# DESCRIPTION OF CITY OF IOWA COLONY
# ANNEXATION AREA - MUD 87

## EXHIBIT "A"



County: Brazoria
Project: Sharp Tract
Job No. 212102
MBS No. 21-386

### FIELD NOTES FOR 559.563 ACRES

Being a tract containing 559.563 acres of land, located in the H.T. & B.R.R. Company Survey, Lot 68, Abstract Number 561, H.T. & B.R.R. Company Survey, Lot 58, Abstract Number 516, William Hall Survey, Abstract Number 713 and the William Pettus Survey, Abstract Number 714 in Brazoria County, Texas; said 559.563 acre tract being a portion of a tract conveyed to AA Sharp Investments, LTD. in File Number 2007068904 of the Official Public Records of Brazoria County (O.P.R.B.C.), a call 81.19 acre tract recorded in the name of Julip Holdings, LLC in File Number 2014025313 of the O.P.R.B.C. and a portion of a call 44.995 acre tract recorded in the name of 258 Colony Investments, LTD. in File Number 2021080026 of the Official Records of Fort Bend County (O.R.F.B.C.); said 559.563 acre tract being more particularly described by two (2) metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

**TRACT I: 173.218 ACRES**

**Beginning** at the northwesterly corner of a call 20.00 acre tract recorded in the name of Area Storage and Business Park, Inc. in File Number 2006058190 of the O.P.R.B.C. and being on the southerly line of aforesaid 44.995 acre tract;

Thence, with the westerly line of said 20.00 acre tract, South 03 degrees 01 minute 57 seconds East, a distance of 2391.00 feet to the centerline of County Road 57 (Juliff-Manvel Road) and being on the southerly line of Lot 52 and the northerly line of Lot 53, Emigration Land Company Subdivision, a subdivision recorded in Volume 3 Page 128 of the Brazoria County Plat Records (B.C.P.R.);

Thence, with the centerline of said County Road 57, North 86 degrees 59 minutes 33 seconds East, a distance of 1277.55 feet to the northwesterly corner of a call 28.215 acre tract recorded in the name of William A. Tull in File Number 03-011501 of the O.P.R.B.C.;

Thence, with the westerly line of said 28.215 acre tract, South 03 degrees 26 minutes 30 seconds East, a distance of 2490.04 feet;

Thence, through and across Lot 57 and Lot 54, said Emigration Land Company Subdivision, South 86 degrees 54 minutes 36 seconds West, a distance of 2167.29 feet to the easterly line of a call 47.27 acre tract recorded in the name of Jose Martinez, Ramon Martinez and Juvencio Martinez in File Number 94-029430 of the O.R.F.B.C.;

Thence, with said easterly line, North 02 degrees 50 minutes 48 seconds West, a distance of 2493.09 feet to the aforesaid centerline of County Road 57;

Thence, with said centerline, South 86 degrees 59 minutes 33 seconds West, a distance of 128.47 feet;

Thence, through and across Lot 50, said Emigration Land Company Subdivision, aforesaid Lot 52 and aforesaid 44.995 acre tract, North 12 degrees 23 minutes 09 seconds East, a distance of 4132.41 feet to the northerly line of said 44.995 acre tract;

Thence, with said northerly line, North 86 degrees 55 minutes 29 seconds East, a distance of 152.40 feet to the northwesterly corner of a call 30.000 acre tract recorded in the name of Juan R. and Rebecca Garza in File Number 9876103 of the O.R.F.B.C.;

Thence, with the westerly line of said 30.000 acre tract, South 03 degrees 03 minutes 21 seconds East, a distance of 1593.34 feet to the southwesterly corner of said 30.000 acre tract and the southeasterly corner of aforesaid 44.995 acre tract;

Thence, with the southerly line of said 44.995 acre tract and the northerly line of aforesaid 20.00 acre tract, South 86 degrees 59 minutes 33 seconds West, a distance of 259.37 feet to the **Point of Beginning** and containing 173.218 acres of land.

**TRACT II: 386.345 ACRES**

**Beginning** at the northeasterly corner of a call 25.0207 acre tract styled as Tract I and recorded in the name of Bayou Rifles, Inc. in File Number 00-028088 of the O.P.R.B.C., the northwesterly corner of a call 58.82 acre tract recorded in the names of McAlister Opportunity Fund 2014, L.P. and McAlister Opportunity Fund III, L.P. in File Number 2017055969 of the O.P.R.B.C.

Thence, with a line previously recognized as the easterly line of a patent filed in the name of A.B. Langermann (cancelled via the Texas Court of Civil Appeals in Giraud, et al versus Huffman, 46 SW(2d), page 367), North 02 degrees 55 minutes 29 seconds West, a distance of 3778.29 feet;

Thence, through and across aforesaid AA Sharp Investments, LTD. tract, the following seven (7) courses:

1) North 79 degrees 48 minutes 25 seconds East, a distance of 137.71 feet;

2) North 73 degrees 46 minutes 28 seconds East, a distance of 253.03 feet;

3) North 24 degrees 18 minutes 27 seconds East, a distance of 307.17 feet;

4) North 04 degrees 23 minutes 35 seconds East, a distance of 349.88 feet;

5) North 21 degrees 17 minutes 16 seconds West, a distance of 178.00 feet;

6) North 16 degrees 42 minutes 03 seconds West, a distance of 499.70 feet;

7) South 88 degrees 38 minutes 11 seconds West, a distance of 55.76 feet to the easterly line of a call 10.77 acre tract styled as Tract IV and recorded in the name of Baker Process, Inc. in File Number 2010007796 of the O.P.R.B.C.;

Thence, with said easterly line, North 02 degrees 54 minutes 49 seconds West, a distance of 183.38 feet to the northeasterly corner of said 10.77 acre tract;

Thence, with the northerly line of said 10.77 acre tract and the northerly line of a call 1.320 acre tract styled as Tract V and recorded in the name of Baker Process, Inc. in File Number 2010007798 of the O.P.R.B.C., South 87 degrees 05 minutes 31 seconds West, a distance of 520.84 feet to the southeasterly corner of a call 15.987 acre tract recorded in the name of 258 Colony Investments, LLC in File Number 2019127945 of the O.R.F.B.C.;

Thence, with the easterly line of said 15.987 acre tract North 03 degrees 03 minutes 55 seconds West, a distance of 1208.76 feet to the northeasterly corner of said 15.987 acre tract and being on the southerly line of a call 26 acre tract recorded in the name of Jean W. Payne Trust in File Number 1997040600 of the O.P.R.B.C.;

Thence, with said southerly line and the southerly line of a call 80 acre tract recorded in the name of John Price in Volume 287, Page 11 of the O.P.R.B.C., North 86 degrees 49 minutes 06 seconds East, a distance of 2831.42 feet to the westerly line of a call 57.471 acre tract recorded in the name of Maryfield, LTD. in File Number 2005018713 of the O.P.R.B.C.;

Thence, with said westerly line, the westerly line of an unidentified tract, the westerly line of a call 60.001 acre tract recorded in the name Michael J. Gentry in File Number 20200011282 of the O.P.R.B.C. and the westerly line of a call 127.270 acre tract recorded in the name of McAlister Opportunity Fund 2014, L.P. and McAlister Opportunity Fund III, L.P. in File Number 2018009437 of the O.P.R.B.C., South 02 degrees 54 minutes 25 seconds East, a distance of 2596.48 feet the northeasterly corner of a call 40 acre tract recorded in the name of E.R.M. Holdings, Inc. in File Number 2015023601 of the O.P.R.B.C.;

Thence, with the northerly line of said 40 acre tract, South 87 degrees 13 minutes 46 seconds West, a distance of 1316.96 feet to the northwesterly corner of said 40 acre tract;

Thence, with the westerly line of said 40 acre tract, South 02 degrees 46 minutes 33 seconds East, a distance of 1345.09 feet to the center of County Road 81 and being the northwesterly corner of a call 10.00 acre tract recorded in the name of Christy Ngo in File Number 2020011424 of the O.P.R.B.C.;

Thence, with the westerly line of said 10.00 acre tract and the westerly line of a call 29.88 acre tract recorded in the name of Dominic Joseph Magnabosco in File Number 2020035285 of the O.P.R.B.C., South 03 degrees 10 minutes 06 seconds East, a distance of 1320.01 feet to the southwesterly corner of said 29.88 acre tract;

Thence, with the southerly line of said 29.88 acre tract, North 86 degrees 48 minutes 25 seconds East, a distance of 1312.83 feet to the westerly line of a call 1101.117 acre tract recorded in the name of Iowa Colony Sterling Lakes, LTD. in File Number 03-075438 of the O.P.R.B.C.;

Thence, with said westerly line, South 02 degrees 51 minutes 05 seconds East, a distance of 3935.41 feet to the southeasterly corner of aforesaid 81.19 acre tract and being the middle of County Road 57 (Juliff Manvel Road);

Thence with the southerly line of said 81.19 acre tract, South 87 degrees 21 minutes 05 seconds West, a distance of 1320.48 feet to the southwesterly corner of said 81.19 acre tract;

Thence, with the westerly line of said 81.19 acre tract, the easterly lines of a call 1.00 acre tract styled as Tract 1 and call 1.00 acre tract styled as Tract 2, both recorded in the name of Delbert Lee Hutchinson in File Number 95-017047 of the O.P.R.B.C., and the easterly line of Brazoria Bend Country Club Estates, a subdivision recorded in Volume 17, Pages 273 and 274 of the Brazoria County Plat Records (B.C.P.R.), North 02 degrees 47 minutes 53 seconds West, a distance of 1319.36 feet to the northeasterly corner of said Brazoria Bend Country Club Estates;

Thence, with the northerly line of said Brazoria Bend Country Club Estates, South 87 degrees 34 minutes 02 seconds West, a distance of 41.50 feet to the southeasterly corner of aforesaid 58.82 acre tract;

Thence, with the easterly line of said 58.82 acre tract, North 02 degrees 50 minutes 05 seconds West, a distance of 1319.57 feet to the northeasterly corner of said 58.82 acre tract;

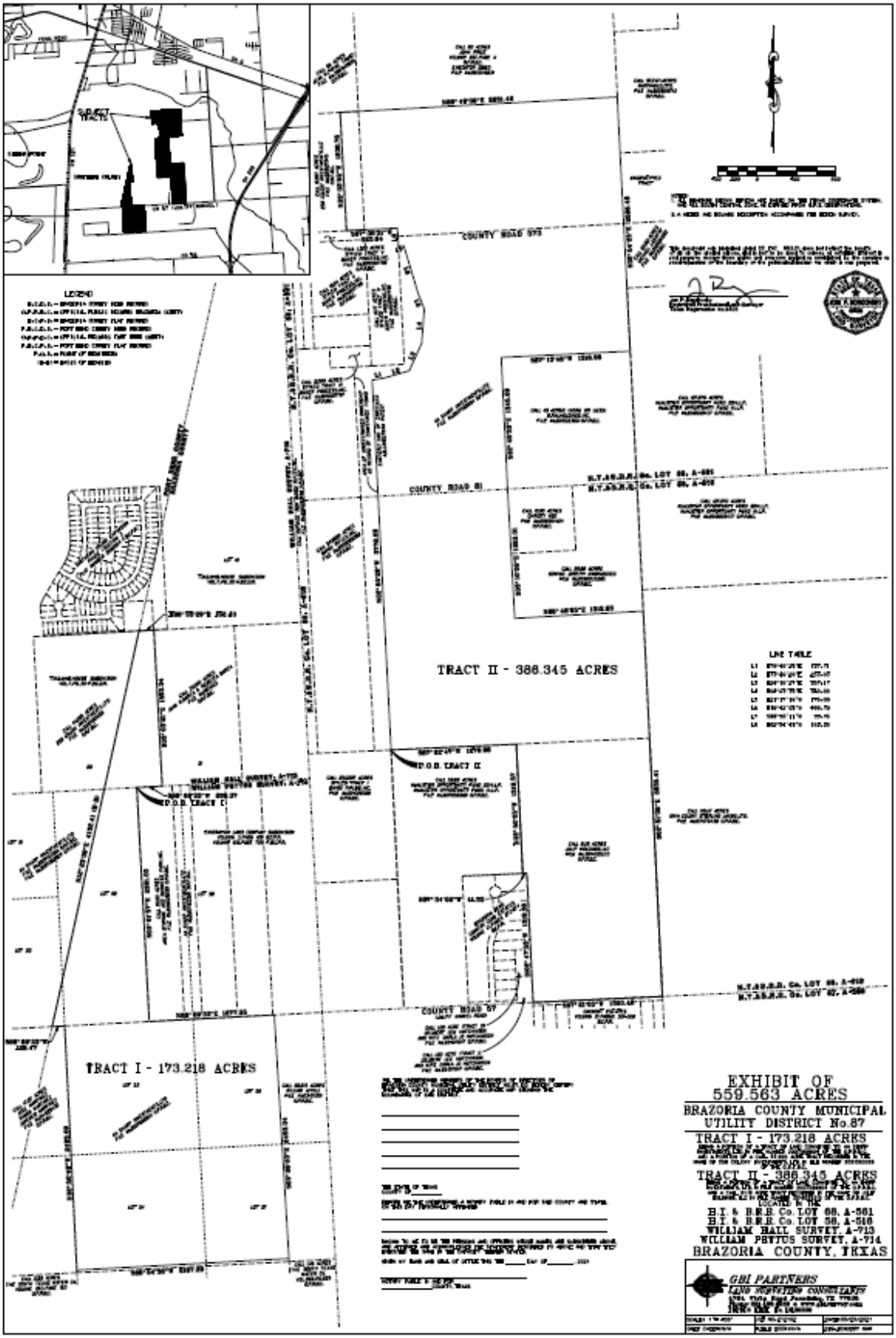
Thence, with the northerly line of said 58.82 acre tract, South 87 degrees 22 minutes 47 seconds West, a distance of 1279.96 feet to the **Point of Beginning** and containing 386.345 acres of land.

*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 interest 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.*

**THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH AN EXHIBIT FILED IN PROJECT NUMBER 212102 AT GBI PARTNERS.**

GBI PARTNERS
TBPELS Firm No. 10130300
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September 29, 2021




TRACT II - 386.345 ACRES
TRACT I - 173.218 ACRES
COUNTY ROAD 93
COUNTY ROAD 91
COUNTY ROAD 89
P.O.B. TRACT II
P.O.B. TRACT I
LINE TABLE
EXHIBIT OF
559.563 ACRES
BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT No.87
TRACT I - 173.218 ACRES
TRACT II - 386.345 ACRES
LOCATED IN THE
H.T. & B.R.R. Co. LOT 88, A-501
H.T. & B.R.R. Co. LOT 58, A-510
WILLIAM HALL SURVEY, A-713
WILLIAM PETTUS SURVEY, A-714
BRAZORIA COUNTY, TEXAS
GBI PARTNERS
LAND SURVEYING CONSULTANTS