

EXHIBIT "A"
DESCRIPTION OF ANNEXATION AREA
CITY OF IOWA COLONY ANNEXATION OF
HINES DEVELOPMENT AND COUNTY ROADS

Rev. 5-3-2023 (1)

PART ONE: BEING A 953.8159 ACRE TRACT OF LAND, CONTAINING LOTS 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 AND 62 AND THE EAST HALF (E-1/2) OF LOT 45, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; LESS AND EXCEPT, HOWEVER, 21.696 ACRES OUT OF LOT NO. 38, CONVEYED TO C. C. KIRKPATRICK BY DEED RECORDED IN VOLUME 674, AT PAGE 138 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; ALSO, A 20 FOOT STRIP OFF THE EAST SIDE OF LOTS 42 AND 50 SET OUT AS SECOND TRACT IN A PARTIAL RELEASE RECORDED IN VOLUME 168, AT PAGE 214 OF THE DEED OF TRUST RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PARTIAL RELEASE BEING DATED DECEMBER 3, 1956; LESS AND EXCEPT 51.97 ACRES OUT OF LOTS 42, 50, 40 AND 41, CONVEYED TO NORTH ATLANTIC DEVELOPMENT COMPANY BY DEED RECORDED IN VOLUME 752, PAGE 624 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO A CALLED 7.928 ACRE TRACT TO TEXAS FIREARMS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. 1991030411 OF THE OFFICIAL REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE FOLLOWING PAGES, WHICH ARE A PART OF THIS PROPERTY DESCRIPTION.

PART TWO: The entire width of the right of way of County Road 48 (Ames Boulevard) beginning at the existing city limit of Iowa Colony, which is located on the right of way of County Road 48 at a point 630 feet south from the centerline of the right of way of County Road 62; and continuing southward along the right of way of County Road 48 from the existing city limit to the southern boundary of Lot 57 of the Allison Richey Subdivision in the east end of the D. Talley League, Abstract 130, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 126 of the Plat Records of Brazoria County, Texas.

PART THREE: All county road rights of way within the Annexation Area. Also all county road rights of way adjoining the Annexation Area that are parallel to the Annexation Area, to the extent they are in the extraterritorial jurisdiction of the City of Iowa Colony.

PART ONE

LEGAL DESCRIPTION – AS SURVEYED

OVERALL FITE TRACT, TEXAS FIREARMS AND 20 FOOT ROAD FOR MUD NO. 92

BEING A 953.8159 ACRE TRACT OF LAND, CONTAINING LOTS 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 AND 62 AND THE EAST HALF (E-1/2) OF LOT 45, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; LESS AND EXCEPT, HOWEVER, 21.696 ACRES OUT OF LOT NO. 38, CONVEYED TO C. C. KIRKPATRICK BY DEED RECORDED IN VOLUME 674, AT PAGE 138 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; ALSO, A 20 FOOT STRIP OFF THE EAST SIDE OF LOTS 42 AND 50 SET OUT AS SECOND TRACT IN A PARTIAL RELEASE RECORDED IN VOLUME 168, AT PAGE 214 OF THE DEED OF TRUST RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PARTIAL RELEASE BEING DATED DECEMBER 3, 1956; LESS AND EXCEPT 51.97 ACRES OUT OF LOTS 42, 50, 40 AND 41, CONVEYED TO NORTH ATLANTIC DEVELOPMENT COMPANY BY DEED RECORDED IN VOLUME 752, PAGE 624 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO A CALLED 7.928 ACRE TRACT TO TEXAS FIREARMS DESCRIBED IN DEED RECORDED IN CLERKS FILE NO. 1991030411 OF THE OFFICIAL REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASIS BEING THE NORTH LINE OF SUBJECT TRACT BEING NORTH 87 DEGREES 47 MINUTES 12 SECONDS EAST)

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT THE SOUTHWEST CORNER OF LOT 51, BEING THE SOUTHEAST CORNER OF A CALLED 107.60 ACRE TRACT OF LAND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. NO. 93-046808 BEING IN THE SOUTH LINE OF THE DAVIS TALLEY LEAGUE, ABSTRACT NO. 130 AND THE NORTH LINE OF CHESTER S. GORBET SURVEY, ABSTRACT NO. 64;

THENCE NORTH 02 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF LOTS 51 AND 43, A DISTANCE OF 3,300.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHWEST CORNER OF SAID LOT 43, BEING THE MOST WESTERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 30 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 43, 44, 45, 46 AND 47, A DISTANCE OF 5,823.98 FEET TO A SET "X" CUT IN CONCRETE FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 45 MINUTES 15 SECONDS WEST, OVER AND ACROSS LOT 38, A DISTANCE OF 1,816.24 FEET TO A SET "X" CUT IN CONCRETE IN THE NORTH LINE OF SAID LOT 38, SAME BEING THE NORTH LINE OF DAVIS TALLEY LEAGUE AND SOUTH LINE OF LAVACA NAVIGATION COMPANY LEAGUE, ABSTRACT NO. 328, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 32 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 38, 39 AND 40, SAME BEING THE COMMON LINE OF SAID DAVIS TALLEY LEAGUE AND LAVACA NAVIGATION COMPANY LEAGUE, A DISTANCE OF 2,651.41 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE WEST LINE OF HAYES CREEK, BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE WEST LINE OF SAID HAYES CREEK THE FOLLOWING NINE (9) CALLS AND DISTANCES:

SOUTH 63 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 411.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 51 DEGREES 21 MINUTES 05 SECONDS EAST, A DISTANCE OF 166.75 FEET TO AN ANGLE POINT;

SOUTH 41 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 1,169.21 FEET TO AN ANGLE POINT;

SOUTH 34 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 170.72 FEET TO AN ANGLE POINT;

SOUTH 30 DEGREES 45 MINUTES 05 SECONDS EAST, A DISTANCE OF 473.03 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 35 DEGREES 54 MINUTES 05 SECONDS EAST, A DISTANCE OF 80.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 45 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 364.40 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 40 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 119.77 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 43 DEGREES 42 MINUTES 05 SECONDS EAST, A DISTANCE OF 201.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 73 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 52.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER IN THE EAST LINE OF LOT 50, SAME BEING THE COMMON LINE OF SAID DAVIS TALLEY LEAGUE AND L.A. GUERINGER SURVEY, ABSTRACT NO. 706;

THENCE SOUTH 02 DEGREES 19 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF LOTS 50 AND 62, SAME BEING THE COMMON LINE OF SAID DAVIS TALLEY LEAGUE AND L.A. GUERINGER SURVEY, A DISTANCE OF 1704.95 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE TEXAS FIREARMS TRACT;

THENCE NORTH 87 DEGREES 38 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID TEXAS FIREARMS TRACT, A DISTANCE OF 332.42 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 7.928 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE COMMON LINE OF L.A. GUERINGER SURVEY AND H. T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 5, AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 17 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID 7.928 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, AND THE COMMON LINE OF L.A. GUERINGER SURVEY AND H. T. & B. R.R. COMPANY SURVEY, A DISTANCE OF 1038.24 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 7.928 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 30 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 7.928 ACRE TRACT AND LOTS 62 THROUGH 51, SAME BEING THE COMMON LINE OF SAID DAVIS TALLEY LEAGUE AND CHESTER S. GORBET SURVEY, A DISTANCE OF 10,898.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 953.8159 ACRES (41,548,221 SQUARE FEET) OF LAND, MORE OR LESS.

FRED W. LAWTON, REGISTERED PROFESSIONAL LAND SURVEYOR #2321
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 RICHMOND, BLDG. J, STE 101
HOUSTON, TEXAS 77082
OFFICE 281-556-6918
FAX 281-556-9331
FIRM NO. 10045400
JOB NO. 1212.21
DATE: 07/13/2022



