

**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

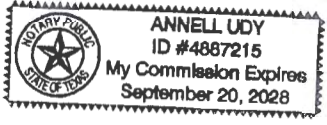
By: Rise Communities, LLC,  
a Nevada limited liability company,  
its Authorized Agent

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)



Annell Udy  
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:

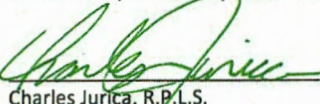
North 29°57'08" West, 100.00 feet south of and parallel with the northeasterly line of said 120.58 acre tract for a distance of 1,325.34 feet to a point for corner being 100.00 foot at a right angle from the common line between said 120.58 acre tract and Merdiana Section 34A, as per plat recorded under 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

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