o-President of Rise Communities, LLC, a Nevada limited
liability company, Authorized Agent GR-M1, LTD., a Texas limited partnership, on
behalf of said limited liability company and said limited partnership.

(NOTARY SEAL)





Notary Public, State of Texas

Exhibit "A"

**METES AND BOUNDS DESCRIPTION
BEING 7.267 ACRES OR 316,528 SQUARE FEET
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 7.267 ACRE TRACT OR 316,528 SQUARE FOOT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 7.267 ACRE TRACT OR 316,528 SQUARE FOOT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of said 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records (B.C.P.R. No.) from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet, a 5/8" iron rod found for the northwest corner of Lot 1A of Lulling Stone Section 3, B.C.P.R. No. 2014020157 bears North 29°57'08" West – 696.01 feet;

THENCE, South 36°36'16" West along the common line of said 120.58 acre tract and Lulling Stone Section 2, 7.62 feet to the **POINT OF BEGINNING** of the herein described tract;

(1) **THENCE**, South 36°36'16" West, along the common line between said 120.58 acre tract and Lulling Stone Section 2 for a distance of 107.91 feet to a point for corner;

(2) **THENCE**, over and across said 120.58 acre tract the following two (2) courses and distances:

North 29°57'08" West, 100.00 feet south of and parallel with the northeasterly line of said 120.58 acre tract for a distance of 1,325.34 feet to a point for corner being 100.00 foot at a right angle from the common line between said 120.58 acre tract and Merdiana Section 34A, as per plat recorded under B.C.P.R. No. 2024053575;


South 87°19'17" West, 100.00 feet south of and parallel with the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,833.04 feet to the southwest corner of the herein described tract;

(3) **THENCE**, North 02°40'43" West, for a distance of 99.00 feet to the northwesterly corner of the herein described tract of land;

(4) **THENCE**, North 87°19'17" East, 1.00 feet south of and parallel with the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,893.38 feet to a point for corner being 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

(5) **THENCE**, South 29°57'08" East, parallel with and 1.00 feet at a right angle from the northeasterly line of said 120.58 acre tract for 1,342.75 feet to the **POINT OF BEGINNING** and containing a 7.267 acre tract or 316,528 square foot of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS NO. 10092300


Charles Jurica, R.P.L.S.
Texas Registration No. 6696
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: December 22, 2025
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\Exhibits\2025\08101100V-2025-EH-99 FOOT ALVIN-STRIP-MB.docx

PETITION FOR CONSENT TO ANNEX LAND INTO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

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

The undersigned, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55 (the "District"), and GR-M1, LTD., a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of Iowa Colony, Texas (the "City"), for its written consent to the annexation by the District of the approximately 7.267 acres 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 undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on August 16, 2007. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Brazoria Central Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Brazoria County, Texas. No part of the Land is within the limits of any incorporated city, town or village, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.001 et seq., as amended) of any city, town or village, except the City. The Petitioner is simultaneously submitting to the City a Petition for Annexation by the City of Iowa Colony, Texas to include the Land into its city limits. The Petitioner requests that

the City act on this Petition for Consent to Annex Land only after the Land is within the City's corporate boundaries. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, and a drainage and storm sewer system, road facilities, and parks and recreational facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Brazoria County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, nor road facilities, nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system, road facilities, and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, such road facilities, and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner and the District will adopt and abide by the conditions set forth in **Exhibit B**, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

RESPECTFULLY SUBMITTED on April 9, 2026.

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 55

By: [Signature]
Name: Emily Ortega
Title: President

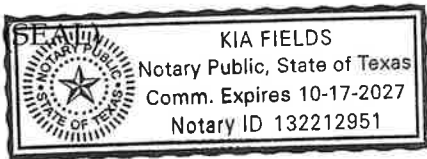
ATTEST:

By: [Signature]
Name: Maxwell Lockhart
Title: Secretary



THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on April 9, 2026,
by Emily Ortega, as President,
and Maxwell Lockhart, as Secretary,
of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO.
55, a political subdivision of the State of Texas, on behalf of said political subdivision.



[Signature]
Notary Public, State of Texas

EXHIBIT A

**METES AND BOUNDS DESCRIPTION
BEING 7.267 ACRES OR 316,528 SQUARE FEET
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 7.267 ACRE TRACT OR 316,528 SQUARE FOOT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 7.267 ACRE TRACT OR 316,528 SQUARE FOOT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the southeasterly corner of said 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records (B.C.P.R. No.) from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet, a 5/8" iron rod found for the northwest corner of Lot 1A of Lulling Stone Section 3, B.C.P.R. No. 2014020157 bears North 29°57'08" West – 696.01 feet;

THENCE, South 36°36'16" West along the common line of said 120.58 acre tract and Lulling Stone Section 2, 7.62 feet to the **POINT OF BEGINNING** of the herein described tract;

(1) **THENCE**, South 36°36'16" West, along the common line between said 120.58 acre tract and Lulling Stone Section 2 for a distance of 107.91 feet to a point for corner;

(2) **THENCE**, over and across said 120.58 acre tract the following two (2) courses and distances:

North 29°57'08" West, 100.00 feet south of and parallel with the northeasterly line of said 120.58 acre tract for a distance of 1,325.34 feet to a point for corner being 100.00 foot at a right angle from the common line between said 120.58 acre tract and Merdiana Section 34A, as per plat recorded under B.C.P.R. No. 2024053575;

South 87°19'17" West, 100.00 feet south of and parallel with the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,833.04 feet to the southwest corner of the herein described tract;


(3) **THENCE**, North 02°40'43" West, for a distance of 99.00 feet to the northwesterly corner of the herein described tract of land;

(4) **THENCE**, North 87°19'17" East, 1.00 feet south of and parallel with the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,893.38 feet to a point for corner being 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

(5) **THENCE**, South 29°57'08" East, parallel with and 1.00 feet at a right angle from the northeasterly line of said 120.58 acre tract for 1,342.75 feet to the **POINT OF BEGINNING** and containing a 7.267 acre tract or 316,528 square foot of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc.

TBPELS NO. 10092300


Charles Jurica, R.P.L.S.
Texas Registration No. 6696
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: December 22, 2025

Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\Exhibits\2025\08101100V-2025-EH-99 FOOT ALVIN-STRIP-MB.docx

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 three 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 \$15,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using 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 \$15,000 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 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), 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 and drainage facilities 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.

(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, and otherwise comply with the rules and regulations of the City of Iowa Colony.

CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

I, the undersigned Secretary of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 55 that was filed with the Board of Directors of the District on April 9, 2026.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on April 9, 2026.



**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 55**

By: *[Signature]*
Secretary, Board of Directors

(SEAL)