

**MUNICIPAL SERVICES AGREEMENT BETWEEN  
THE CITY OF IOWA COLONY, TEXAS,  
521 UM HOLDING 770 ACRES, LP, GEN-SKIP, LLC,  
GREGORY LLOYD MILLER, AND 521 OPPORTUNITY, LLC**

**(Authorized by Tex. Loc. Gov't Code sec. 43.0672)**

This Municipal Services Agreement ("Agreement") is entered into by the City of Iowa Colony, Texas ("City"), 521 OPPORTUNITY, LLC, a Texas limited liability company, or its successor or assigns ("521 Opportunity"); 521 UM HOLDING 770 ACRES, LP, a Texas limited partnership, or its successor or assigns ("521 UM Holding"); GREGORY LLOYD MILLER, Trustee of the Gregory Lloyd Miller Trust, or its successor or assigns ("Miller"); and GEN-SKIP LLC, a Louisiana limited liability company, or its successors or assigns ("Gen-Skip"). 521 Opportunity, 521 UM Holding, Miller, and Gen-Skip may each be referred to herein as an "Owner" and may collectively be referred to herein as the "Owners."

**RECITALS**

The parties agree that the following recitals are true and form the basis upon which the parties have entered into this Agreement.

This agreement is authorized by Section 43.0672 of the Texas Local Government Code.

At the time of execution of this Agreement by the City, the Owners collectively own approximately 806.02 acres of land located within the City's extraterritorial jurisdiction situated in Brazoria County, Texas (the "Property"), and the Property is described on Exhibit "A", which is attached and incorporated herein by reference.

The Owners represent and warrants that they collectively own the entire Property.

City and Owners desire to set out the City services to be provided for the Property on or after the effective date of the annexation of the Property by the City.

**NOW, THEREFORE**, in exchange for the mutual covenants, conditions, and promises contained herein, City and Owners agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property.
- 2. METHODS OF PROVIDING SERVICES.**
  - a. This Agreement provides for the delivery of services to the Property as herein provided, in accordance with state law and applicable city ordinances, rules, regulations, and policies. The City may accomplish the delivery of any services required by this Agreement through any means permitted by law. Without limiting the generality of the foregoing, whenever this Agreement requires the City to provide a service, the City may do so either directly or by arranging for delivery of

that service through another governmental entity, a private entity, or any other person and in any lawful manner.

- b. Fees and charges for public services of any nature are beyond the scope of this Agreement and shall be determined in compliance with applicable law.

### **3. MUNICIPAL SERVICES.**

- a. Commencing upon the annexation of the Property into the City for general purposes, the City will provide for the Property the municipal services set forth in this subsection, except as otherwise stated herein.
  - i. Police. The City's Police Department will provide law enforcement services.
  - ii. Building Inspection and Code Enforcement. The City will provide code enforcement services. This includes issuing building, electrical, plumbing, and other permits and providing inspection services for new construction and remodeling and enforcing all other applicable codes that regulate building construction within the City. These include zoning enforcement, animal control, subdivision regulation, and junk vehicle compliance, among other City codes and ordinances.
  - iii. Planning and Zoning. The City will provide comprehensive planning, land development, land use, and building review and inspection services.
  - iv. Parks and Recreational Facilities. The Property will have the same rights as other, similar property in the City concerning publicly owned parks and recreational facilities throughout the City.
  - v. Roads and Streets. Street construction in and adjoining the Property will be done by the developer or a public entity other than the City. The City will maintain any public city streets, streetlights, and regulatory signs over which the City has jurisdiction, beginning upon inspection of those items for compliance with city standards, and acceptance of those items by the City, except to the extent that another public entity or homeowner's association is obligated to provide those services.
- b. The City does not provide the following services to the Property and does not contract to do so:
  - i. Fire Protection. At this time, the Iowa Colony Volunteer Fire Department, which is not a part of the City, provides fire protection services to the Property. Brazoria County Emergency Services District No. 3 provides fire protection services to some of the Property and may annex the remainder of the Property and then provide fire protection services to the whole Property.

- ii. Emergency Medical Services. At this time, the Iowa Colony Volunteer Fire Department, which is not a part of the City, provides emergency medical services to the Property. Brazoria County Emergency Services District No. 3 provides emergency medical services to some of the Property and may annex the remainder of the Property and then provide emergency medical services to the whole Property.
    - iii. Stormwater Drainage. The City shall not be obligated to provide stormwater services. The Development Agreement and Utility Agreement (each as defined herein) govern the provision of those services for the Property.
    - iv. Water and Wastewater Utilities. The City shall provide water and wastewater utilities to the Property pursuant to the terms of the Development Agreement and the Utility Agreement.
    - v. Solid Waste Services. The City shall provide solid waste services to the Property pursuant to the terms of the Development Agreement and the Utility Agreement.
  - c. The City shall not be required to provide a service except as expressly provided by this Agreement, the Development Agreement, and/or the Utility Agreement.
  - d. Owner understand and acknowledge that any City departments listed above may change names or be re-organized by the City. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **OTHER AGREEMENTS.** The City previously entered into that certain Development Agreement by and between Maple Farms Holdings, LLC, 521 Opportunity, Miller, and Gen-Skip, dated effective as of August 12, 2024, and as assigned by Maple Farms Holdings, LLC to 521 UM Holding (the “Development Agreement”) and that certain Utility Functions Agreement by and between Maple Farms Holdings, LLC, 521 Opportunity, Miller, and Gen-Skip, dated effective as of August 12, 2024, and as assigned by Maple Farms Holdings, LLC to 521 UM Holding (the “Utility Agreement”). In the event of any conflict between the terms, conditions and provisions of this Agreement and the terms, conditions and provisions of the Development Agreement and the Utility Agreement, the Development Agreement and the Utility Agreement shall control.
5. **SERVICE LEVEL.** Where this Agreement requires the City to provide a service, the City will provide the Property with a level of that service, related infrastructure, and related infrastructure maintenance that are generally comparable to the level of services,

infrastructure, and infrastructure maintenance provided by the City in other parts of the City with topography, land use, population density, and other pertinent factors similar to those of the Property.

6. **AUTHORITY.** City and Owners represent that they have full power, authority, and legal right to execute, deliver, and perform their respective obligations pursuant to this Agreement. Owner acknowledges that approval of the annexation is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
7. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by a court to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
9. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by Texas Law. Venue of any litigation concerning this Agreement or the subject matter hereof shall be only in the state courts located in Brazoria County, Texas or the United States District Court for the Southern District of Texas, Houston or Galveston Division.
10. **NO WAIVER.** The failure of any party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
11. **GOVERNMENTAL POWERS AND IMMUNITIES.** The parties agree that neither the execution of this Agreement nor any act, omission, or condition relating to this Agreement shall ever be a waiver of governmental or official powers or immunities of any nature.
12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
14. **AGREEMENT BINDS BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties and their respective

successors and assigns. The terms of this Agreement constitute covenants running with the land comprising the Property; provided, however, that Ultimate Consumers (as such term is defined in the Development Agreement) shall only be liable for their own failure to comply with the recorded declaration of restrictive covenants and land use restrictions applicable to the use of their tract or lot.

15. **RECORDING OF AGREEMENT.** This Agreement shall be recorded in the Official Records of the Brazoria County Clerk.
16. **NOT A THIRD-PARTY CONTRACT.** This is not a third-party contract and does not create any rights of any person except the parties and their respective successors and assigns, as provided in the preceding section.
17. **REMEDIES.** No party shall be liable for monetary damages for the breach of this Agreement. The sole remedy for a breach of this Agreement by the City shall be disannexation as provided in Section 43.141 of the Texas Local Government Code.
18. **STATUTORY NON-BOYCOTT REPRESENTATION.** Each party other than the City certifies that that it does not boycott the State of Israel and will not boycott the State of Israel during the term of this agreement.
19. **ENTIRE AGREEMENT.**
  - a. This Agreement shall not be amended unless executed in writing by the parties.
20. **EFFECTIVE DATE:** This Agreement shall be effective upon the annexation of the Property by the City.

**SIGNATURE PAGES FOLLOW**

**CITY OF IOWA COLONY, TEXAS**

By: \_\_\_\_\_  
\_\_\_\_\_,  
**Wil Kennedy, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kayleen Rosser, City Secretary**

STATE OF TEXAS           §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as Mayor of the City of Iowa Colony, a Texas municipal corporation, on behalf of said corporation.

By: \_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS           §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by **Kayleen Rosser**, as City Secretary of the City of Iowa Colony, a Texas municipal corporation, on behalf of said corporation.

By: \_\_\_\_\_  
Notary Public, State of Texas

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

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

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS §

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COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2025, by \_\_\_\_\_, \_\_\_\_\_ 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)

\_\_\_\_\_  
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 \_\_\_\_\_           §

This instrument was acknowledged before me on \_\_\_\_\_, 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

(NOTARY SEAL)



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

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COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on \_\_\_\_\_, 2025, by  
GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust u/t/a dated January 5,  
2005.

\_\_\_\_\_  
Notary Public, State of Texas

(NOTARY SEAL)

GEN-SKIP LLC, a Louisiana limited liability  
company

By: \_\_\_\_\_

Michael F. Mire, Owner

THE STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on \_\_\_\_\_, 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 Texas

(NOTARY SEAL)