

City of Iowa Colony
4.076 Acres

H.T. & B.R.R. Co. Survey, Section 57, A-289,
William Pettus League, A-714 &
W.H. Dennis Survey, Section 58, A-516

**ANNEXATION TRACT 4
EXTENSION OF 40-FOOT WIDE R.O.W. (AMES BLVD.)
AND JULIFF-MANVEL ROAD (C.R. 57)**

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 4.076-acre tract in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289, the William Pettus League, Abstract No. 714 and the W. H. Dennis Survey, Section 58, Abstract No. 516 in Brazoria County, Texas. Said 4.076-acre tract is a portion of a 40-foot wide road right-of-way as dedicated on the Emigration Land Company plat as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and a portion of Juliff-Manvel Road (a.k.a. County Road 57) and is more particularly described as follows:

BEGINNING at a point in the west right-of-way line of Ames Boulevard (based on a width of 80-feet), said point is the northwest corner of a proposed 8.656-acre Ames Boulevard Annexation Tract No. 3 and is in the west line of said 40-foot wide road right-of-way. Said point has a Texas State Plane grid coordinate of N 13,728,365.40', E 3,098,022.48';

THENCE, North 02°42'06" West, 20-feet west of and parallel to the common survey line between said H.T. & B.R.R. Co. Survey and said William Pettus League and along the west line of said 40-foot wide road right-of-way for a distance of 1,289.84 feet to a point in the south line of said Juliff-Manvel Road (based on a width of 40-feet at this location);

THENCE, South 87°17'54" West, along the south line of said Juliff-Manvel Road (40-feet wide at this location) for a distance of 473.37 feet to a point in the west line of a 28.215-acre tract of land described in a deed to William A. Tull as recorded in Clerk's File No. 03-011501 in the Brazoria County Clerk's Office;

THENCE, North 02°42'06" West, along the projected west line of said 28.215-acre tract for a distance of 40.00 feet to a point in the north line of said Juliff-Manvel Road (40-feet wide at this location);

THENCE, North 87°17'54" East, along the north line of said Juliff-Manvel Road (40-feet wide at this location) for a distance of 1,978.12 feet to a point in the west line of Brazoria Bend Country Club Estates as recorded in Volume 17, Page 273-274 in the Brazoria County Plat Records;

THENCE, North 02°31'24" West, along the west line of said Brazoria Bend Country Club Estates for a distance of 10.00 feet to a point in the north line of said Juliff-Manvel Road (60-feet wide at this location);

THENCE, North 87°17'54" East, along the north line of said Juliff-Manvel Road (60-feet wide at this location) for a distance of 500.04 feet to a point in the east line of said Brazoria Bend Country Club Estates;

THENCE, South 02°42'06" East, along the east line of said Brazoria Bend Country Club Estates for a distance of 10.00 feet to a point in the north line of said Juliff-Manvel Road (50-foot wide at this location);

THENCE, North 87°17'54" East, along the north line of said Juliff-Manvel Road (50-foot wide at this location) for a distance of 164.02 feet to a point for corner, said point is in the projected east line of Colony Estates, Phase I as recorded in Clerk's File No. 2005044763 in the Brazoria County Clerk's Office;

THENCE, South 02°42'06" East, for a distance of 50.00 feet to a point in the east line of said Colony Estates, Phase I, said point is in the south line of said Juliff-Manvel Road (50-foot wide at this location);

THENCE, South 87°17'54" West, along the south line of said Juliff-Manvel Road, as dedicated by said Colony Estates, Phase I, at a distance of 1,318.06 feet pass the west line of said Colony Estates, Phase I, said point is the southeast corner of a 0.145-acre right-of-way easement tract dedicated in Clerk's File No. 8742565 in the Brazoria County Clerk's Office, and continue for a total distance of 1,528.92 feet to the southwest corner of said 0.145-acre tract;

THENCE, North 02°42'06" West, along the west line of said 0.145-acre tract for a distance of 10.00 feet to a point in the south line of said Juliff-Manvel Road (40-foot wide at this location);

THENCE, South 87°17'54" West, along the south line of said Juliff-Manvel Road (40-foot wide at this location) for a distance of 599.91 feet to a point in the east line of the aforementioned 40-foot wide road right-of-way;

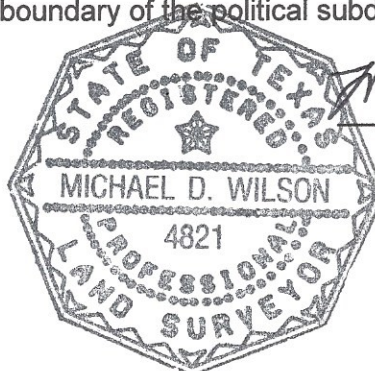
THENCE, South 02°42'06" East, along the east line of said 40-foot wide road right-of-way for a distance of 1,289.85 feet to a point in the north line of the aforementioned Ames Boulevard (80-foot wide at this location), said point is in the north line of the aforementioned proposed 8.656-acre Ames Boulevard Annexation Tract No. 3;

THENCE, South 87°18'41" West, along the north line of the aforementioned proposed 8.656-acre Ames Boulevard Annexation Tract No. 3 for a distance of 40.00 feet to the POINT OF BEGINNING, containing a computed area of 4.076-acres (177,572 square feet).

NOTE:

1. The bearings, distances and grid coordinate shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99987.
2. A separate Boundary Map has been prepared in connection with this metes and bounds description.
3. This document was prepared under 22 TAC §663.21, 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.

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T.B.P.E.L.S. Firm No. 10014900
Job No. 21-150



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10/13/21