

City of Iowa Colony
7.381 Acres

Lavaca Navigation Co. Survey, Section 3, A-328
David Talley Survey, A-130

PART TWO
ANNEXATION TRACT FOR AMES BOULEVARD (AIRLINE ROAD/ COUNTY ROAD 48)
FROM THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 62 TO THE SOUTH RIGHT-
OF-WAY LINE OF COUNTY ROAD 53 (SANDY POINT ROAD)

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 7.381-acre tract in the Lavaca Navigation Company Survey, Section 3, Abstract No. 328 and the David Talley Survey, Abstract No. 130 in Brazoria County, Texas. Said 7.381-acre tract is a portion of a 40-foot wide Public Road right-of-way affecting Lots 408, 409, 418 and 419 as dedicated on the Plat of Section 3 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and a portion of Lots 38, 47 and 57 of the Allison-Richey Land Company's Subdivision as recorded in Volume 2, Page 126 in the Brazoria County Plat Records. Said Annexation Tract is more particularly described as follows:

BEGINNING at the point of intersection of the south right-of-way line of County Road 62 (based on a width of 60-feet) with the occupied east right-of-way line of County Road 48 (a.k.a. Airline Road, based on a width of 60-feet), said occupied line is 40-feet east of the west line of said Lot 418 and has the following coordinate: N 13,711,998.25, E 3,100,644.73;

THENCE, South 02°43'27" East, along the occupied east line of said County Road 48, at a distance of 1,513.85 feet pass the common survey line between the aforementioned Lavaca Navigation Company Survey, Section 3, Abstract No. 328 and David Talley Survey, Abstract No. 130, continuing at a distance of 3,290.29 feet pass the common lot line between the aforementioned Lots 38 and 47, continuing at a distance of 4,610.32 pass the common lot line between said Lot 47 and the aforementioned Lot 57, and continuing for a total distance of 4,640.32 feet to a point on the south right-of-way line of Sandy Point Road (a.k.a. County Road 53, based on a width of 60-feet) for the southeast corner of the herein described tract;

THENCE, South 87°33'43" West, along the south line of said Sandy Point Road for a distance of 60.00 feet to the southwest corner of the herein described tract;

THENCE, North 02°43'27" West, crossing said Lots 57 and 47 for a distance of 1,350.00 to the common line between said Lots 38 and 47;

THENCE, South 87°33'43" West, along the common lot line between said Lots 38 and 47 for a distance of 30.00 feet to a point for corner;

THENCE, North 02°43'27" West, at a distance of 30.00 feet pass the southeast corner of Reserve "C" of the Final Plat of Bel Grand Estates as recorded in Clerk's File No. 2005027928 in the Brazoria County Clerk's Office and continue for a total distance of 1,436.11 feet to the northeast corner of Lot 3, Block 6 of said Final Plat of Bel Grand Estates;

THENCE, North 87°17'07" East, for a distance of 30.00 feet to a point for corner;

THENCE, North 02°43'27" West, at a distance of 339.82 feet pass the aforementioned Common Survey line and continue for a total distance of 1,853.90 feet to a point in the south line of the aforementioned County Road 62;

THENCE, North 87°25'41" East, along the south line of said County Road 62 for a distance of 60.00 feet to the POINT OF BEGINNING, containing a computed area of 7.381-acres (321,501 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 Exhibit 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.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77581
281-485-3991
T.B.P.E.L.S. Firm No. 10014900
Job No. 23-119



Michael D. Wilson, R.P.L.S.
Registration No 4821

05/08/23

