

CITY OF IOWA COLONY  
MUNICIPAL SERVICE PLAN  
(For Proposed Annexation Of South Half Of Meridiana Parkway  
And South Segment Of Ames Boulevard – 2021)

GENERAL

The annexation area as defined herein consists of portions of the rights of way of Meridiana Parkway (County Road 56) and Ames Boulevard (County Road 48), which greatly limits the amounts and types of public services required.

The proposed annexation includes Annexation Tracts 1, 2, and 3 (collectively “the annexation area,” or “the area”), which are shown on the attached property descriptions and map, which are incorporated herein in full. Annexation Tracts 1 and 2 are generally described as a segment of the right of way of Meridiana Parkway (County Road 56) from the west right of way line of State Highway 288 westward to the west line of Sterling Lakes West Subdivision Section 4, less and except the portion thereof already in the city limits of Iowa Colony. Annexation Tract 3 is generally described as a segment of the right of way of Ames Boulevard (County Road 48) from the projected south line of Sterling Lakes West Subdivision Section 2 northward to the projected north line of Sterling Lakes Subdivision Section 13, less and except the portion thereof already in the city limits of Iowa Colony city.

POLICE

Currently, the area is under the jurisdiction of the Brazoria County Sheriff’s Office. However, upon annexation, the City Police Department, supplemented by the Brazoria County Sheriff’s Office, will provide police services to the area.

FIRE

Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Iowa Colony Volunteer Fire Department. Fire services will also be provided by the Brazoria County Emergency Services District No. 3.

EMS

Emergency medical services will be available to the area upon annexation. Emergency medical services will be provided by Brazoria County Emergency Services District No. 3 and by the Iowa Colony Volunteer Fire Department.

BUILDING INSPECTION and CODE ENFORCEMENT

The Iowa Colony Building Official and Code Enforcement Officer will provide code enforcement services upon annexation. This includes issuing building, electrical, plumbing, and

other permits and providing inspection services for any new construction and remodeling and enforcing all other applicable codes that regulate building construction within the City.

The City will also provide various code enforcement services. These include zoning enforcement, animal control, subdivision regulation enforcement, and junk vehicle compliance, among other codes and ordinances the City has adopted.

## PLANNING AND ZONING

The City's authority to regulate development and land use through the administration of the City's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

## CODE ENFORCEMENT

The City's Code Enforcement Officer will implement the enforcement of the City's ordinances and regulations in the annexed area on the effective date of the annexation.

## STREETS

The annexation area is the right of way of roadways that already exist, although future expansions are expected. To the extent that improvements become necessary, either the City or a developer will provide them. City street improvements will be inspected by the City Engineer for compliance with the Design Criteria Manual. Maintenance of the publicly dedicated street facilities will be provided by the City upon the effective date of the annexation, subject to any obligation of the subdivider or other persons concerning streets.

## STORM WATER MANAGEMENT

Developers will provide storm water drainage at their own expense, and such facilities will be inspected by the City Engineer at time of completion. The City will then maintain the public drainage systems following city approval and acceptance. Responsibility for any storm water drainage facilities not covered as provided above will be allocated the same as for street construction and maintenance, as herein provided.

## STREET LIGHTING

Responsibility for street lighting will be allocated the same as for storm water management.

## WATER SERVICE

If water service becomes necessary, a municipal utility district or the City will provide water service to the area in accordance with the applicable codes and City policy.

#### SANITARY SEWER SERVICE

The annexation area is unlikely to need sanitary sewer service, since it consists of roadway rights of way. If sanitary sewer service becomes necessary, the City or a municipal utility district will provide that service to the area in accordance with the applicable codes and City policy.

#### SOLID WASTE SERVICES

Solid Waste Collection shall be provided to the area by private contractors. Service shall comply with any City policies, beginning with occupancy of structures.

#### PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Since the annexation area consists of road rights of way, no parks, playgrounds, or swimming pools are expected.

#### CAPITAL IMPROVEMENTS

To the extent that capital improvements become necessary, either the City or a developer will provide them, within any time limits provided by law.

#### MISCELLANEOUS

Any other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

#### SUBJECT TO CONTRACTS

The City has various agreements with developers, one or more municipal utility districts, and/or other governmental entities concerning the development of the area proposed for annexation, and other matters intended to optimize the land use, tax base, and/or efficient and economical provision of services in the area. This Service Plan is subject to the terms of any of those arrangements and does not waive or impair any of those terms.

City of Iowa Colony  
7.306 Acres

H.T. & B.R.R. Co. Survey, Section 51, A-288 &  
Lavaca Navigation Co. Survey, Section 1, A-329

**MERIDIANA PARKWAY WEST**  
**ANNEXATION TRACT 1**

STATE OF TEXAS                   §

COUNTY OF BRAZORIA       §

METES AND BOUNDS DESCRIPTION of a 7.306-acre tract in the H.T. & B.R.R. Co. Survey, Section 51, Abstract No. 288 and the Lavaca Navigation Co. Survey, Section 1, Abstract No. 329 in Brazoria County, Texas. Said 7.306-acre tract is a portion of Meridiana Parkway between the west line of State Highway 288 and Ames Boulevard and is more particularly described as follows:

BEGINNING at a point in the east line of Meridiana Parkway as recorded in Clerk's File No. 2014058165 in the Brazoria County Clerk's Office, same being the west right-of-way line of State Highway 288 (width varies), from which the northeast corner of said Meridiana Parkway bears North 02°54'58" East, a distance of 20.00 feet. Said point is in the centerline 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 is a southeasterly corner of a 296.7-acre tract of land (called Tract 1) in City of Iowa Colony Annexation Ordinance No. 2019-07 as recorded in Clerk's File No. 2019015034 in the Brazoria County Clerk's Office;

THENCE, South 02°54'58" East, along the east line of said Meridiana Parkway, same being the west line of said State Highway 288, for a distance of 51.50 feet to an interior corner of said Meridiana Parkway;

THENCE, North 87°52'12" East, continuing along an interior line of said Meridiana Parkway, same being the west line of said State Highway 288, for a distance of 103.43 feet to the most easterly northeast corner of said Meridiana Parkway;

THENCE South 49°01'54" East, continuing along the east line of said Meridiana Parkway, same being the west line of said State Highway 288, for a distance of 11.19 feet to a point in the south right-of-way line of said Meridiana Parkway (based on a width of 120-feet);

THENCE, South 87°19'10" West, along the south line of said Meridiana Parkway for a distance of 4,376.49 feet to a point in the centerline of County Road 48;

THENCE, North 02°41'46" West, along the centerline of said County Road 48 for a distance of 38.65 feet to a point on the south line of Meridiana Parkway, same being the former south line of County Road 56;



THENCE, South 87°17'54" West, along the south line of Meridiana Parkway, same being the former south line of County Road 56, for a distance of 1,823.36 feet to a point in the centerline of a 40-foot wide road right-of-way running north-south as dedicated on the aforementioned Emigration Land Company plat;

THENCE, North 02°42'06" West, along the centerline of said 40-foot wide road right-of-way for a distance of 77.77 feet to a southwesterly corner of the herein described tract;

THENCE, North 46°33'13" West, at 15.95 feet pass the south corner of Restricted Reserve "A" in the Final Plat of Sterling Lakes at Iowa Colony County Road No. 48 as recorded in Clerk's File No. 2016007082 in the Brazoria County Clerk's Office and continue for a total distance of 102.53 feet to the south corner of a 168.205-acre tract of land (called Tract 4) in the aforementioned City of Iowa Colony Annexation Ordinance No. 2019-07;

THENCE, North 02°40'40" West, along the east line of said 168.205-acre tract for a distance of 118.94 feet to a point in the projected south line of Sterling Lakes West, Section 2 as recorded in Clerk's File No. 2016052704 in the Brazoria County Clerk's Office;

THENCE, North 87°19'27" East, along the projected south line of said Sterling Lakes West, Section 2 for a distance of 130.94 feet to a point in the west line of an 88.42-acre tract of land (called Tract 3) in the aforementioned City of Iowa Colony Annexation Ordinance No. 2019-07;

THENCE, South 02°40'33" East, along the west line of said 88.42-acre tract for a distance of 249.05 feet to the southwest corner of said 88.42-acre tract;

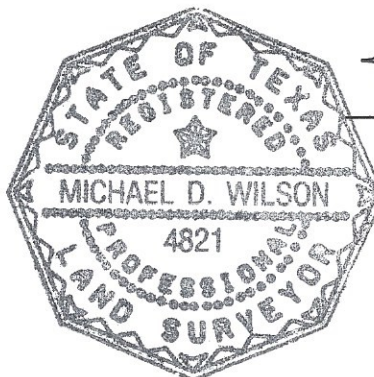
THENCE, North 87°20'54" East, along the south line of said 88.42-acre tract, at a distance of 1,459.16 feet pass the southeast corner of said 88.42-acre tract, same being the southwest corner of the aforementioned 296.7-acre tract, and continuing along the south line of said 296.7-acre tract for a total distance of 1,762.74 feet to an angle point at the projected centerline of the aforementioned County Road 48;

THENCE, North 87°17'54" East, continuing along the south line of said 296.7-acre tract for a distance of 4,265.55 feet to the POINT OF BEGINNING, containing a computed area of 7.306-acres (318,270 square feet).

NOTE:

1. The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99857950.
2. A separate Annexation 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. 21-123



A handwritten signature in black ink that reads "Michael D. Wilson".

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

05/12/21

City of Iowa Colony  
7.849 Acres

Lavaca Navigation Co. Survey  
Section 1, Abstract No.329

**MERIDIANA PARKWAY WEST**  
**ANNEXATION TRACT 2**

STATE OF TEXAS           §

COUNTY OF BRAZORIA    §

METES AND BOUNDS DESCRIPTION of a 7.849-acre tract in the Lavaca Navigation Co. Survey, Section 1, Abstract No. 329 in Brazoria County, Texas. Said 7.849-acre tract is a portion of Meridiana Parkway between Ames Boulevard and the west line of Sterling Lakes West Section 4 and is more particularly described as follows:

BEGINNING at the southwest corner of Sterling Lakes West Sec 4 as recorded in Clerk's File No. 2019065045 in the Brazoria County Clerk's Office. Said point is in Meridiana Parkway and is in the south line of a 168.205-acre tract (called Tract 4) in City of Iowa Colony Annexation Ordinance No. 2019-07 as recorded in Clerk's File No. 2019015034 in the Brazoria County Clerk's Office;

THENCE, North 87°01'25" East, along the south line of said Sterling Lakes West Sec 4, same being the south line of said 168.205-acre tract, for a distance of 3,128.58 feet to an angle point for the Final Plat of Sterling Lakes at Iowa Colony County Road No. 48 as recorded in Clerk's File No. 2016007082 in the Brazoria County Clerk's Office. Said point is the most southerly southeasterly corner of said 168.205-acre tract;

THENCE, South 82°23'40" East, along the southwesterly line of said Final Plat of Sterling Lakes at Iowa Colony County Road No. 48, same being the southeasterly line of said 168.205-acre tract, for a distance of 164.62 feet to an angle point of said Final Plat of Sterling Lakes at Iowa Colony County Road No. 48;

THENCE, South 46°32'37" East, continuing along the southwesterly line of said Final Plat of Sterling Lakes at Iowa Colony County Road No. 48, same being a southeasterly line of said 168.205-acre tract, for a distance of 107.93 feet to a point in the south line of the aforementioned Meridiana Parkway (120-feet wide at this location) formerly County Road 56, variable width right-of-way, no conveyance found);

THENCE, South 87°01'22" West, along the south line of said Meridiana Parkway for a distance of 317.14 feet to the point of intersection with the north line of a 190.484-acre tract of land described in a deed to FNCFS Partnership, Ltd. as recorded in Clerk's File No.'s 02-050042 and 03-017762 in the Brazoria County Clerk's Office;



THENCE, South 87°12'49" West, along the north line of said 190.484-acre tract for a distance of 3,048.13 feet to the projected west line of the aforementioned Sterling Lakes West Sec 4;

THENCE, North 02°42'23" West, along the projected west line of said Sterling Lakes West Sec 4 for a distance of 98.34 feet to the POINT OF BEGINNING, containing a computed area of 7.849-acres (341,892 square feet).

NOTE:

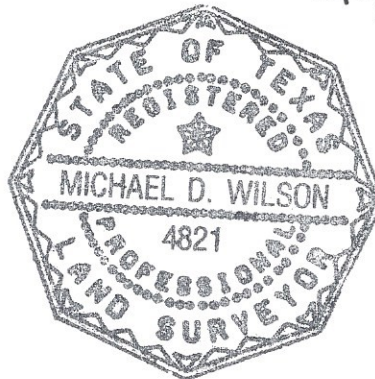
1. The bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99857950.
2. A separate Boundary Map has been prepared in connection with this metes and bounds description.
3. This document was prepared under 22 TAC §663.21, does 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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Michael D. Wilson, R.P.L.S.  
Registration No 4821

05/12/21



City of Iowa Colony  
8.656 Acres

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

**AMES BOULEVARD**  
**ANNEXATION TRACT 3**

STATE OF TEXAS                   §

COUNTY OF BRAZORIA           §

METES AND BOUNDS DESCRIPTION of an 8.656-acre tract in the H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289 and the William Pettus League, Abstract No. 714 in Brazoria County, Texas. Said 8.656-acre tract is a portion of Ames Boulevard and is more particularly described as follows:

BEGINNING at the point of intersection of the projected south line of Sterling Lakes West, Section 2 as recorded in Clerk's File No. 2016052704 in the Brazoria County Clerk's Office with the projected west line of said Ames Boulevard as established by the Final Plat of Sterling Lakes at Iowa Colony County Road No. 48 as recorded in Clerk's File No. 2016007082 in the Brazoria County Clerk's Office;

THENCE, North 02°40'40" West, along the projected west line of said Ames Boulevard at a distance of 37.32 feet pass the southeast corner of a 3.000-acre tract of land called "Drill Site No. 4" as recorded in Clerk's File No. 2003075441 in the Brazoria County Clerk's Office, said point is a southeasterly corner of a 168.205-acre tract of land (called Tract 4) in City of Iowa Colony Annexation Ordinance No. 2019-07 as recorded in Clerk's File No. 2019015034 in the Brazoria County Clerk's Office and continuing for a total distance of 2,377.56 feet to the northeast corner of said 168.205-acre tract, said point is the northeast corner of Restricted Reserve "D" of Sterling Lakes West, Section 1 as recorded in Clerk's File No. 2016028115 in the Brazoria County Clerk's Office and is in the south line of a 1.46-acre tract of land described in a deed to the South Texas Water Company as recorded in Volume 268, Page 625 in the Brazoria County Deed Records;

THENCE, North 86°55'09" East, along the south line of said 1.46-acre tract for a distance of 50.00 feet to a point in the west line 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;

THENCE, North 02°42'06" West, along the west line of said 40-foot wide road right-of-way for a distance of 1,332.77 feet to a point on the projected north line of Sterling Lakes at Iowa Colony, Section 13 as recorded in Clerk's File No. 2019001428 in the Brazoria County Clerk's Office;

THENCE, North 87°18'41" East, along the projected line of said Sterling Lakes at Iowa Colony, Section 13 for a distance of 80.00 feet to the northwest corner of Unrestricted Reserve "A", said point is in the east line of the aforementioned Ames Boulevard as defined by said Sterling Lakes at Iowa Colony, Section 13;



THENCE, South 02°42'06" East, along the east line of said Ames Boulevard, same being the west line of said Unrestricted Reserve "A", for a distance of 582.08 feet to a point in the south line of Block 5 of said Sterling Lakes at Iowa Colony, Section 13, said point is the northwest corner of Restricted Reserve "H" and is in the north line of a 27.797-acre tract of land (called Tract 5) in the aforementioned City of Iowa Colony Annexation Ordinance No. 2019-07;

THENCE, South 87°19'01" West, along the north line of said 27.797-acre tract for a distance of 60.00 feet to the northwest corner of said 27.797-acres, said point is in the centerline of the aforementioned 40-foot wide road right-of-way;

THENCE, South 02°42'06" East, along the west line of said 27.797-acre tract, same being the centerline of said 40-foot wide road right-of-way, for a distance of 574.89 feet to the southwest corner of said 27.797-acres;

THENCE, North 87°18'50" East, along the south line of said 27.797-acre tract for a distance of 20.00 feet to a point in the east line of said 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 163.00 feet to a point in the north line of Sterling Lakes at Iowa Colony, Section 12B as recorded in Clerk's File No. 2013060392 in the Brazoria County Clerk's Office;

THENCE, North 87°18'50" East, along the north line of said Sterling Lakes at Iowa Colony, Section 12B for a distance of 41.04 feet to the northwest corner of an 88.42-acre tract of land (called Tract 3) in the aforementioned City of Iowa Colony Annexation Ordinance No. 2019-07;

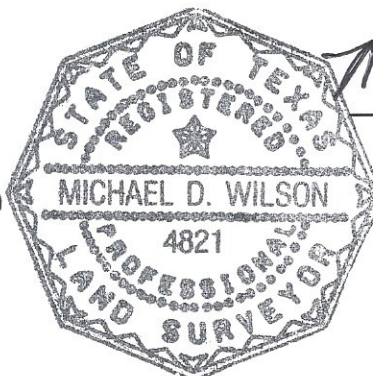
THENCE, South 02°40'33" East, along the west line of said 88.42-acre tract for a distance of 2,390.74 feet to a point in the aforementioned Meridiana Parkway, said point is in the projection of the south line of the aforementioned Sterling Lakes West, Section 2;

THENCE, South 87°19'27" West, for a distance of 130.94 feet to the POINT OF BEGINNING, containing a computed area of 8.656-acres (377,077 square feet).

NOTE:

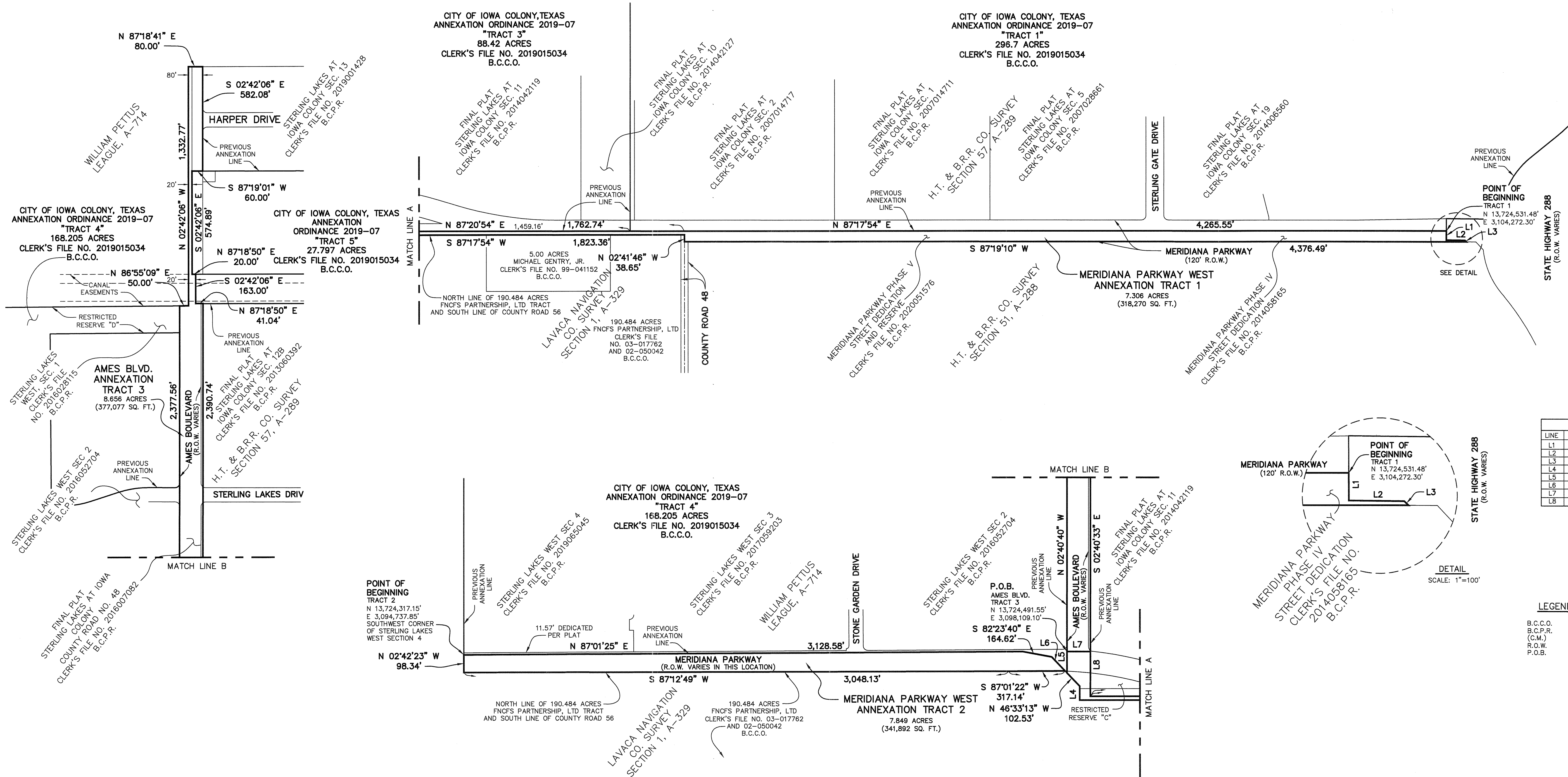
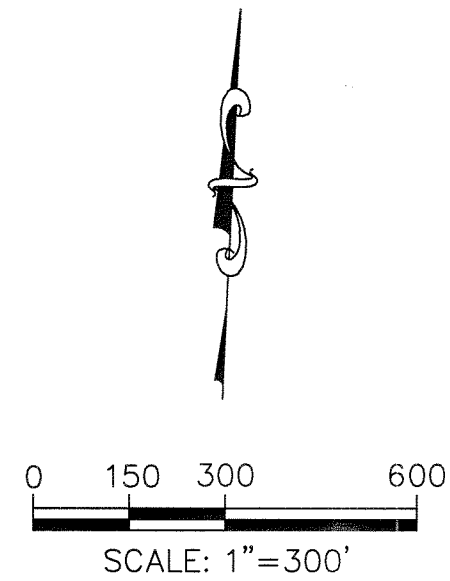
1. The bearings, distances and grid coordinate shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99987.
2. A separate Boundary Map has been prepared in connection with this metes and bounds description.
3. This document was prepared 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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05/12/21



LINE CHART		
LINE	BEARING	DISTANCE
L1	S 02°54'58" E	51.50
L2	N 87°52'12" E	103.43
L3	S 49°01'54" E	11.19
L4	N 02°42'06" W	77.77
L5	N 02°40'40" W	118.94
L6	S 46°32'37" E	107.93
L7	N 87°19'27" E	130.94
L8	S 02°40'33" E	249.05

LEGEND	
B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

NOTES:  
1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99857950.



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.

MICHAEL D. WILSON R.P.L.S.  
TEXAS REGISTRATION NO. 4821

05/12/21

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THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 T.B.P.E.L.S. FIRM NO. 10014900 WEBSITE: WWW.WILSONSURVEY.COM		CAD FILE 21-123.dwg ORIGINAL PLOT DATE: 05/13/21 DWN C.L.H. CKD M.D.W. APPD M.D.W. SCALE 1"=300' JOB NO. 21-123 SHEET 1 OF 1
CITY OF IOWA COLONY		
EXHIBIT MAP OF THREE ANNEXATION TRACTS IN THE H.T. & B.R.R. CO. SURVEY, SECTION 57, ABSTRACT NO. 289 IN BRAZORIA COUNTY, TEXAS		